Chapter 7: Historic and Cultural Resources

A. INTRODUCTION

The 2020 *City Environmental Quality Review (CEQR) Technical Manual* identifies architectural resources, such as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. These are described in this chapter as "architectural resources" or "archaeological resources." The *CEQR Technical Manual* recommends that an analysis of archaeological resources be undertaken for actions that would result in any in-ground disturbance. It 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 historic and cultural resources analysis has been prepared in accordance with CEQR, which requires that City agencies consider the impacts of their actions on historic and cultural resources. Consultation was undertaken with the New York City Landmarks Preservation Commission (LPC) to prepare this historic and cultural resources analysis, and this analysis follows the guidance of the *CEQR Technical Manual*.

B. PRINCIPAL CONCLUSIONS

The Proposed Actions would result in direct and indirect significant adverse impacts to the State and National Registers of Historic Places (S/NR)-eligible Gowanus Canal Historic District. In addition, the Proposed Actions may result in construction-related impacts to contributing properties located within the boundaries of the S/NR-eligible Gowanus Canal Historic District from adjacent projected construction and to other resources located in the study area, and would result in shadow impacts to the S/NR-eligible Our Lady of Peace Church Complex. As described in greater detail below, the Proposed Actions would result in significant adverse impacts on archaeological resources. The projected and potential development sites may be archaeologically sensitive for resources associated with the Gowanus Canal bulkhead and associated landfill; 19th century shaft features; and/or evidence associated with milling or agricultural activities dating between the 17th and 19th centuries, including evidence of the role of forced labor and enslavement as they related to those efforts. The Project Area was determined to have low sensitivity for precontact archaeological resources, some of which may be deeply buried; evidence of industrial uses in the 19th and 20th centuries; and for human remains associated with the Revolutionary War or with homestead burial grounds.

ARCHAEOLOGICAL RESOURCES

For the purposes of the DEIS analysis, the study area for archaeological resources is limited to sites that may be developed within the Project Area and includes projected and potential development sites. LPC conducted an initial review of the potential and projected development

sites. In a comment letter dated April 23, 2019, LPC determined that a number of potential and projected development sites (collectively referred to as the "archaeological study area") possess potential archaeological significance and determined that additional archaeological analysis in the form of a Phase 1A Archaeological Documentary Study ("Phase 1A Study") was necessary to determine the archaeological sensitivity of each development site (see **Appendix C-1**). The remaining potential and projected development sites were determined by LPC to have no potential archaeological significance and, as such, no additional archaeological analysis of those properties is warranted.

A Phase 1A Study of the archaeological study area was prepared by AKRF in August 2019 to determine the archaeological sensitivity of the 50 development sites that were identified as potentially archaeologically significant In response to comments received on October 30, 2019 (see Appendix C-1), the Phase 1A was revised in November 2019 that was submitted to LPC for review (see **Appendix C-2**). The Phase 1A Study identified all or portions of 46 potential and projected development sites as archaeologically sensitive for resources associated with the Gowanus Canal bulkhead and associated landfill; 19th century shaft features; and/or evidence associated with milling or agricultural activities dating between the 17th and 19th centuries, including evidence of the role of forced labor and enslavement as they related to those efforts. The Project Area was determined to have low sensitivity for precontact archaeological resources, some of which may be deeply buried; evidence of industrial uses in the 19th and 20th centuries; and for human remains associated with the Revolutionary War or with homestead burial grounds.

The Phase 1A Study recommended additional archaeological analysis for certain development sites, including archaeological monitoring; Phase 1B Archaeological Testing; a geomorphological assessment of deeply buried landscapes; and the preparation of an Unanticipated Human Remains Discoveries Plan in addition to continued consultation with LPC and submission and concurrence of all required work plans.

In order to mitigate the significant adverse impact on archaeological resources, additional archaeological analysis would be required on each of the development sites before they are redeveloped. However, there are no mechanisms currently in place to ensure that such archaeological analysis would occur on privately owned properties subsequent to the rezoning and such analysis can only be legally required on City-owned properties. Only one of the 46 archaeologically sensitive sites (Block 471, Lot 100) is currently owned by the City of New York. With the completion of additional archaeological analyses as necessary and continued consultation with LPC, the Proposed Actions would not result in significant adverse impacts on Block 471, Lot 100, which is part of Projected Development Site 47.

However, none of the remaining 45 development sites identified as archaeologically sensitive are under the City's control. Future development on these properties would occur on an as-of-right basis. There is currently no mechanism to require archaeological analysis to determine the presence of archaeological resources (i.e., Phase 1B testing) or mitigation for any identified significant resource through avoidance or excavation and data recovery (i.e., Phase 2 or Phase 3 archaeological testing). Therefore, as-of-right development anticipated to occur as a result of the Proposed Actions would result in significant adverse impacts on archaeological resources. In a comment letter dated November 19, 2019, LPC concurred with the conclusions of the Phase 1A Archaeological Documentary Study (see **Appendix C-1**).

ARCHITECTURAL RESOURCES

DIRECT (PHYSICAL) IMPACTS

The Proposed Actions would result in significant direct adverse impacts to the S/NR-eligible Gowanus Canal Historic District as a result of the demolition of contributing resources to the historic district and potential alterations to the Gowanus Canal bulkheads that may result from new waterfront open spaces required in the Gowanus Waterfront Access Plan (WAP), beyond those alterations/repairs that could result as part of the CERCLA/Superfund remediation of the Gowanus Canal anticipated to occur in the Future without the Proposed Actions.

CONSTRUCTION-RELATED IMPACTS TO ADJACENT RESOURCES

Potential significant adverse impacts would occur to contributing resources in the S/NR-eligible Gowanus Canal Historic District as a result of adjacent construction located within 90 feet of projected or potential development sites, and such impacts may also result to three other S/NR-eligible resources as a result of adjacent construction: Our Lady of Peace Church Complex, the Gowanus Canal Flushing Tunnel, and the IND Subway Viaduct.

Buildings or structures that are S/NR-Listed or New York City Landmarks (NYCLs) would be afforded standard protection under the New York City Department of Buildings' (DOB's) *Technical Policy and Procedure Notice (TPPN) #10/88*, regulations applicable to all buildings located adjacent (within 90 feet) to construction sites; however, since the resources identified above are not S/NR-Listed or NYCLs, they are not afforded the added special protections under DOB's *TPPN #10/88*. Additional protective measures afforded under DOB *TPPN #10/88*, which include a monitoring program to reduce the likelihood of construction damage to adjacent S/NR-Listed resources or NYCLs, would only become applicable if the S/NR-eligible resources are listed or designated in the future prior to the initiation of construction. Otherwise, there is the potential for inadvertent construction damage and impacts to occur as a result of adjacent development resulting from the Proposed Actions.

Designated NYCL or S/NR-Listed architectural resources located within 90 feet of a projected or potential new construction site are subject to the protections of DOB's *TPPN #10/88*. As such, development resulting from the Proposed Actions would not cause any significant adverse construction-related impacts to NYCLs and S/NR-Listed resources. This would apply to five resources: the Carroll Street Bridge and Operator's House (NYCL, S/NR-eligible), the Brooklyn Improvement Co. Office (NYCL, S/NR-eligible), the Brooklyn Rapid Transit Company (BRT) Central Power Station Engine House (NYCL, S/NR-eligible), the Gowanus Canal Flushing Tunnel Pumping Station and Gate House (NYCL, S/NR-eligible), and the former Somers Brothers Tinware Factory (NYCL, S/NR-eligible), which are within 90 feet of projected development sites. No significant adverse construction-related impacts would occur to these resources.

INDIRECT (CONTEXTUAL) IMPACTS

Projected and potential development sites are located within the boundaries of the S/NR-eligible Gowanus Canal Historic District, and the Proposed Actions would result in the demolition of contributing resources in the eligible historic district. The demolition of contributing resources within the eligible historic district and construction of new buildings on the development sites also have the potential to result in indirect impacts to the S/NR-eligible Gowanus Canal Historic District by changing the setting of contributing resources that would not be directly affected and by constructing new mixed-use buildings with affordable housing that may not be similar to the

existing character of the area, which has largely remained unchanged due to onerous zoning regulations that were last updated in 1961. In addition, as discussed in Chapter 6, "Shadows," incremental shadows would fall on some of the stained glass windows of Our Lady of Peace Church (S/NR-eligible), which may have the potential to affect the enjoyment of this historic resource for a total duration of approximately 2 hours and 19 minutes, during the mornings of the winter analysis day, which is typically a time when the church holds holiday services. Therefore this incremental shadow is being considered a significant adverse shadow impact.

With respect to the other architectural resources in the Project Area and study area, although the developments that are anticipated to occur under the Reasonable Worst-Case Development Scenario (RWCDS) associated with the Proposed Actions would somewhat alter the setting and visual context of certain architectural resources, such changes would not be significantly adverse. The Proposed Actions would not alter the relationship of an architectural resource to the streetscape or isolate an architectural resource from its immediate setting. No projected or potential developments would eliminate or substantially obstruct important public views of the other architectural resources, as significant elements of the other architectural resources would remain visible in view corridors on public streets. In addition, no incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Actions to any of the other architectural resources' setting such that they would compromise or diminish the characteristics for which an architectural resource has been determined significant.

C. DEVELOPMENT BACKGROUND

The Gowanus waterway was originally a tidal creek with numerous small tributaries that extended northeast from its mouth at Lower New York Bay south of Red Hook. Native Americans, such as the Canarsee, who inhabited the Gowanus Creek vicinity at the time of European contact, would have harvested fish and shellfish from the creek and the surrounding marshland. The head of the Gowanus Creek once was home to a Native American village named Werpos. The region became attractive to European settlers because of the pasturelands above the shore and the wooded area further inland. The waterway also linked inland farms with the Lower New York Bay, from whence vessels could travel further to Manhattan. Early homesteaders in the 17th century, primarily of Dutch extraction, settled the area in long narrow plots along the shoreline, taking advantage of the marsh and all of its resources. During the 18th century, the marshes adjacent to Gowanus Creek were heavily utilized by salt hay farmers and the area soon became a center of tide-powered milling activity. At least two tidal mills were located along the Gowanus Creek from the 17th century to the mid-19th century. During the Revolutionary War, the Gowanus Creek figured in the Battle of Long Island (also known as the Battle of Brooklyn) when, on August 27, 1776, American troops crossed the waterway at Freeke's Mill dam in flight from the British, burning the mill and bridge behind them.

Channelizing the creek was considered as early as 1837, and in 1846 the Brooklyn Common Council engaged Major David B. Douglass to draw up plans to drain "the Gowanus Meadow" to "accommodate a population of 200,000 inhabitants." Before these residential development plans were set in motion, Daniel Richards, an upstate developer who founded the Atlantic Dock Company in 1840, received permission to fill, dredge, and install a bulkhead to create the approximately one-mile-long Gowanus Canal. That plan was approved in 1849 by the Brooklyn Common Council and subsequently authorized by the State of New York. The project was conceived to drain the marshes and flush sewage from nearby communities, as well as aid navigation into the heart of South Brooklyn. While the Richards plan was not implemented, many

aspects of his plan were used in the eventual construction of the Canal, which began in 1853, extended through 1866, and continued more sporadically through 1904 as improvements were needed. In 1866, Edwin C. Litchfield, a prominent lawyer and local landowner, partnered with other landowners to establish the Gowanus Canal Improvement Commission, a state commission that included a number of Brooklyn city officials. This group sought to channelize the Canal in order to facilitate construction and development in Park Slope, Carroll Gardens, and the Gowanus area. The Commission worked in tandem with Litchfield's private organization, the Brooklyn Improvement Company, which built docks and basins along the Canal. The Canal was constructed largely by Irish laborers, many of whom lived in squatter settlements adjacent to the waterway, which came to be known as Tinkerstown. The City took over Canal and bridge maintenance in 1870, and from this time through the early 20th century the City built and replaced several bridges across the Canal.

The City of Brooklyn grew very rapidly during the decades that preceded its consolidation with New York City in 1898. The Canal quickly became one of the nation's busiest industrial waterways, serving coal yards, cement manufacturing, tanneries, paint and ink factories, paper mills, machine shops, chemical plants, oil refineries, and three manufactured gas plants (MGPs). The Canal also played an important role in transporting building materials, which promoted Brooklyn's development, industry, and commerce. The streets immediately surrounding the Canal were developed concurrent with its construction, and some of these served as housing for the workers in the industries that developed along the Canal.

Peak industrial activity occurred roughly around the end of World War II when approximately six million tons of cargo per year were handled by the Canal. After World War II, the industrial Canal entered a period of decline, due to factors including the increased use of freight trucks, decreased demand for building materials in the vicinity, and the siltation of the Canal associated with pollution and flushing problems. These sanitation issues had been problematic since the earliest days of the Canal; in addition to its other uses, the waterway served as an open sewer for both household waste and industrial effluent. Filling the Canal was considered as a possible solution to this problem, but in the early 20th century, a new flushing system was constructed instead. Built between 1905 and 1911, this system included the Gowanus Canal Flushing Tunnel, a 5,280-foot long brick tunnel and a pumping station. The Flushing Tunnel improved circulation and flushed stagnant water from the Canal by pumping from the head of Gowanus Canal to Buttermilk Channel, a small tidal strait that separates Governors Island from Brooklyn. While it operated almost continuously until 1960, pollution and siltation remained problematic, and worsened when the equipment failed and the system ceased to operate. The New York City Department of Environmental Protection (DEP) designed and implemented a reconstructed flushing system in the 1990s; at that time, the direction of flow was reversed to bring more highly oxygenated water from Buttermilk Channel to the head of the Canal. The Canal was designated a federal Superfund site by the U.S. Environmental Protection Agency (EPA) in 2010.

From 1970 to 1990, the Gowanus neighborhood saw its population drop from approximately 33,000 to 24,000, reflecting an overall decrease of the City's population. In more recent decades, broad economic and demographic trends have led to a resurgence in nearby communities and interest in both working and living in and around the Canal area. Currently, the Canal is surrounded by a mix of residential, commercial, and industrial uses. The residential areas surrounding the Canal include the neighborhoods of Gowanus, Park Slope, Cobble Hill, Carroll Gardens, and Red Hook. Manufacturing and industrial uses are no longer generally present in most locations adjacent to the Canal. Today, the Gowanus area is characterized by a mix of building forms and uses, including one- to two-story former industrial buildings, vacant or underutilized

lots that are primarily used for open storage or parking, and larger loft-style buildings, some of which have been converted to space for artist studios, co-working, technology, media, and design firms. The recently completed 363-365 Bond Street residential developments, which were facilitated by a rezoning in 2010, are the first new residences along the Canal.

D. METHODOLOGY

ARCHAEOLOGICAL RESOURCES

OVERVIEW

Archaeological resources include material culture and other physical remnants of past human activities on a site. Precontact archaeological resources are those that are associated with Native American populations that used or occupied a site and date to the time before the region was colonized by European settlers. Archaeological resources can also include remains from activities that occurred during the historic period, which began with the European colonization of New York City in the 17th century. On sites where development (including the construction and demolition of buildings, landfilling, and other landscape modifications) occurred at some point during the past, archaeological resources may have been disturbed or destroyed by grading, excavation, infrastructure installation, and tidal action/erosion. However, some resources do survive in urban environments despite extensive development. Archaeological sites can be protected when covered with pavement. In both scenarios, archaeological deposits can be sealed beneath the ground surface protected from further disturbance and archaeological investigations can be designed to further investigate those deposits.

Archaeological investigations typically proceed in a multi-phase process consisting of Phase 1—determining the presence or absence of archaeological resources through documentary research and field testing; Phase 2—gathering sufficient information to assess State and National Register eligibility; and Phase 3—mitigating unavoidable effects through data recovery or another form of mitigation. The need for advancing to an additional phase of work is dependent upon the results of the preceding phase. In urban contexts, the first phase of work is typically divided into two smaller phases, known as Phase 1A, which involves documentary research, and Phase 1B, which involves field testing to confirm the results of the Phase 1A Study.

ARCHAEOLOGICAL RESOURCES STUDY AREA

The study area for archaeological resources includes those areas within the Project Area where new excavation or ground disturbance is likely and would result in new in-ground disturbance as compared with No Action conditions. For the purposes of this analysis, the study area for archaeological resources is limited to sites that may be developed within the Project Area and include projected as well as potential development sites as described below.

INITIAL REVIEW OF PROJECTED AND POTENTIAL DEVELOPMENT SITES

As part of this archaeological resources analysis, consultation was initiated with LPC, which was asked to provide a review of the potential archaeological sensitivity of each of the projected and potential development sites. In a comment letter dated April 23, 2019, LPC identified 54 development sites that were determined to be potentially archaeologically significant for resources potentially associated with the 19th century industrial occupation of the Gowanus Canal region, including the Canal's historic bulkhead, and human remains associated with the Battle of

Brooklyn, which took place in the area in August 1776 (see **Appendix C-1**). LPC requested that an archaeological documentary study (i.e., a Phase 1A Study) be prepared for these sites to further clarify the archaeological potential of these sites and to determine their archaeological sensitivity. The remaining potential and projected development sites were determined by LPC to have no potential archaeological significance and, as such, no additional archaeological analysis of those properties is warranted.

PREPARATION OF PHASE 1A STUDY

Pursuant to LPC's request, a Phase 1A Archaeological Documentary Study of the archaeological study area was prepared in August 2019 to clarify the archaeological sensitivity of the lots identified as potentially sensitive (see **Appendix C-2**).[1] Four of the sites identified as archaeologically sensitive by LPC were removed from the Phase 1A Study Area, including: Site Wa (Block 425, Lot 1), which is currently the subject of an archaeological investigation as part of the Gowanus Combined Sewer Overflow (CSO) project; Site 1C (Block 395, Lot 37), both of which are currently being developed with large buildings that will presumably disturb archaeological resources on those sites.[2] The lots that were assessed in the Phase 1A Study are listed in **Table 7-1** and depicted on **Figure 7-1a**. Areas of archaeological sensitivity are depicted on **Figure 7-1b**. In response to comments received on October 30, 2019 (see **Appendix C-1**), the Phase 1A was revised in November 2019 that was submitted to LPC for review. A final draft was produced in December 2019 that included minor language revisions (see **Appendix C-2**).

ARCHITECTURAL RESOURCES

OVERVIEW

Architectural resources are defined as properties that are designated as NYCLs; properties calendared for consideration as NYCLs by LPC; properties listed in and determined S/NR-eligible or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHLs); and/or properties not identified by one of the programs listed above, but that meet their eligibility requirements.

Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. A resource could also be damaged from vibration (e.g., from construction blasting or pile driving), and additional damage from adjacent construction could occur from falling objects, subsidence, collapse, or construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource, as defined in DOB's *TPPN #10/88*.[3]

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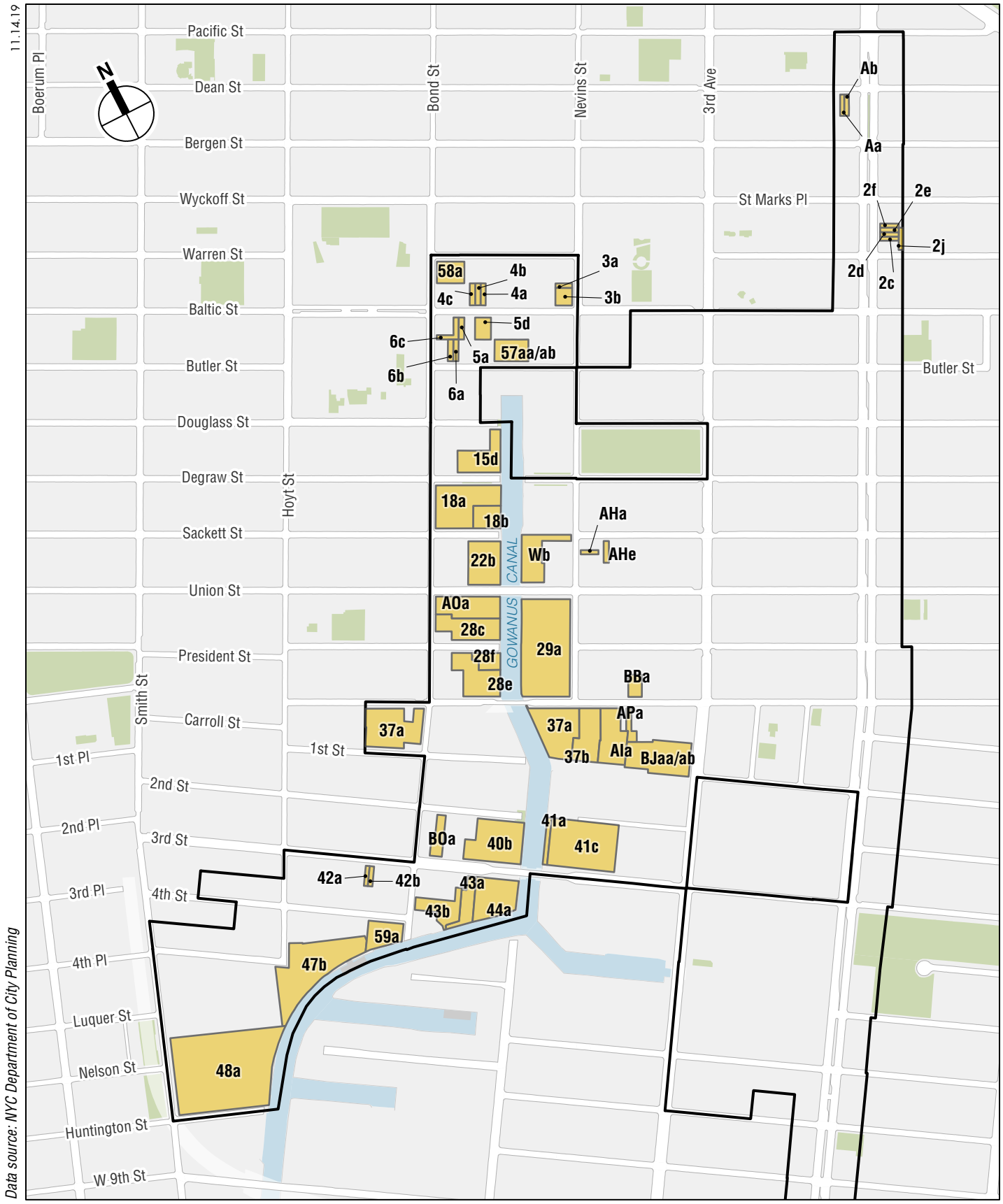
[1] AKRF, Inc. (2019): "Gowanus Neighborhood Rezoning; Area Bounded by Bond, Hoyt, and Smith Streets; 3rd and 4th Avenues; Huntington, 3rd, 7th, and 15th Streets; and Warren, Baltic, and Pacific Streets; Brooklyn, Kings County, New York: Phase 1A Archaeological Documentary Study." Prepared for: New York City Department of City Planning; New York, NY.

[2] LPC also reviewed sites that were subsequently removed from the list of potential and projected development sites, including former sites BXa and BXb (Block 1003, Lots 43 and 44), which were also removed from the study area.

[3] *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



Project Area

Archaeological Study Area

2f / Ab *Projected/Potential Development Site Number*

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Archaeological Study Area

Figure 7-1a

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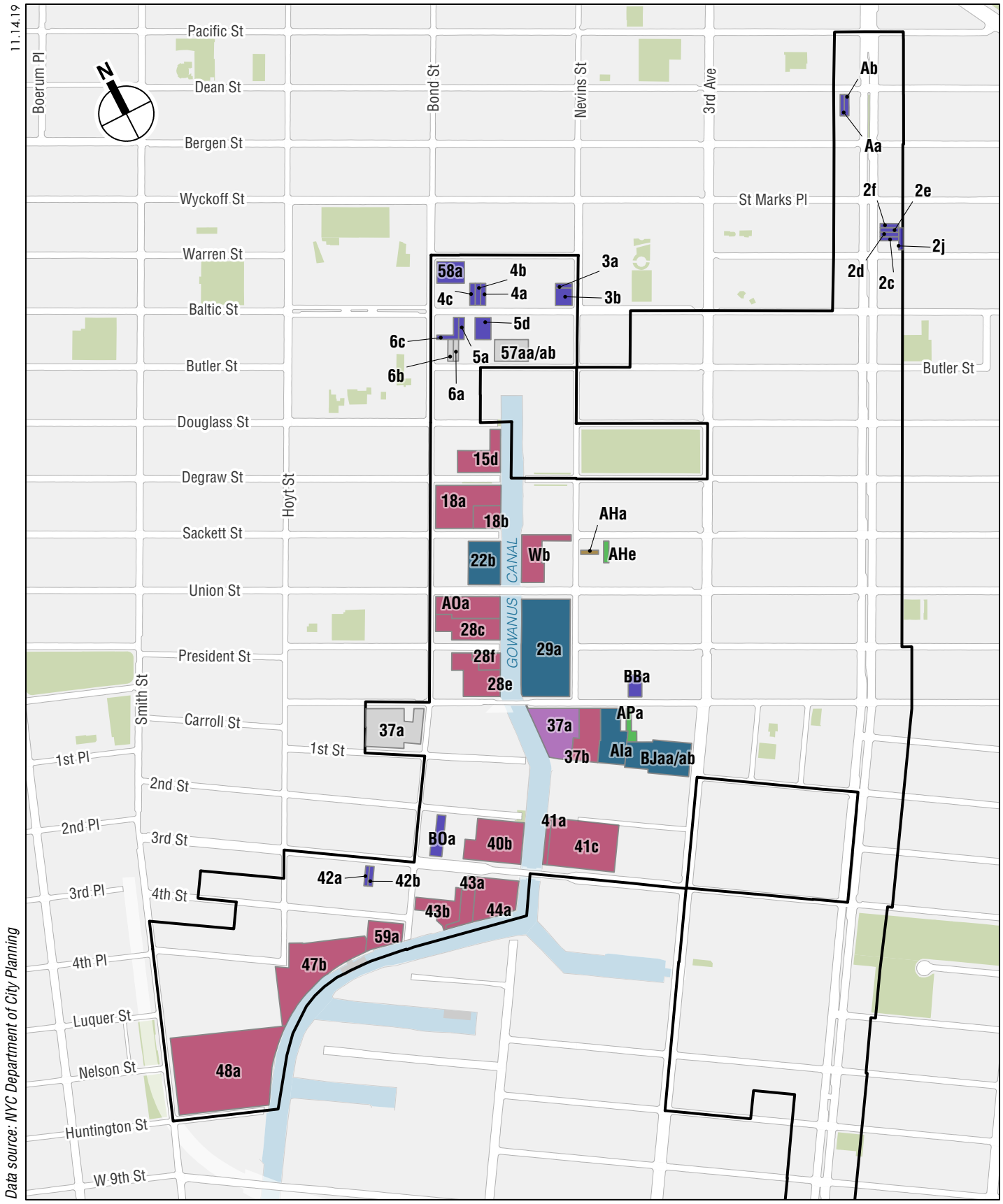

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Areas of Archaeological Sensitivity

Figure 7-1b

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Table 7-1
List of Potential and Projected Development Sites Included in the Phase 1A Study Area

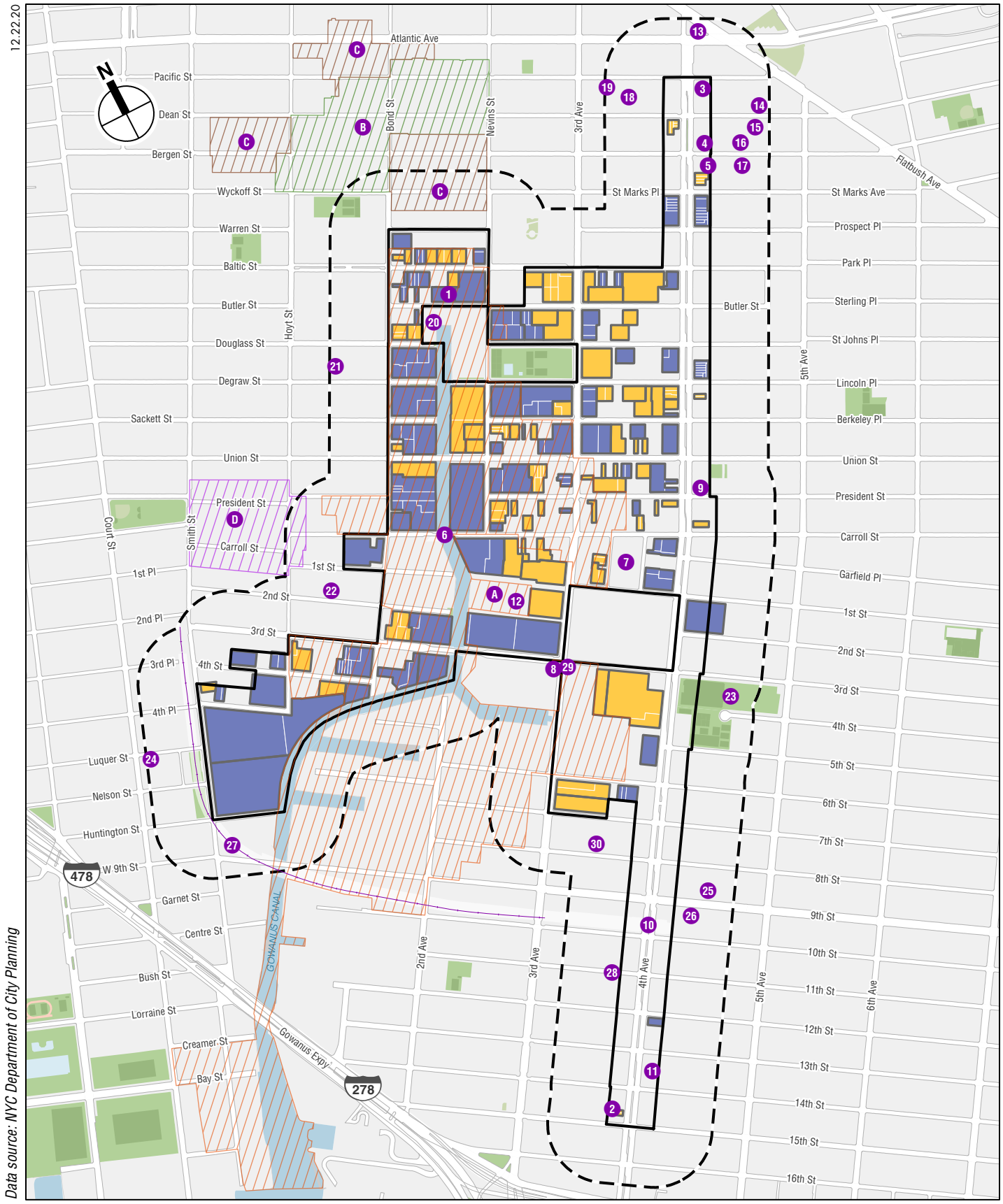
Block	Lot	Site	Block	Lot	Site
934	3	2c	453	21	37b
934	4	2d	462	14	40b
934	5	2e	972	1	41a
934	6	2f	972	58	41c
934	74	2j	465	27	42a
399	39	3a	465	28	42b
399	41	3b	466	17	43a
399	58	4a	466	60	43b
399	59	4b	466	19	44a
399	60	4c	471	100	47b
405	13	5a	471	200	48a
405	16	5d	405	51	57aa/ab
405	63	6a	399	6	58a
405	64	6b	471	125	59a
405	12	6c	198	34	Aa
417	21	15d	198	35	Ab
424	1	18a	433	8	AHa
424	20	18b	433	13	AHe
431	17	22b	453	26	AIa
438	3	28c	438	7	AOa
445	11	28e	453	31	APa
445	20	28f	447	50	BBa
439	1	29a	453	54	BJaa/ab
451	25	36a	462	6	BOa
453	1	37a	432	15	Wb

Note: Sites were identified as potentially archaeologically significant by LPC in a comment letter dated April 23, 2019; sites being assessed as part of on-going archaeological investigations or those currently being developed were removed from the study area (see **Appendix C-1**).

Indirect impacts are either contextual or visual impacts that could result from a project's 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 religious building with stained glass windows). Significant adverse direct or indirect impacts can occur if a project would cause a change in the quality of a property that qualifies it for S/NR listing or for designation as an NYCL.

Consistent with *CEQR Technical Manual* methodologies, the architectural resources study area for the Proposed Actions is defined as the proposed rezoning area ("Project Area" or "rezoning area") and the area within approximately 400 feet of the Project Area ("study area") (see **Figure 7-2**). The rezoning area encompasses the lots that would be directly affected by the Proposed Actions. The 400-foot study area accounts for potential physical impacts to architectural resources that may be located in proximity to potential and projected development sites (i.e., within 90 feet) that could potentially

resulting from adjacent construction, defined as construction within a lateral distance of 90 feet from the historic resource.



Project Area / Primary Study Area

Study Area (400-foot Radius)

Projected/Potential Development Site

Known Architectural Resource

Historic Districts

Boerum Hill

Boerum Hill Extension

Carroll Gardens

Gowanus Canal

0 1,000 FEET

Architectural Resources Location Map

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Figure 7-2

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experience accidental construction damage, and also to account for potential visual and contextual impacts to architectural resources resulting from the Proposed Actions.

CRITERIA AND REGULATIONS

Once the study area was determined, an inventory of officially recognized ("designated and eligible") architectural resources was compiled within the Project Area and study area. Criteria for listing on the National Register are in the Code of Federal Regulations, Title 36, Part 63, and LPC has adopted these criteria for use in identifying architectural resources for CEQR review. Following these criteria, districts, sites, buildings, structures, and objects are eligible for the National Register if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

(1) are associated with events that have made a significant contribution to the broad patterns of history (Criterion A);

(2) are associated with significant people (Criterion B);

(3) embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or

(4) may yield [archaeological] information important in prehistory or history.

Properties younger than 50 years of age are ordinarily not eligible unless they have achieved exceptional significance. Official determinations of eligibility are made by the New York State Office of Parks, Recreation & Historic Preservation (OPRHP).

In addition, LPC designates historically significant properties in the City as NYCLs and/or New York City Historic Districts (NYCHDs), following the criteria provided in the Local Laws of the City of New York, NYC Charter, Administrative Code, Title 25, Chapter 3. Buildings, properties, or objects are eligible for landmark status when a part is at least 30 years old. Landmarks have a special character or special historical or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the City, state, or nation. There are four types of landmarks: individual landmark, interior landmark, scenic landmark, and historic district.

In addition to identifying architectural resources officially recognized in the Project Area and study area (referred to herein as "known architectural resources"), an inventory was compiled of potential architectural resources within the Project Area and study area. For this project, potential architectural resources were those that appeared to meet one or more of the National Register criteria described above, and they were identified based on field surveys and by using historical sources (such as documents stored in the Columbia University Libraries Digital Collection, ProQuest Digital Sanborn Maps, "Newspapers" Digital Archive, and DOB archives). An inventory of the projected and potential development sites in the Project Area was submitted to LPC by the Department of City Planning (DCP) for their evaluation and determination of eligibility. In a comment letter dated September 5, 2019, LPC found that a number of the development sites within the S/NR-eligible Gowanus Canal Historic District as well as another potential development site in the rezoning area possess architectural significance (see **Appendix C-1**). Potential architectural resources identified in the Project Area and study area were submitted to LPC for review. In their September 5, 2019 letter, LPC found that one property appeared to meet eligibility requirements (see **Appendix C-1**).

Once the architectural resources in the Project Area and study area were identified, the Proposed Actions were assessed for both direct physical impacts and indirect visual and contextual impacts on architectural resources.

E. EXISTING CONDITIONS

ARCHAEOLOGICAL RESOURCES

As described previously, LPC identified 54 lots as potentially archaeologically significant, four of which were subsequently removed from consideration (see **Figure 7-1a and Table 7-1**). A Phase 1A Study of the archaeological study area is currently being completed to clarify the study area's actual archaeological sensitivity. Portions of the archaeological study area have been included in previous small- and large-scale archaeological assessments of the Gowanus Canal area. As described above, previous studies have identified areas of archaeological sensitivity in the area associated with 18th century military activity; 18th century mill construction and operation; 19th century industrial development; 19th century residential occupation; and with resources associated with the construction and maintenance of the Canal, including its historic bulkhead wall. **Table 7-2** summarizes previous reports that have involved assessments of archaeological resources fully or partially within the Project Area and which address similar types of sensitivity; these reports have been filed with LPC[4] and/or OPRHP[5] but not all reports were reviewed by both agencies and nearly all of these reports were prepared prior to LPC's issuance of its revised guidelines in 2018; therefore, the conclusions described therein may no longer be consistent with the current guidance as described in LPC's 2018 *Guidelines* and the *CEQR Technical Manual*.[6]

The conclusions reached in these previous studies regarding specific development sites included in the Phase 1A Study Area are summarized in **Table 7-3**. The Phase 1A Study reviewed the conclusions and recommendations of the reports listed in **Table 7-2** as well as any other relevant reports from the surrounding area. The Phase 1A Study synthesized all relevant data, as appropriate, in its determinations of the archaeological sensitivity of the development sites within the archaeological study area. In a comment letter dated November 19, 2019, LPC concurred with the conclusions of the Phase 1A Archaeological Documentary Study (see **Appendix C-1**).

CONCLUSIONS OF THE PHASE 1A STUDY

Precontact Archaeological Sensitivity

The precontact sensitivity of project sites in New York City is generally evaluated by a site's proximity to level slopes, water courses, well-drained soils, and previously identified precontact archaeological sites. While much of the Project Area was inundated marshland or the Gowanus Creek, the Phase 1A Study documented Native American activity to the northeast of the Project Area. While no sites have been documented on the southern or eastern sides of the Gowanus Creek, it was determined that it is highly likely that Native Americans used the marshes in the vicinity of the Project Area as an important source of plant and animal food resources and it is likely that habitation sites were present on the eastern side of the creek. Marine life and wild game would have been abundant in this area during the precontact period, making western Brooklyn attractive to Native Americans. However, Native American archaeological sites are typically found at shallow depths, within the top 5 feet of the original ground surface.

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[4] LPC's archaeology report database is available at: https://www1.nyc.gov/site/lpc/about/archaeology-reports.page

[5] Reports filed with OPRHP were accessed through the New York State Cultural Resource Information System (CRIS): https://cris.parks.ny.gov/.

[6] The reports included in Table 7-2 are those that were the most relevant for this analysis; the Phase 1A Study included references to additional archaeological reports in the vicinity of the Project Area.

Table 7-2
Previous Archaeological Analyses of the Gowanus Canal Area

Year	Author	Report Title	Prepared For	Area Covered	LPC Report Number	OPRHP Report Number
2002	McLean Archaeological Consultants, Inc.	Phase 1A Archaeological Investigation of the Gowanus Facilities Upgrade Project Area	Dvirka and Bartilucci Consulting Engineers	Block 411, Lots 14 and 53	940	Not included in database
2004	Hunter Research, Raber Associates, and Northern Ecological Associates, Inc.	Final Report National Register of Historic Places Eligibility Evaluation and Cultural Resources Assessment for the Gowanus Canal, Borough of Brooklyn, Kings County, New York, In Connection with the Proposed Ecosystem Restoration Study	US Army Corps of Engineers (USACE)	Entire Gowanus Canal Region	922	04SR55139
2009	Louis Berger Group (LBG) and Historical Perspectives, Inc. (HPI)	Gowanus Canal Corridor Rezoning Project; Gowanus, Brooklyn, New York: Phase 1A Cultural Resource Assessment	NYC Department of City Planning (DCP)	Entire Gowanus Canal Region	1174	Not included in database
2011	Hunter Research	Archaeological Sensitivity Study, Gowanus Canal, Brooklyn Borough, City of New York, Kings County, New York	US Environ-mental Protection Agency (EPA)	Entire Gowanus Canal Region	Not included in database	11SR61194
2012	Chrysalis Archaeological Consultants and Gregory Dietrich Preservation Consulting	Historic Resource Inventory and Limited Phase 1A Documentary & Archaeological Sensitivity Report: Gowanus Canal Area Borough of Brooklyn, Kings County, New York	Friends & Residents of Greater Gowanus (FROGG)	Entire Gowanus Canal Region	Not included in database	12SR61409
2013	Langan Engineering and Environmental Services, Inc. ("Langan")	Gowanus Canal Bulkhead and Cribbing Documentation at Carroll Gardens, 365 Bond Street and 400 Carroll Street, Brooklyn, Kings County, New York.	Lightstone Group, LLC	Block 342, Lots 1 and 19; Block 448, Lot 1	1530	13SR62278
2015	HPI	Phase IA Archaeological Documentary Study Gowanus Canal Area Phase II High Level Storm and Water Main Replacement; Brooklyn, Kings County, New York.	NYC Department of Design and Construction (DDC)	Streetbeds in area bounded by 3rd Avenue; 4th Avenue; Atlantic Avenue; and Douglass Street.	Not included in database	15SR00739
2019	Geoarcheology Research Associates (GRA)	Summary Geoarchaeological Assessment; Gowanus CSO Facilities: Outfall OH-007 and Outfall RH-034; Borough of Brooklyn, New York	AKRF, Inc.	Block 411, Lot 24; Block 418, Lot 1; Block 425, Lot 1; Block 977, Lots 1 and 3; Block 990, Lots 1, 16, and 21	Not included in database	19SR00204

Notes: The absence of a report in LPC's database assumes that the report was not reviewed by LPC pursuant to CEQR. This table includes only those previous reports that overlap with the proposed rezoning area; additional reports prepared in the vicinity of the rezoning area will be reviewed and summarized in the Phase 1A Study as necessary and appropriate.
Sources: LPC Archaeology Report Database; OPRHP CRIS database.

Table 7-3
Conclusions Reached by Previous Archaeological Surveys for Development Sites in the Phase 1A Study Area

Block	Lot	Site	Previous Study	Sensitivity Determinations from Previous Reports
405	51	58a	Chrysalis and Dietrich 2012	Determined no archaeological sensitivity but report states additional research is needed on a lot-by-lot basis
417	21	15d	LBG/HPI 2009	Parcel is sensitive for bulkhead resources
424	1	18a	LBG/HPI 2009	Parcel is sensitive for bulkhead resources
424	20	18b	LBG/HPI 2009	Parcel is sensitive for bulkhead resources
425	1	Wa	Chrysalis and Dietrich 2012; GRA 2019	Chrysalis and Dietrich 2012 determined no sensitivity but GRA's 2019 geoarchaeological investigation identified sensitivity in certain soil levels and recommended monitoring during excavation to a depth of 25 feet
431	17	22b	LBG/HPI 2009	Parcel is sensitive for bulkhead resources
432	15	Wb	Hunter Research 2004	General location of Freeke's mill
433	8	AHa	LBG/HPI 2009	Parcel is possibly sensitive for bulkhead resources
438	3	28c	LBG/HPI 2009	Parcel is possibly sensitive for bulkhead resources
438	7	AOa	Chrysalis and Dietrich 2012	Determined no archaeological sensitivity but report states additional research is needed on a lot-by-lot basis
439	1	29a	LBG/HPI 2009	Parcel is possibly sensitive for bulkhead resources
445	11	28e	LBG/HPI 2009; Chrysalis and Dietrich 2012	Chrysalis and Dietrich 2012 identified archaeological sensitivity; LBG and HPI 2019 identified sensitivity for bulkhead resources
445	20	28f	LBG/HPI 2009	Parcel is sensitive for bulkhead resources
453	1	37a	Hunter Research 2004; LBG/HPI 2009	General area of Denton's Mill as identified by Hunter Research 2004, generally sensitive for 1st Street Turning Basin; LBG/HPI 2009 identified sensitivity for bulkhead resources and 19th century resources
453	21	37b	Hunter Research 2004; LBG/HPI 2009	General area of Denton's Mill as identified by Hunter Research 2004, generally sensitive for 1st Street Turning Basin; LBG/HPI 2009 identified sensitivity for bulkhead resources and 19th century resources
453	26	AIa	Hunter Research 2004	General area of Denton's Mill; generally sensitive for 1st Street Turning Basin
453	31	APa	Hunter Research 2004	General area of Denton's Mill
453	54	BJaa/ab	Hunter Research 2004	General area of Denton's Mill; generally sensitive for 1st Street Turning Basin
462	14	40b	LBG/HPI 2009	Parcel is sensitive for bulkhead resources
466	60	43b	Chrysalis and Dietrich 2012	Determined no archaeological sensitivity but report states additional research is needed on a lot-by-lot basis
471	100	47b	AKRF 2014	Bulkhead excavation monitored by AKRF 2014
471	200	48a	AKRF 2014	Bulkhead excavation monitored by AKRF 2014
972	1	41a	LBG/HPI 2009	Parcel is sensitive for bulkhead resources

Notes: This table only references those reports that made specific determinations on an individual lot's archaeological sensitivity as they pertain to the existing conditions of the proposed rezoning. These determinations may not align with the determinations made based on the particular impacts proposed as a result of the proposed rezoning.
Sources: LPC Archaeology Report Database; OPRHP CRIS database.

Given the extent of development and landscape modification on the Project Area during the 19th and 20th centuries, the Phase 1A Study determined that it was unlikely that precontact archaeological resources would have survived intact throughout much of the Project Area. However, it was determined that archaeological resources associated with ground surfaces that would have been exposed thousands of years before rising sea levels created the Gowanus Creek could potentially be deeply buried in the vicinity of the Project Area. The potential for additional deeply buried precontact sensitivity across the Project Area would only be determined through the completion of a larger

geoarchaeological study of the broader Gowanus Canal Region. The development sites included in the Phase 1A Study Area were determined to have low sensitivity for archaeological resources associated with the Native American occupation of the neighborhood, but it was suggested that with additional geoarchaeological analysis, the formation of the landscape in the Project Area and its potential to yield archaeological resources in areas formerly occupied by marshland could be better understood.

Historic Period Archaeological Sensitivity

As described above, seven research topics were investigated as part of the Phase 1A Study. Sensitivity determinations associated with these topics that date to the historic period are summarized in **Table 7-4** includes a matrix of the sensitivity determinations for the development sites included within the Project Area as described above; these sensitivity characterizations are depicted in **Figure 7-1b**. Specific determinations are not included in this table regarding precontact archaeological resources and sensitivity for human remains, both of which were considered low across the entire Project Area.

THE GOWANUS BULKHEAD AND ASSOCIATED LANDFILL

Previous archaeological assessments of the bulkhead have identified it as a significant resource that exemplifies the area's industrial history. Those assessments that involved archaeological monitoring or in-depth examinations of the bulkhead wall and modifications that have been made to it have identified intact portions of the original wall in some locations and disturbance to/replacement of the wall with materials such as concrete and steel in others. The original timber bulkhead wall retains its sensitivity while other portions of the wall that have modified or replaced with other materials or with newer wood material (e.g., squared timbers as opposed to round timbers) after 1960 are not considered to be sensitive. Those development sites that front on the Gowanus Canal or the former 1st Street Turning Basin and where the bulkhead retains its pre-1960s construction typology are considered to have high sensitivity for archaeological resources associated with the bulkhead.

There is a possibility that at some point in the future, LPC will determine that the bulkhead has been sufficiently sampled and that no further analysis is necessary. Further analysis is needed and coordination with LPC required to determine what would be a sufficient sample before further analysis of the bulkhead is no longer needed. The extent to which the archaeologically sensitive portion of the bulkhead would be disturbed by on-going Superfund Remediation is not yet known and coordination with LPC would be required in the future regarding the need for additional archaeological analysis of the bulkhead at any sites identified as potentially sensitive for landfill-related resources.

Table 7-4
Summary of Archaeological Sensitivity by Development Site

Block	Lot	Site	Address	Sensitivity Category			
				Bulkhead/ Landfill	Agriculture/ Milling	19th Century Shaft Features	No Sensitivity
198	34	Aa	360 Dean Street			X	
198	35	Ab	362 Dean Street			X	
399	6	58a	195 Bond Street			X	
399	39	3a	196 Nevins Street			X	
399	41	3b	491 Baltic Street			X	
399	58	4a	463 Baltic Street			X	
399	59	4b	461 Baltic Street			X	
399	60	4c	459 Baltic Street			X	
405	12	6c	454 Baltic Street			X	
405	13	5a	456 Baltic Street			X	
405	16	5d	462 Baltic Street			X	
405	51	57aa/ab	233 Butler Street				X
405	63	6a	Butler Street				X
405	64	6b	Butler Street				X
417	21	15d	479 Degraw Street	X			
424	1	18a	267 Bond Street	X			
424	20	18b	495 Sackett Street	X			
431	17	22b	510 Sackett Street	X	X		
432	15	Wb	525 Union Street	X			
433	8	AHa	289 Nevins Street		X	X	
433	13	AHe	556 Sackett Street		X		
438	3	28c	319 Bond Street	X			
438	7	AOa	450 Union Street	X			
439	1	29a	300 Nevins Street	X	X		
445	11	28e	383 Carroll Street	X			
445	20	28f	426 President Street	X			
447	50	BBa	451 Carroll Street			X	
451	25	36a	344 Carroll Street				X
453	1	37a	420 Carroll Street	X	X	X	
453	21	37b	430 Carroll Street	X			
453	26	AIa	444 Carroll Street	X	X		
453	31	APa	454 Carroll Street		X		
453	54	BJaa/ab	312 3rd Avenue	X	X		
462	6	BOa	132 2nd Street			X	
462	14	40b	155 3rd Street	X			
465	27	42a	102 3rd Street			X	
465	28	42b	3rd Street			X	
466	17	43a	3rd Street	X			
466	19	44a	152 3rd Street	X			
466	60	43b	421 Bond Street	X			
471	100	47b	431 Hoyt Street	X			
471	125	59a	98 4th Street	X			
471	200	48a	459 Smith Street	X			
934	3	2c	93 4th Avenue			X	
934	4	2d	91 4th Avenue			X	
934	5	2e	89 4th Avenue			X	
934	6	2f	87 4th Avenue			X	
934	74	2j	607 Warren Street			X	
972	1	41a	169 3rd Street	X			
972	58	41c	225 3rd Street	X			

17TH THROUGH 19TH CENTURY AGRICULTURAL AND MILLING ACTIVITY AND THE ROLE OF ENSLAVEMENT IN THOSE PRACTICES

The Phase 1A Study determined that nearly all of those portions of the Project Area that were on dry land before landscape modification activities in the 19th century were included within historic farmsteads. Two historic mills—Denton's Mill and Freeke's Mill—were also located within the Project Area. A third historic mill (Cole's Mill) was southwest of the Project Area but its mill pond extended across several of the development sites. Subsequent development, including the construction and demolition of buildings; grading, paving, and maintenance of roads; installation of utilities; and extended periods of industrial use would have had an impact on the locations of these historic properties. However, the majority of the buildings constructed on the development sites were not constructed with basements. Therefore, it is possible that remnants of historic mills and related outbuildings or farmhouses could be present within limited portions of the Project Area. As documentary research confirms that enslaved persons were responsible for the construction and operation of these mills, if archaeological resources related to these activities were encountered, they could potentially provide new information on the influence of slavery in colonial Brooklyn. Given the extent of previous disturbance, development sites in the vicinity of the former Freeke's and Denton's Mills were determined to have low to moderate archaeological sensitivity for agricultural and mill-related resources.

19TH CENTURY RESIDENTIAL OCCUPATION

Many of the development sites appear to have been developed with residential structures before the late-19th century when municipal water and sewer networks were available in the streets surrounding the Project Area. The Phase 1A Study determined that it is likely that properties developed for residential purposes prior to circa 1875 would have featured domestic shaft features (e.g., privies, cisterns, and wells) for the purposes of water gathering and sanitation. Such features were typically filled with household refuse after they were no longer needed for the purpose for which they were originally constructed, and are therefore of high archaeological research value. Shaft features were typically constructed of brick or stone and extended to significant depths, often to 10 to 15 feet or more below the ground surface. As such, these types of features frequently survive disturbance episodes, even if the upper portions are truncated during development. Shaft features could be present in portions of the site that were not fully excavated as part of 19th and 20th century development. Those development sites developed for residential use before 1875 were therefore determined to have moderate sensitivity for shaft features including cisterns, privies, and wells.

19TH AND 20TH CENTURY INDUSTRIAL USE

The industrial history of the area began largely in the mid-19th century and industrial development continued into the 20th century. The majority of the earliest industrial development included coal and lumber yards that featured little substantial development. Later industries included a variety of manufacturing and commercial entities associated with larger facilities that would have resulted in a greater amount of ground disturbance. Given the limited development associated with the earliest industrial facilities in the Project Area (e.g., coal and lumber yards) and the nature of later development, it is not expected that the development sites included within the Phase 1A Study Area would include archaeological resources associated with the area's industrial past that would be of high research value or that would not be recoverable from the documentary record alone. The development sites within the Phase 1A Study Area were therefore determined to have low sensitivity for archaeological resources associated with the area's earliest periods of industrial use.

HUMAN REMAINS ASSOCIATED WITH MILITARY ACTIVITY OR FARMSTEAD BURIALS

The Battle of Brooklyn occurred in August 1776, long before the landscape modification that transformed the Project Area in the 19th century. As described in great detail in the Phase 1A Study, despite extensive research completed as part of a number of previous archaeological investigations, no primary sources have been located to confirm that human remains associated with those killed in battle were ever interred in a formal burial ground within or in the vicinity of the Project Area. It has also been suggested that far fewer soldiers were killed on the battlefield than has been previously documented, while many others may have died from infection in the days following the battle, after they had moved away from the battle site, while other reported causalities were wounded or taken prisoner rather than killed. If battlefield burials did occur, evidence from other Revolutionary War battles in the region suggests that the burials would have been improvised and shallow. Such burials would therefore have been less likely to have survived subsequent disturbance generated by the landscape modification and industrial development that formed the modern Gowanus neighborhood.

Similarly, several of the farms located within and around the Project Area maintained family cemeteries and others also maintained separate burial grounds for enslaved and free individuals of African descent who worked on those farms. Such burial grounds are known or presumed to have been located on most of the farms at the southeastern end of the Project Area, but outside the Phase 1A Study Area. The locations of such graves are unknown and there is therefore no way to predict the presence or absence of human remains within the Project Area.

Given the amount of circumstantial evidence and even the low probability that human remains could be present within the Project Area, those portions of the Project Area that were located on dry land prior to the mid-19th century are considered to have low sensitivity for human remains represented by intact burials or disarticulated skeletal elements that were disturbed and redeposited during the course of the sites' development.

ARCHITECTURAL RESOURCES

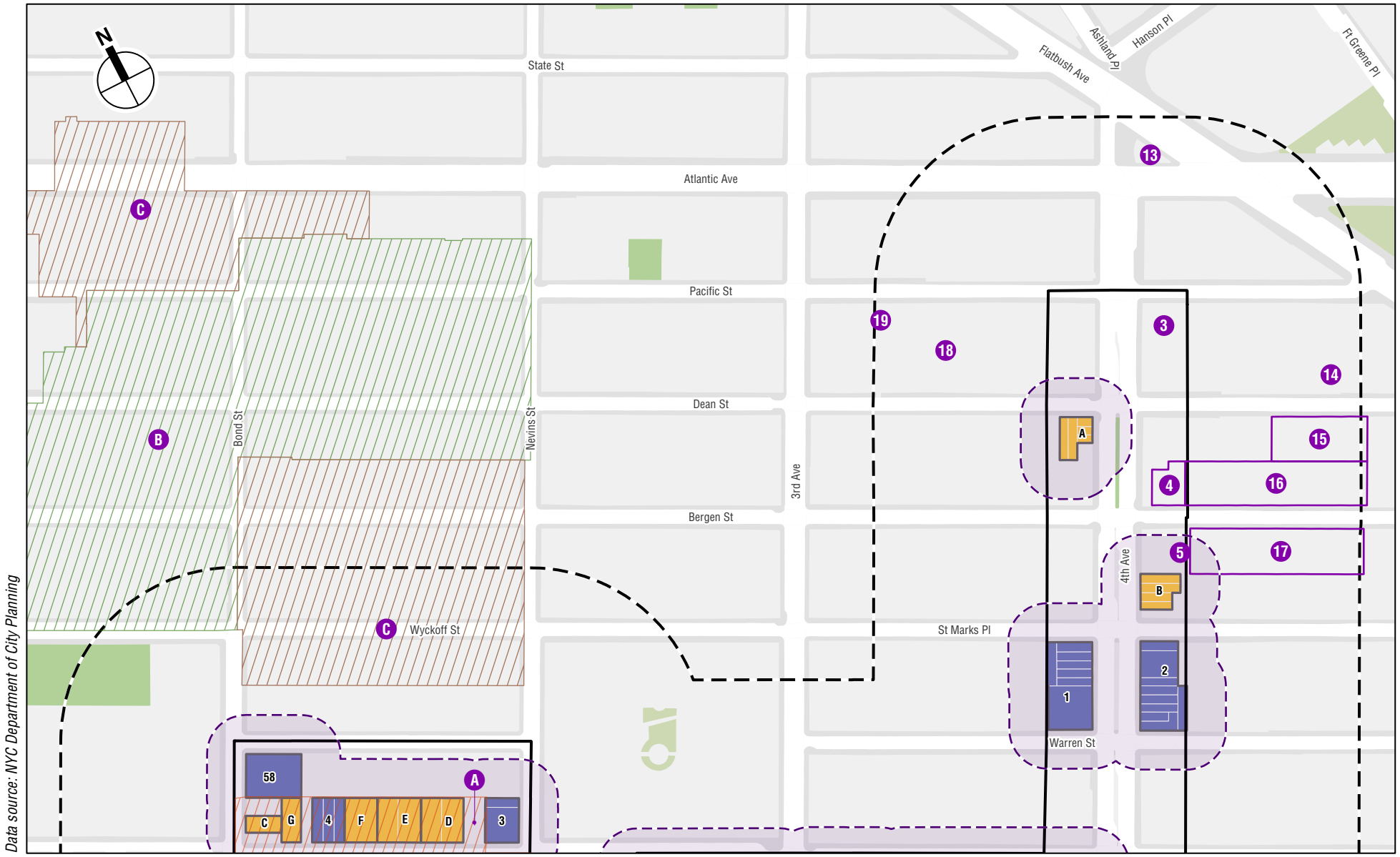
ARCHITECTURAL RESOURCES: OVERVIEW

As described in greater detail below, the S/NR-eligible Gowanus Canal Historic District encompasses 53 blocks north, east, and west of the Gowanus Canal and includes the locations of projected and potential development sites and properties that are located in the rezoning area and study area. In addition to the S/NR-eligible Gowanus Canal Historic District, there are 12 architectural resources located in the rezoning area and 21 architectural resources located in the study area, for a total of 34 architectural resources. Architectural resources are listed below in **Table 7-5** and shown in **Figures 7-2 through 7-3a-7-3f**. Photographs of each resource can be found in **Figures 7-4 through 7-27**.

ARCHITECTURAL RESOURCES: DEVELOPMENT SITES

A number of the projected and potential development sites are located within the S/NR-eligible Gowanus Canal Historic District (Resource "A"). These sites are identified in **Table 7-6**.

9.12.19



GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Architectural Resources

Figure 7-3a

DRAFT

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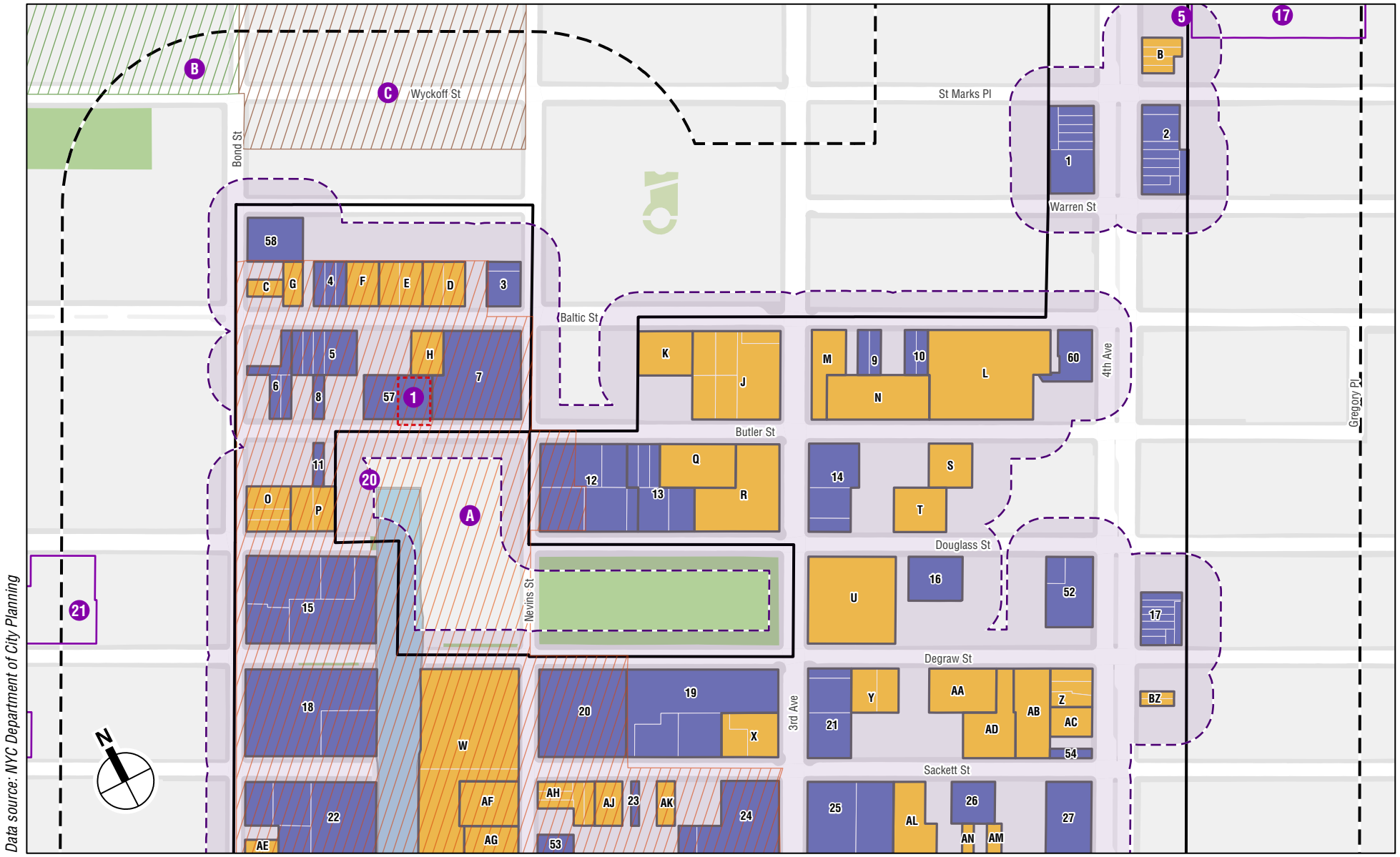

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Architectural Resources

Figure 7-3b

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GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

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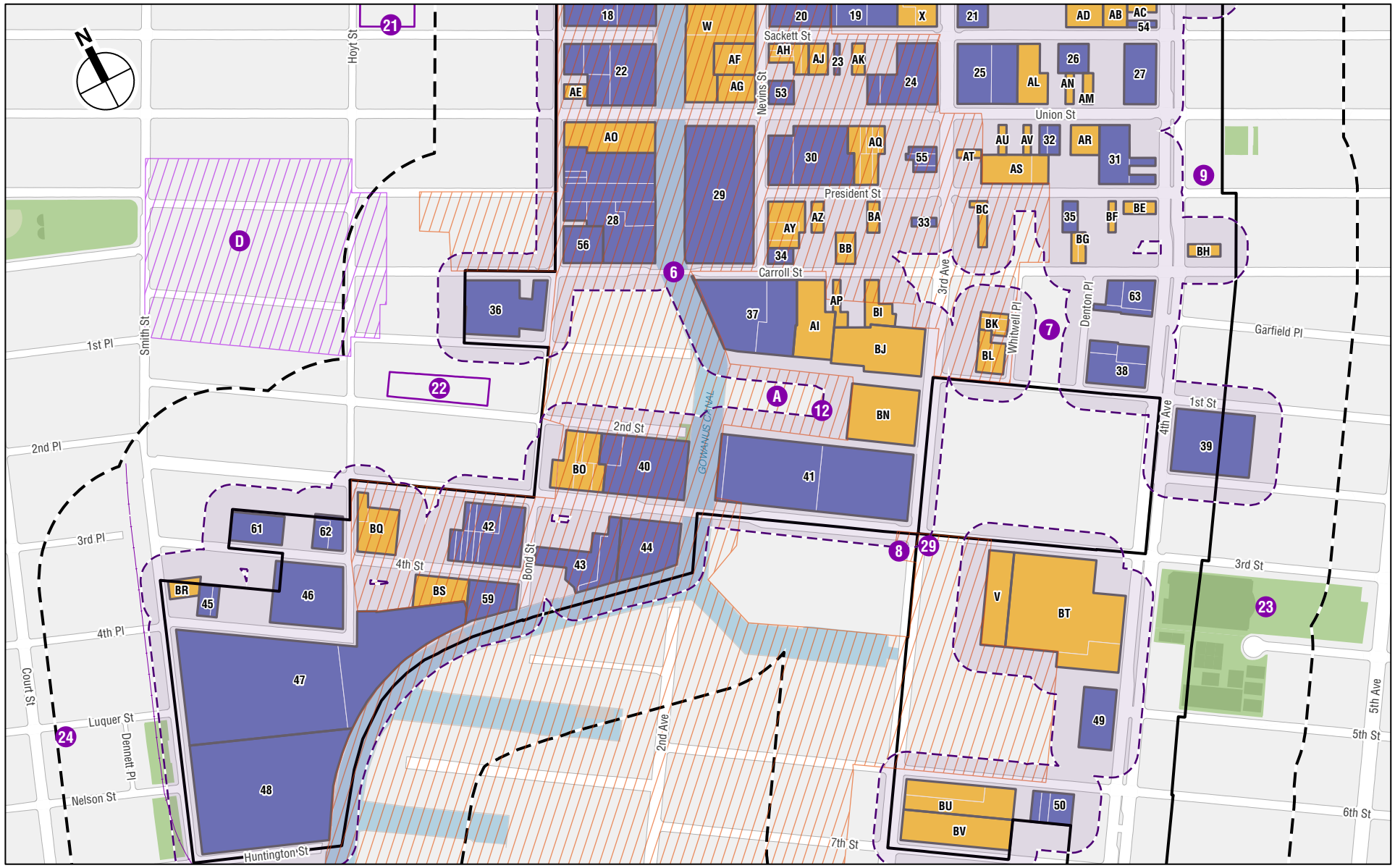
Architectural Resources

Figure 7-3c

12.22.20



Data source: NYC Department of City Planning

Project Area / Primary Study Area
Study Area (400-foot Radius)
Ninety-foot Radius Around Development Sites
Projected Development Site
Potential Development Site
A Gowanus Canal Historic District (S/NR-eligible)
D Carroll Gardens Historic District (S/NR, NYCHD)
1 Architectural Resource

0 400 FEET

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Architectural Resources

Figure 7-3d

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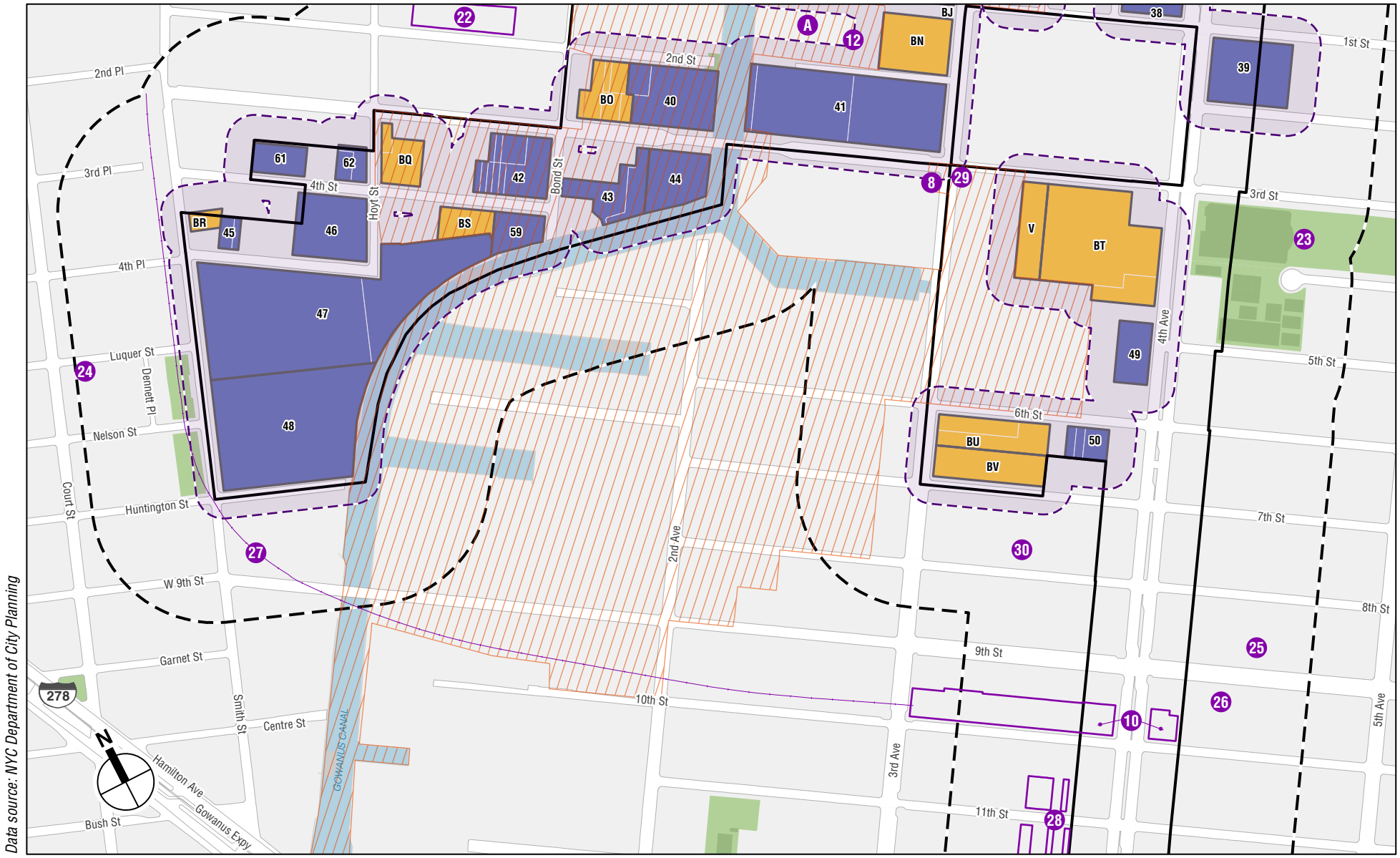

Data source: NYC Department of City Planning

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Architectural Resources

Figure 7-3e

DRAFT

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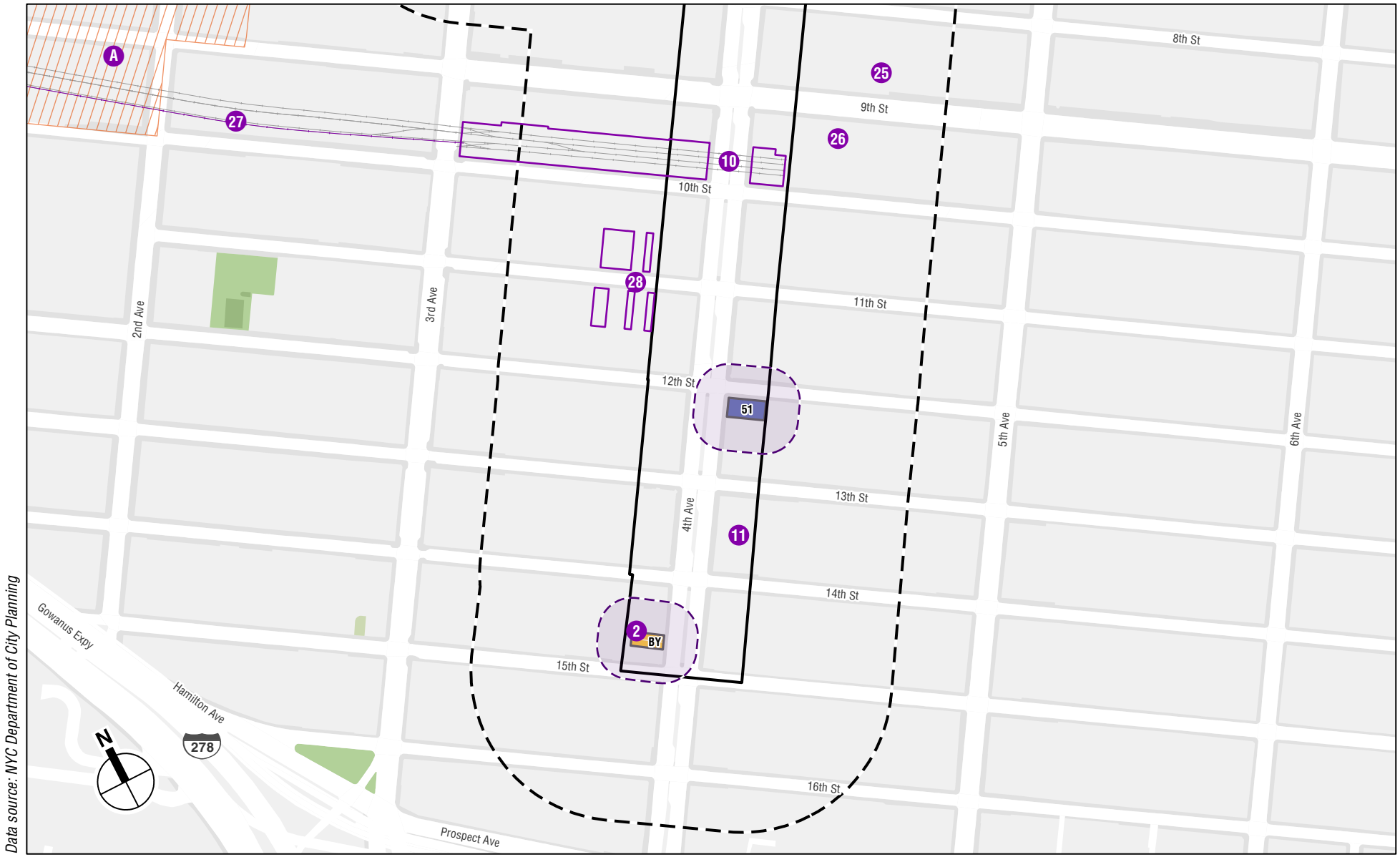

Data source: NYC Department of City Planning

Project Area / Primary Study Area
Study Area (400-foot Radius)
Ninety-foot Radius Around Development Sites
Projected Development Site
Potential Development Site
A Gowanus Canal Historic District (S/NR-eligible)
1 Architectural Resource

0 400 FEET

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Architectural Resources
Figure 7-3f

DRAFT



Buildings in the S/NR-eligible Gowanus Canal Historic District along the west side of the Canal **Aa**



Four-story factory building in the Gowanus Canal Historic District **Ab**

Architectural Resources, Development Sites - Rezoning and Study Areas

Figure 7-4

DRAFT



View south from the 3rd Street bridge of the Canal and buildings in the Gowanus Canal Historic District **Ac**



Mixed-use buildings along 3rd Avenue in the Gowanus Canal Historic District **Ad**

Architectural Resources, Development Sites - Rezoning and Study Areas

DRAFT

Figure 7-5



The ASPCA Memorial Building [S/NR-eligible, NYCL] at 233 Butler Street **1**



Row house at 544 4th Avenue [S/NR-eligible] **2**

Architectural Resources, Development Sites - Rezoning and Study Areas

DRAFT

Figure 7-6



The Brooklyn Public Library, Pacific Branch [S/NR-eligible, NYCL-eligible] at 25 4th Avenue **3**



Four row houses at 355, 357, 359, and 361 Bergen Street [S/NR-eligible] **4**

Architectural Resources - Rezoning Area

Figure 7-7

DRAFT



Row house at 374 Bergen Street [S/NR-eligible] **5**



The Carroll Street bridge & Operator's House [S/NR-eligible, NYCL] **6**

Architectural Resources - Rezoning Area

Figure 7-8

DRAFT



Our Lady of Peace Roman Catholic Church complex [S/NR-eligible] at 512-522 Carroll Street **7**



Former Brooklyn Improvement Co. Office [S/NR-eligible, NYCL] at 360 3rd Avenue **8**

Architectural Resources - Rezoning Area

Figure 7-9

DRAFT



Former Public Bath House No. 7 [S/NR-listed, NYCL] at 227 4th Avenue **9**



The IND 4th Avenue Station [S/NR-listed] just north of 10th Street between 3rd and 4th Avenues **10**

Architectural Resources - Rezoning Area

Figure 7-10

DRAFT



Public School 124 [S/NR-eligible] at 515 4th Avenue **11**



Former BRT Power House [S/NR-eligible, NYCL] at 153 2nd Street **12**

Architectural Resources - Rezoning Area

DRAFT

Figure 7-11



Former Atlantic Avenue Subway Station and Control House [S/NR-listed] **13**



Three-and-a-half-story frame row house at 413 Dean Street [S/NR-eligible] **14**

Architectural Resources - Study Area

Figure 7-12

DRAFT



Three of the ten Italianate row houses at 398-418 Dean Street [S/NR-eligible] **15**



Two of the twenty-one row houses at 363-403 Bergen Street [S/NR-eligible] **16**

Architectural Resources - Study Area

DRAFT

Figure 7-13



Five of the twenty row houses at 376-414 Bergen Street [S/NR-eligible] **17**



Brooklyn High School of the Arts [S/NR-eligible] at 325-347 Dean Street (aka 508-530 Pacific Street) **18**

Architectural Resources - Study Area

DRAFT

Figure 7-14



Former Brooklyn Printing Plant of the New York Times [S/NR-eligible, NYCL-eligible] at 59-75 3rd Avenue **19**



Row houses in the Boerum Hill Historic District [S/NR-listed, NYCHD] **B**

Architectural Resources - Study Area

DRAFT

Figure 7-15



Row houses in the Boerum Hill Historic District Extension [S/NR-eligible (certain properties), NYCHD] **C**



The Gowanus Canal Flushing Tunnel, Pumping Station & Gate House [S/NR-eligible] at 196 Butler Street (aka 201 Douglass Street). The Pumping Station and Gate House are a designated NYCL. **20**

Architectural Resources - Study Area

DRAFT

Figure 7-16



St. Agnes Church [S/NR-eligible, NYCL-eligible] at 267-285 Hoyt Street **21a**



The former St. Agnes Roman Catholic School [S/NR-eligible, NYCL-eligible] at 419 Degraw Street **21b**

Architectural Resources - Study Area

Figure 7-17

DRAFT



St. Vincent's Residence [S/NR-eligible, NYCL-eligible] at 417 Degraw Street, a three-story brick building that is part of the St. Agnes Church complex **21c**



Four of the row houses at 59-97 2nd Street [S/NR-eligible] **22**

Architectural Resources - Study Area

Figure 7-18

DRAFT



Row houses in the Carroll Gardens Historic District [S/NR-listed, NYCHD] **D**



The Old Stone House of Brooklyn [S/NR-listed] in Washington Park **23**

Architectural Resources - Study Area

DRAFT

Figure 7-19



St. Mary Star of the Sea Church complex [S/NR-listed] at 467 Court Street **24**



The William B. Cronyn House [S/NR-listed, NYCL] at 271 9th Street **25**

Architectural Resources - Study Area

Figure 7-20

DRAFT



Three-story brick row house at 274A 9th Street [S/NR-eligible] **26**



The IND Subway Viaduct [S/NR-eligible] between Smith Street and 3rd Avenue, north of 10th Street **27**

Architectural Resources - Study Area

Figure 7-21

DRAFT



Wood-frame house at 216 11th Street [S/NR-eligible] **28a**



Wood-frame house at 217 11th Street [S/NR-eligible] **28b**

Architectural Resources - Study Area

Figure 7-22

DRAFT



Wood-frame house at 218 11th Street [S/NR-eligible] **28c**



Wood-frame house at 219 11th Street [S/NR-eligible] **28d**

Architectural Resources - Study Area

Figure 7-23

DRAFT



Wood-frame house at 221 11th Street [S/NR-eligible] **28e**



Wood-frame house at 223 11th Street [S/NR-eligible] **28f**

Architectural Resources - Study Area

Figure 7-24

DRAFT



Wood-frame house at 226 11th Street [S/NR-eligible] **28g**



Wood-frame house at 229 11th Street [S/NR-eligible] **28h**

Architectural Resources - Study Area

Figure 7-25

DRAFT



Wood-frame house
at 232 11th Street [S/NR-eligible] **28i**



Former Somer Brothers Tinware Factory [S/NR-eligible, NYCL] **29**

Architectural Resources - Study Area
Figure 7-26

DRAFT



Row house at 181 8th Street [S/NR-eligible] **30**

Architectural Resources - Study Area

Figure 7-27

DRAFT

Table 7-5
Architectural Resources

Ref. No[1]	Block/ Lot	Address	Name	S/NR Listed	S/NR eligible	NYCL/ NYCHD	Pending NYCL	NYCL eligible
Development Sites, Rezoning Area & Study Area								
A	Various	Various	Gowanus Canal Historic District		X			
1	405/51	233 Butler Street	ASPCA Memorial Building		X[3]	X[9]		
2	1040/47	544 4th Avenue	Row house		X[10]			
Rezoning Area								
3	928/6	25 4th Avenue	Brooklyn Public Library, Pacific Branch		X			X[2]
4	930/76-73	355, 357, 359, 361 Bergen Street	4 row houses		X[7]			
5	932/12	374 Bergen Street	Row house		X[7]			
6	N/A	Crosses Gowanus Canal at Carroll Street	Carroll Street Bridge & Operator's House		X[3]	X		
7	455/1	512-522 Carroll Street	Our Lady of Peace RC Church Complex		X			
8	987/7	360 3rd Avenue	Brooklyn Improvement Co. Office		X[3]	X		
9	955/1	227 4th Avenue	Public Bath No. 7	X		X		
10	1009/1 & 1010/1	North side of 10th Street between 3rd & 4th Avenues	IND 4th Avenue Station	X				
11	1034/1	515 4th Avenue	Public School 124		X			
12	967/1	153 2nd Street	BRT Central Power Station Engine House		X[3]	X[9]		
Study Area								
13	N/A	Atlantic Avenue and Flatbush Avenue	Atlantic Avenue Subway Station and Control House	X				
14	928/60	413 Dean Street	3 ½ story frame row house		X			
15	930/19-29	398-418 Dean Street	10 Italianate row houses		X[7]			
16	930/72-52	363-403 Bergen Street	21 row houses		X[7]			
17	932/13-32	376-414 Bergen Street	20 row houses		X[7]			
18	192/13	325-347 Dean St/aka 508-530 Pacific Street	Brooklyn High School of the Arts		X			
19	192/1	59-75 3rd Avenue	Former Brooklyn Printing Plant of the New York Times		X			X[2]
B	Various	Various	Boerum Hill Historic District	X		X		
C	Various	Various	Boerum Hill Historic District Extension		X[5] Certain properties	X		

Table 7-5 (cont'd)
Architectural Resources

Ref. No[1]	Block/ Lot	Address	Name	S/NR Listed	S/NR eligible	NYCL/ NYCHD	Pending NYCL	NYCL eligible
Study Area (continued)								
20	411/14	196 Butler Street/201 Douglass Street	Gowanus Canal Flushing Tunnel, Pumping Station & Gate House		X[3]	X[9] (Pumping Station & Gate House only)		X[3]
21	423/7, 416/17 & 68	419-435 Sackett Street; 267-285 Hoyt Street; 424-436 Degraw Street; 415-439 Degraw Street	St. Agnes Church Complex		X			X[6]
22	457/48-67	59-97 2nd Street	2 and 2 ½ story row houses		X			
D	Various	Various	Carroll Gardens Historic District	X		X		
23	981/1	In Washington Park	Old Stone House of Brooklyn	X				
24	472/10	467 Court Street	St. Mary Star of the Sea Church Complex		X			
25	1004/60	271 9th Street	William B. Cronyn House	X		X		
26	1010/18	274A 9th Street	3-story brick row house		X			
27	N/A	Between Smith Street & 3rd Avenue, north of 10th Street	IND Subway Viaduct		X			
28	1015/52, 55,56, 57,58, 1021/29, 30, 34, 37	216-219, 221, 223, 226, 229, 232 11th Street	9 Wood-frame houses on 11th Street		X[4, 8]			
29	980/8	238-246 3rd Street	Former Somers Brothers Tinware Factory		X[3]	X[9]		
30	997/67	181 8th Street	Row house		X[10]			

Notes:
1 Reference numbers correspond to **Figures 7-2 through 7-3a-7-3f.**
2 LPC determined the property appears LPC-eligible in a letter dated May 19, 2006 for the Atlantic Yards Arena and Redevelopment Project FEIS.
3 Property is also included in the S/NR-eligible Gowanus Canal Historic District
4 Property does not appear in CRIS as it was identified as part of the survey effort for the 363-365 Bond Street FEIS in 2008 without a specific address, which predates CRIS. SHPO made S/NR eligibility determination for this property in a letter dated August 7, 2008.
5 The buildings at 196-258 Wyckoff Street (between Bond and Nevins Streets are also S/NR-eligible per SHPO's letter dated August 7, 2008 for the 363-365 Bond Street FEIS, though are not registered in CRIS, see note No. 4). In addition, the property at 150 Nevins Street, a four-story residential building, is S/NR-eligible per CRIS.
6 LPC determined the property appears LPC-eligible in a letter dated August 4, 2008 for the 363-365 Bond Street FEIS.
7 Property identified in Atlantic Yards Arena and Redevelopment Project FEIS as part of Bergen/Dean Historic District and determined S/NR eligible by SHPO in a letter dated May 16, 2006. The Bergen/Dean Historic District is identified in CRIS as 4 separate building groupings: 428 (aka 422)-398 Dean Street, 426 (aka 422) Dean Street (United Methodist Church), 355-413 Bergen Street, and 370 (aka 374)-426 Bergen Street.
8 An additional property, 205 12th Street had also been determined S/NR-eligible by SHPO in August 2008 for the 363-365 Bond Street project but as it has since been demolished and replaced with a new building it is not included
9 Designated by LPC on October 29, 2019
10 Determination of S/NR eligibility made by LPC in comments dated August 19, 2019
NYCL: New York City Landmark
NYCL-eligible: determined by LPC to appear to meet NYCL eligibility criteria
S/NR: Listed on the State and National Registers of Historic Places
S/NR-eligible: Officially determined eligible for listing on the State and National Registers of Historic Places
Sources: Discover NYC Landmarks at https://www1.nyc.gov/site/lpc/index.page; New York State Historic Preservation Office Online Resources (CRIS) at https://cris.parks.ny.gov; 363-365 Bond Street Final Environmental Impact Statement, February 6, 2009; Atlantic Yards Arena Redevelopment Project Final Environmental Impact Statement, November 15, 2006; Gowanus Canal CSO Facilities Final Environmental Impact Statement, February 2018.

Table 7-6
Projected and Potential Development Sites with Architectural Significance: No Action and With Action Condition Impacts

Site Number[1]	Site Lot	Block	Lot	Address	Historic Status[2]	No Action Condition	Proposed Action Condition
Projected Development Sites							
4	a	399	58	463 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	No change	New approximately 75-foot-tall residential & commercial development
	b	399	59	461 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)		
	c	399	60	459 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District		
5	a	405	13	456 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 75-foot tall residential, commercial, and community facility development
	b	405	14	458 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District		
	c	405	15	460 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District		
	d	405	16	462 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District (Vacant Lot)		
6	a	405	63	BUTLER STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 85-foot tall residential development
	b	405	64	BUTLER STREET	S/NR-eligible Gowanus Canal Historic District		
	c	405	12	454 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District		
7	aa	405	27	255 BUTLER STREET	S/NR-eligible Gowanus Canal Historic District	Conversion to residential, medical offices, retail & parking	New approximately 75-foot tall development on one-story (Baltic Street) portion of site
	ac	405	27	255 BUTLER STREET	S/NR-eligible Gowanus Canal Historic District		
	ab	405	27	255 BUTLER STREET	S/NR-eligible Gowanus Canal Historic District	Conversion to residential, medical offices, retail & parking	Conversion to commercial use
8	a	405	60	209 BUTLER STREET	S/NR-eligible Gowanus Canal Historic District (Vacant Lot)	New approximately 45-foot-tall residential, medical offices, retail and parking development	New approximately 45-foot-tall residential development
11	a	411	12	192 BUTLER STREET	S/NR-eligible Gowanus Canal Historic District (Vacant Lot)	New approximately 45-foot-tall medical offices and retail development	New approximately 55-foot-tall residential development
12	a	412	1	239 NEVINS STREET	S/NR-eligible Gowanus Canal Historic District	Conversion to retail and commercial use	New approximately 120-foot-tall residential, commercial, and community facility development
	ba	412	6	233 NEVINS STREET	S/NR-eligible Gowanus Canal Historic District		
	bb	412	6	233 NEVINS STREET	S/NR-eligible Gowanus Canal Historic District		
	c	412	15	BUTLER STREET	None		
	d	412	51	DOUGLASS STREET	None		
	e	412	50	251 DOUGLASS STREET	None		

Table 7-6 (cont'd)
Projected and Potential Development Sites with Architectural Significance: No Action and With Action Condition Impacts

Site Number[1]	Site Lot	Block	Lot	Address	Historic Status[2]	No Action Condition	Proposed Action Condition
Projected Development Sites (continued)							
15	a	417	1	259 BOND STREET	None	No change	New approximately 210-foot-tall residential, commercial, and community facility development
	b	417	10	261 BOND STREET	S/NR-eligible Gowanus Canal Historic District		
	c	417	14	198 DOUGLASS STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)		
	d	417	21	479 DE GRAW STREET	S/NR-eligible Gowanus Canal Historic District		
18	a	424	1	267 BOND STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 188-foot-talll residential, commercial, and community facility development
	b	424	20	495 SACKETT STREET	S/NR-eligible Gowanus Canal Historic District (Vacant Lot)		
20	aa	426	1	537 SACKETT STREET	S/NR-eligible Gowanus Canal Historic District	Conversion to medical offices and community facility uses	New approximately 120-foot tall residential, commercial, and community facility development
	ab	426	1	537 SACKETT STREET			
22	a	431	12	498 SACKETT STREET	S/NR-eligible Gowanus Canal Historic District	Conversion to commercial use	New approximately 195-foot-tall residential, commercial and community facility development
	b	431	17	510 SACKETT STREET	S/NR-eligible Gowanus Canal Historic District	New approximately 60-foot-tall self storage development	New approximately 195-foot-tall residential, commercial and community facility development
	c	431	7	287 BOND STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 195-foot-tall residential, commercial and community facility development
	d	431	43	499 UNION STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 195-foot-tall residential, commercial and community facility development
23	a	433	18	SACKETT STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 75-foot-tall commercial development
24	aa	433	28	586 SACKETT STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 75-foot-tall residential and commercial development
	ab	433	28	586 SACKETT STREET	S/NR-eligible Gowanus Canal Historic District		
	b	433	46	577 UNION STREET	S/NR-eligible Gowanus Canal Historic District		

Table 7-6 (cont'd)
Projected and Potential Development Sites with Architectural Significance: No Action and With Action Condition Impacts

Site Number[1]	Site Lot	Block	Lot	Address	Historic Status[2]	No Action Condition	Proposed Action Condition
Projected Development Sites (continued)							
28	a	438	1	BOND STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 215-foot-tall residential and commercial development
	b	438	2	BOND STREET	S/NR-eligible Gowanus Canal Historic District		
	c	438	3	319 BOND STREET	S/NR-eligible Gowanus Canal Historic District		
	d	445	8	327 BOND STREET	S/NR-eligible Gowanus Canal Historic District		
	e	445	11	383 CARROLL STREET	S/NR-eligible Gowanus Canal Historic District		
	f	445	20	426 PRESIDENT STREET	S/NR-eligible Gowanus Canal Historic District		
	g	445	50	President Street	S/NR-eligible Gowanus Canal Historic District		
29	a	439	1	300 NEVINS STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	Conversion to retail use	New approximately 200-foot-tall residential, commercial, and community facility development
30	a	440	1	469 PRESIDENT STREET	S/NR-eligible Gowanus Canal Historic District	New approximately 120-foot-tall retail and other commercial development	New approximately 85-foot-tall residential and commercial development
	ba	440	12	514 UNION STREET	S/NR-eligible Gowanus Canal Historic District		
	bb	440	12	514 UNION STREET	S/NR-eligible Gowanus Canal Historic District		
33	a	447	32	280 3 AVENUE	S/NR-eligible Gowanus Canal Historic District (Parking Lot)	No change	New approximately 45-foot-tall residential and commercial development
34	a	447	1	341 NEVINS STREET	S/NR-eligible Gowanus Canal Historic District (Parking Lot)	New approximately 30-foot-tall commercial development	New approximately 75-foot-tall residential and commercial development
37	a	453	1	420 CARROLL STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)[3]	New approximately 45-foot-tall self - storage development	New approximately 210-foot-tall residential, commercial and community facility development
	b	453	21	430 CARROLL STREET	S/NR-eligible Gowanus Canal Historic District[3]		
40	a	462	12	142 2 STREET	None	No change	New approximately 190-foot-tall residential, commercial and community facility development
	b	462	14	155 3 STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)		

Table 7-6 (cont'd)
Projected and Potential Development Sites with Architectural Significance: No Action and With Action Condition Impacts

Site Number[1]	Site Lot	Block	Lot	Address	Historic Status[2]	No Action Condition	Proposed Action Condition
Projected Development Sites (continued)							
42	a	465	27	102 3 STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 50-foot-tall commercial development
	b	465	28	3 STREET	S/NR-eligible Gowanus Canal Historic District		
	c	465	29	110 3 STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)		
	d	465	33	116 3 STREET	None		
	e	465	46	101 4 STREET	S/NR-eligible Gowanus Canal Historic District		
	f	465	47	99 4 STREET	S/NR-eligible Gowanus Canal Historic District (Parking Lot)		
	g	465	48	3 STREET	S/NR-eligible Gowanus Canal Historic District		
	h	465	49	95 4 STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)		
	i	465	50	3 STREET	S/NR-eligible Gowanus Canal Historic District		
43	a	466	17	3 STREET	S/NR-eligible Gowanus Canal Historic District (vacant lot)	New approximately 164-foot-tall commercial and industrial development	New approximately 115-foot-tall commercial development
	b	466	60	421 BOND STREET	S/NR-eligible Gowanus Canal Historic District		
44	a	466	19	152 3 STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 205-foot-tall residential, commercial, and community facility development
47	a	471	1	5 STREET	S/NR-eligible Gowanus Canal Historic District[4]	No change	New approximately 280-foot-tall residential, commercial and community facility development
	b	471	100	431 HOYT STREET	S/NR-eligible Gowanus Canal Historic District[4]	No change	New open space
53	a	433	1	301 NEVINS STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 55-foot-tall residential and commercial development
55	a	440	35	3 AVENUE	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 55-foot-tall residential and commercial development
	b	440	36	264 3 AVENUE	S/NR-eligible Gowanus Canal Historic District		
	c	440	38	268 3 AVENUE	S/NR-eligible Gowanus Canal Historic District		
56	a	445	1	335 BOND STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	No change	New approximately 80-foot-tall residential, commercial and community facility development

Table 7-6 (cont'd)
Projected and Potential Development Sites with Architectural Significance: No Action and With Action Condition Impacts

Site Number[1]	Site Lot	Block	Lot	Address	Historic Status[2]	No Action Condition	Proposed Action Condition
Projected Development Sites (continued)							
57	aa	405	51	233 BUTLER STREET	S/NR-eligible Gowanus Canal Historic District, Designated a NYCL by LPC 10/29/19	No change	Same as No Action
	ab	405	51	233 BUTLER STREET	S/NR-eligible Gowanus Canal Historic District (parking lot)	New approximately 32-foot tall retail and other commercial uses development on parking lot	New approximately 85-foot-tall commercial development on parking lot
59	a	471	125	98 4th Street	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	Conversion to warehouse use	Conversion to industrial use
Potential Development Sites							
C	a	399	2	203 BOND STREET	S/NR-eligible Gowanus Canal Historic District	New approximately 55-foot-tall residential development	New approximately 75-foot-tall residential and commercial development
D	a	399	47	483 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District	Conversion/minor expansion (approximately 33-feet-tall)	New approximately 75-foot-tall residential and commercial development
	b	399	49	479 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District		
E	a	399	51	475 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	Conversion	New approximately 75-foot-tall residential and commercial development
	b	399	53	471 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 75-foot-tall residential and commercial development
F	a	399	55	465 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 75-foot-tall residential and commercial development
G	a	399	62	455 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 65-foot-tall residential development
H	a	405	24	478 BALTIC STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	No change	New approximately 75-foot-tall residential and commercial development

Table 7-6 (cont'd)
Projected and Potential Development Sites with Architectural Significance: No Action and With Action Condition Impacts

Site Number[1]	Site Lot	Block	Lot	Address	Historic Status[2]	No Action Condition	Proposed Action Condition
Potential Development Sites (continued)							
O	a	411	1	241 BOND STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	No change	New approximately 45-foot-tall residential and commercial development
	b	411	2	241 BOND STREET			
	c	411	3	241 BOND STREET			
P	a	411	58	195 DOUGLASS STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 55-foot-tall residential and industrial development
	B	41	60	191 DOUGLASS STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)		
V	a	980	19	254 3 STREET	S/NR-eligible Gowanus Canal Historic District (parking lot)[3]	No change	New approximately 145-foot-tall residential, commercial and community facility development
W	a	425	1	270 NEVINS STREET	S/NR-eligible Gowanus Canal Historic District	New approximately 60-foot-tall self - storage development	New approximately 205-foot-tall residential, commercial and community facility development
	b	432	15	525 UNION STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 205-foot-tall residential, commercial and community facility development
AE	a	431	2	303 BOND STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	No change	New approximately 60-foot-tall residential and commercial development
AG	a	432	7501	543 UNION STREET	S/NR-eligible Gowanus Canal Historic District	No change	Conversion to residential and commercial

Table 7-6 (cont'd)
Projected and Potential Development Sites with Architectural Significance: No Action and With Action Condition Impacts

Site Number[1]	Site Lot	Block	Lot	Address	Historic Status[2]	No Action Condition	Proposed Action Condition
Potential Development Sites (continued)							
AH	a	433	8	289 NEVINS STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	No change	New approximately 65-foot-tall residential and commercial development
	b	433	9	287 NEVINS STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 65-foot-tall residential and commercial development
	c	433	10	285 NEVINS STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 65-foot-tall residential and commercial development
	d	433	12	554 SACKETT STREET	S/NR-eligible Gowanus Canal Historic District (Vacant Lot)	No change	New approximately 65-foot-tall residential development
	e	433	13	556 SACKETT STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	No change	New approximately 65-foot-tall residential development
AI	a	453	26	444 CARROLL STREET	S/NR-eligible Gowanus Canal Historic District (Parking lot)[3]	No change	New approximately 55-foot-tall residential and commercial development
AJ	a	433	14	558 SACKETT STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	No change	New approximately 75-foot-tall residential development
AK	a	433	21	572 SACKETT STREET	S/NR-eligible Gowanus Canal Historic District	No change	Expansion for residential and industrial uses (approximately 65-feet-tall)
AO	a	438	7	450 UNION STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 200-foot-tall residential and commercial development
AP	a	453	31	454 CARROLL STREET	S/NR-eligible Gowanus Canal Historic District (Vacant Lot)	No change	New approximately 40-foot-tall commercial development

Table 7-6 (cont'd)
Projected and Potential Development Sites with Architectural Significance: No Action and With Action Condition Impacts

Site Number[1]	Site Lot	Block	Lot	Address	Historic Status[2]	No Action Condition	Proposed Action Condition
Potential Development Sites (continued)							
AQ	aa	440	21	532 UNION STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 85-foot-tall residential development
	ab	440	21	532 UNION STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 85-foot-tall residential and commercial development
	b	440	23	536 UNION STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 85-foot-tall residential and commercial development
	c	440	24	538 UNION STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 85-foot-tall residential and commercial development
	d	440	25	540 UNION STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 85-foot-tall residential and commercial development
	e	440	26	542 UNION STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 85-foot-tall residential and commercial development
	f	440	47	499 PRESIDENT STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 85-foot-tall residential development
	g	440	48	495 PRESIDENT STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 85-foot-tall residential development
AT	a	441	4	259 3 AVENUE	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 75-foot-tall residential and commercial development
AY	a	447	3	337 NEVINS STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	No change	New approximately 65-foot-tall residential and commercial development
	b	447	4	335 NEVINS STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 65-foot-tall residential and commercial development
	c	447	7	325 NEVINS STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 65-foot-tall residential and commercial development

Table 7-6 (cont'd)
Projected and Potential Development Sites with Architectural Significance: No Action and With Action Condition Impacts

Site Number[1]	Site Lot	Block	Lot	Address	Historic Status[2]	No Action Condition	Proposed Action Condition
Potential Development Sites (continued)							
AZ	a	447	13	482 PRESIDENT STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	No change	New approximately 45-foot-tall residential development
BA	a	447	22	498 PRESIDENT STREET	S/NR-eligible Gowanus Canal Historic District	No change	Expansion for commercial use (approximately 15-feet-tall)
BB	a	447	50	451 CARROLL STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 45-foot-tall residential and commercial development
BC	a	448	12	528 PRESIDENT STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 55-foot-tall residential development
BI	a	453	36	466 CARROLL STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 30-foot-tall commercial and industrial development
BK	a	454	24	18 WHITWELL PLACE	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 45-foot-tall residential and commercial development
	b	454	25	16 WHITWELL PLACE	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 45-foot-tall residential and commercial development
	c	454	27	18 WHITWELL PLACE	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 45-foot-tall residential and commercial development
BL	a	454	33	189 1 STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 55-foot-tall residential and industrial development
	b	454	31	195 1 STREET	S/NR-eligible Gowanus Canal Historic District		

Table 7-6 (cont'd)
Projected and Potential Development Sites with Architectural Significance: No Action and With Action Condition Impacts

Site Number[1]	Site Lot	Block	Lot	Address	Historic Status[2]	No Action Condition	Proposed Action Condition
Potential Development Sites (continued)							
BO	a	462	6	132 2 STREET	S/NR-eligible Gowanus Canal Historic District	No change	New approximately 85-foot-tall commercial and community facility development
	b	462	8	134 2 STREET	S/NR-eligible Gowanus Canal Historic District		
	c	462	9	140 2 STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)		
	d	462	42	137 3 STREET	S/NR-eligible Gowanus Canal Historic District		
	e	462	44	135 3 STREET	S/NR-eligible Gowanus Canal Historic District		
	f	462	50	123 3 STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)		
BQ	a	465	1	61 4 STREET	S/NR-eligible Gowanus Canal Historic District (Non-contributing)	No change	New approximately 80-foot-tall commercial development
	b	465	10	4 STREET	None		
BS	a	471	116	80 4 STREET	S/NR-eligible Gowanus Canal Historic District	Expansion for commercial and community facility use (approximately 25-feet-tall)	Expansion for commercial use (approximately 80-feet-tall)
BY	a	1040	46	542 4TH AVENUE	None	New approximately 105-foot-tall residential and commercial development	Same as No Action
	b	1040	47	544 4TH AVENUE	S/NR-eligible		

Notes:
1 Reference numbers correspond to **Figures 7-3a-7-3f.**
2 Properties on the development sites are contributing to the significance of the S/NR-eligible Gowanus Canal Historic District unless otherwise noted as per the Draft National Register of Historic Places Registration Form, Gowanus Canal Historic District, prepared by Gregory Dietrich, December 2013.
3 Discrepancy: Property is included in Resource Inventory in the Draft National Register of Historic Places Registration Form but is excluded from the historic district boundaries map shown in the draft registration form and in SHPO's CRIS.
4 Discrepancy: This is a vacant lot, but this development parcel is included in Resource Inventory in the Draft National Register of Historic Places Registration Form and described as having 3 contributing buildings. The property is excluded from the historic district boundaries map shown in the draft registration form and in SHPO's CRIS.
5 Heights provided in the No Action and With Action condition are maximum heights less rooftop mechanicals, which could potentially add +/- 20 feet to the height of the developments

The New York State Historic Preservation Office (SHPO) of the OPRHP determined the Gowanus Canal Historic District to be S/NR-eligible in 2012 upon completion of a survey report of the Gowanus neighborhood prepared by Gregory G. Dietrich, of Dietrich Preservation Consulting, and Alyssa Loorya, of Chrysalis Archeological Consulting, Inc., for the Friends and Residents of Greater Gowanus. A draft of the National Register of Historic Places Registration (Nomination) Form was prepared by SHPO in December 2013 (the "Draft National Register Nomination Form"), which identified the proposed Gowanus Canal Historic District as significant in the areas of architecture, engineering, transportation, and commerce, with a period of significance spanning from ca. 1853 to ca. 1965. Contributing features to the S/NR-eligible Gowanus Canal Historic District include the Canal itself and its bulkheads, the Gowanus Canal Flushing Tunnel, and bridges that cross the Canal including the Carroll Street bridge, 3rd Avenue bridge, and Union Street bridge, as well as buildings located within

the district. The Gowanus Canal Historic District was proposed for listing on the S/NR by SHPO in 2014; however, in response to community comments, including opposition from property and business owners, the New York State Board for Historic Preservation review for the State Register listing of the Gowanus Canal Historic District has been postponed.

The S/NR-eligible historic district encompasses 53 blocks and includes properties along portions of 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, Baltic, Bay, Bond, Butler, Carroll, Creamer, Douglass, Halleck, Hoyt, Nevins, President, Sackett, Smith, and Union Streets; Whitwell Place; and 2nd and 3rd Avenues in Brooklyn, New York.

The Draft National Register Nomination Form provides information regarding the history and construction dates of the buildings within the proposed historic district boundaries. The Draft National Register Nomination Form indicates that buildings are considered to be either Contributing or Non-Contributing to the significance of the proposed historic district unless otherwise noted in the Resource Inventory.[7] However, the Draft National Register Nomination Form does not make a conclusion regarding the number of Contributing and Non-Contributing buildings in Section 5, "Classification," of the form, with this section left blank.[8]

The building on one development site located within the S/NR-eligible Gowanus Canal Historic District, Projected Development Site 57, was designated an NYCL by LPC on October 29, 2019. This is the American Society for the Prevention of Cruelty to Animals (ASPCA) Memorial Building located at 233 Butler Street (Resource No. 1). Designed by Renwick, Aspinwall, and Tucker and built in 1913, this building was subsequently expanded in 1922 for use by the ASPCA with a side (east) addition. The building is a two-story Romanesque Revival-style brick building with Flemish bond brick façades and Romanesque detailing. The primary entrance has a non-original metal and glass replacement door set within a cast-stone door surround. Above the entrance is a decorated frieze inscribed with the words "The Rogers Memorial," with two carved floral decorations. Above the entablature is a carved illustration inscribed with "The American Society for the Prevention of Cruelty to Animals." Flanking the primary entrance are two large arched entryways, one of which has transom openings. These openings have non-original metal roll-down doors. The arched entryways are each flanked by sets of four-over-four sash windows. The second floor has one-over-one sash windows under fixed lights. The cornice has Romanesque detailing, including scalloped fascia and corbeled brick that surround decorative diamond tiles.

LPC determined in their September 5, 2019 comments that a potential development site within the rezoning area and outside the boundaries of the S/NR-eligible Gowanus Canal Historic District, Potential Development Site BY, contains a property that appears to meet S/NR-Eligibility criteria. This site contains a four-story Neo-Grec style row house built in the late 19th century at 544 4th Avenue (Resource No. 2). The building is clad in brick with a bracketed and modilioned cornice and with inscribed stone lintels.

ARCHITECTURAL RESOURCES: REZONING AREA

S/NR-eligible Gowanus Canal Historic District (A)

The S/NR-eligible Gowanus Canal Historic District includes properties in the rezoning area. Within the rezoning area, two properties within the S/NR-eligible Gowanus Canal were designated

[7] Draft National Register of Historic Places Registration Form, Gowanus Canal Historic District, December 2013, Section 7, p.6.

[8] Ibid, Section 5, p. 2.

as NYCLs by LPC on October 29, 2019. These are the ASPCA Memorial Building (Resource No. 1) as discussed above under "Architectural Resources: Development Sites" and the BRT Central Power Station Engine House, located 153 2nd Street (Block 967, Lot 1), which is discussed below as Resource No. 12.

Brooklyn Public Library, Pacific Branch (#3)

The Pacific Branch of the Brooklyn Public Library is located at the southeast corner of 4th Avenue and Pacific Street. It was the first Carnegie Library to open in Brooklyn. Built in 1904, it was designed by Raymond F. Almirall (1869–1939), a Brooklyn-born architect who also designed the library at Grand Army Plaza in Brooklyn and the Emigrant Industrial Savings Bank on Chambers Street in Manhattan. The Pacific Branch library is an imposing red brick structure. Designed in the Beaux Arts style, it is detailed with robust limestone ornaments, including a cornice with torcheres and swags and large consoles over the first floor.

Row Houses at 355, 357, 359, 361 Bergen Street (#4)

The north side of Bergen Street east of 4th Avenue in the rezoning area includes four brownstone row houses at 355, 357, 359, and 361 Bergen Street. The three-story row houses exhibit elements of the Italianate style and include bracketed cornices, pedimented entryways, and stoops. These row houses were determined S/NR-eligible by SHPO in May 2006 as part of a larger group of buildings on the north side of Bergen Street including those at 363-413 Bergen Street as discussed below under Study Area (see Resource No. 13).

Row House at 374 Bergen Street (#5)

The row house on the south side of Bergen Street east of 4th Avenue in the rezoning area is a four-story building clad in brownstone. It features a three-bay façade, bracketed cornice, and pedimented entryway. This row house was determined S/NR-eligible by SHPO in May 2006 as part of a larger group of buildings on the south side of Bergen Street including those at 376-426 Bergen Street as discussed below under Study Area (see Resource No. 14).

Carroll Street Bridge and Operator's House (#6)

The Carroll Street Bridge and Operator's House, built from 1888 to 1889, was designed by Robert Van Buren, chief engineer and George Ingram, engineer-in-charge. It is considered the oldest of four retractable bridges in the United States and is designed such that when a barge needs to pass through the Gowanus Canal, the bridge rolls onto land, opening the waterway to boat traffic. The bridge was restored in 1989 and is the only one of the four retractable bridges in the United States to be considered eligible for the National Register (and is included in the S/NR-eligible Gowanus Canal Historic District). The single-story brick Operator's House, which stands immediately adjacent to the southwest corner of the bridge, is also included in the historic designation.

Our Lady of Peace Roman Catholic Church Complex (#7)

The Our Lady of Peace Roman Catholic Church complex is located along Carroll Street between Whitwell and Denton Places (two single-block streets), and includes a church at mid-block, flanked by a school to the west and a rectory and war memorial to the east. The church, built between 1902 and 1904 to serve the large Italian population that inhabited this area of Brooklyn in the early 20th century, is constructed in the Romanesque Revival style. It is a three-story brick building with stone trim composed of a central section flanked by two square-plan hip-roofed towers. The church features round-arched windows, and the main entryway consists of paired round-arched doorways surmounted by heavily ornamented pediments.

The school, located immediately west of the church, was constructed in 1922. The four-story school exhibits and unusual combination of the Art Deco, Romanesque Revival, and Gothic Revival styles. The four-story building is clad in brick with stone trim, windows throughout the building have slightly-rounded Gothic arches, and a large clock, which appears original, is located on the front gable of the façade. A three-story former convent building constructed of brick circa 1920 is located south of the school at the corner of 1st Street and Whitwell Place. A one-story circular chapel with stained glass windows projects from the south side of this building and was built sometime between 1966 and 1980. East of the former convent at the corner of 1st Street and Denton Place is a two-story brick recreation center built in 1950. The rectory, on the corner of Carroll Street and Denton Place, is a relatively simple three-story brick building with a hipped roof and was built prior to 1933. A stone war memorial, commemorating local servicemen who fought in World War II, is located in front of the rectory building. This memorial was erected in the 1950s and includes a bronze plaque listing names; it is surmounted by a large gilded eagle.

Brooklyn Improvement Company Office Building (#8)

The Brooklyn Improvement Company Building, also known as the Litchfield Office Building and the New York and Long Island Coignet Stone Company Building, is located at 360 3rd Avenue at the southwest corner of 3rd Avenue and 3rd Street. This Renaissance Revival-style structure was designed by William Field and Son and constructed in 1872. It long served as the office of Edwin C. Litchfield, a prominent Brooklyn citizen and driving force behind the Brooklyn Improvement Company, which was largely responsible for the construction of the Canal. The small two-story three-bay building features classical detailing, including a pedimented entryway with Ionic columns; it is the earliest known concrete building in New York City. The Brooklyn Improvement Company Office Building is an NYCL and included within the S/NR-eligible Gowanus Canal Historic District.

Public Bath No. 7 (#9)

Public Bath No. 7 was constructed at 227 4th Avenue, at the northeast corner of 4th Avenue and President Street, in 1910. It was the first public bath in the city to include a swimming pool. Designed by Raymond F. Almirall, the bath house building is designed in the neo-Renaissance style, which was typical of the many public baths constructed in New York City in the first decade of the 20th century. The first floor is clad in rusticated terra-cotta block finished to appear like limestone. Above, the building is clad in white-glazed brick, with three large arched windows on the 4th Avenue façade and with smaller arched windows along President Street. The building is crowned with a prominent modilioned cornice.

IND 4th Avenue Station (#10)

The 4th Avenue Station of the IND (Independent) Subway (6th Avenue Line) is situated within a bridge that carries the elevated railroad across 4th Avenue along the north side of 10th Street. Constructed in 1933, the bridge has a steel arch and massive brick piers designed in the Art Deco style, featuring brickwork patterns and decorative exterior wall sconces. The station entry, ticket booth, and stairway are located in the piers on the east and west sides of 4th Avenue, while the subway platform is located on the deck of the steel arch bridge. The station was listed on the S/NR as part of the New York City Transit Authority's Historic Properties Survey in the 1990s. This resource also extends west into the study area.

Public School 124 (#11)

Public School (P.S.) 124 was designed by C.B.J. Snyder in the Beaux Arts style and built between 1899 and 1900. The three-story school building at 515 4th Avenue is set on a rusticated stone base with the upper two-stories clad in brick. Along 4th Avenue, a projecting three-bay-wide pavilion extends the height of the building and features a centrally located arched entrance flanked by arched windows at the first floor level. Above this, a stone balustrade is supported by large scrolled brackets. The upper floors of this pavilion are divided into three bays by four engaged columns. At the second floor level the windows are capped by stone pediments with cartouches and are supported by brackets. At the third floor level there are oval windows with engaged stone faces. The pavilions flanking the central pavilion are organized into three bays each by brick piers; ornate cartouches are at the cornice below the parapet. The exterior of the building is currently being repaired and the roof is being replaced; consequently, the building is shrouded in construction netting.

Brooklyn Rapid Transit Company Central Power Station Engine House (#12)

The BRT Central Power Station Engine House is located at 153 2nd Street. The power station engine house was built for the BRT Company from 1901 to 1904. The former BRT Central Power Station Engine House is a nine-story Romanesque Revival-style building that was built as a part of a larger complex of buildings for the BRT Company. The BRT Company was formed in 1896 and owned all but one of the steam railroads, elevated railroads, and streetcar lines in Brooklyn. Sanborn fire insurance maps of the early 20th century indicate the rest of the BRT Company complex consisted of three boiler buildings, a smaller dynamo building, a smokestack, a coal elevator, and a cement coal pit. The BRT Company sold the Gowanus property in 1938. Subsequently, components of the complex were razed in a piecemeal fashion. By 1969 the former BRT Central Power Station Engine House was the only building of the complex still standing. Known as the "Bat Cave," plans are in development to convert the building to artist space. The BRT Central Power Station Engine House is located within the boundaries of the S/NR-eligible Gowanus Canal Historic District and was designated an NYCL by LPC on October 29, 2019.

ARCHITECTURAL RESOURCES: STUDY AREA

S/NR-eligible Gowanus Canal Historic District (A)

The S/NR-eligible Gowanus Canal Historic District includes properties in the study area. Within the study area, two properties within the S/NR-eligible Gowanus Canal Historic District were designated as NYCLs by LPC on October 29, 2019. These are the Gowanus Flushing Tunnel Pumping Station and Gate House at 196 Butler Street, discussed below as Resource No. 20, and the former Somers Brothers Tinware Company Factory (later called the American Can Company) at 238-246 3rd Street, discussed below as Resource No. 29.

Atlantic Avenue Subway Station and Control House (#13)

The Atlantic Avenue Subway IRT Station opened in 1908 at the intersection with Flatbush Avenue and was designed by Heins & LaFarge. Distinguishing features of the Atlantic Avenue IRT station include the platform walls clad in tile, marble, terracotta, and mosaics. The IRT Atlantic Avenue Control House was also designed by Heins & LaFarge and built the same year as the IRT station. It is one story tall and constructed of buff-colored brick with limestone and terracotta trim. It served as a subway entrance until 1971, was dismantled in 2000 as part of the LIRR Atlantic Avenue terminal and subway station renovation, and was subsequently reconstructed on its

original site on the triangular island located at the juncture of Flatbush, Atlantic, and 4th Avenues, and serves as a skylight for the interior of the station. The BMT station was opened in 1920, and is located beneath the block bounded by Flatbush Avenue, Fort Greene Place, and Hanson Place, aligned in a north–south direction. The BMT Station consists of an upper mezzanine, an intermediate mezzanine, and the platform level island. Significant features of the BMT station include the track walls, which have bands of mosaic tiles and mosaic plaques set with the letter "A."

413 Dean Street (#14)

The frame house at 413 Dean Street was probably originally built ca. 1835 in the Greek Revival style and was later updated ca. 1850 with decorative Italianate brackets. The house is raised on a high foundation faced with brownstone. The building is sided in wood clapboard and is surmounted with a dentilled cornice punctuated with modillion brackets. The front entry, which is off-set on the three-bay façade, contains an Italianate-style double door with lights and panels, surmounted by a transom window.

Row Houses at 398-418 Dean Street (#15)

Along the south side of Dean Street in the study area, there are 10 two-and-a-half and three-and-a-half-story brick row houses designed in the Italianate style. Stylistic features include segmental-arched window lintels and straight molded door hoods supported by modillion brackets; dentilled or bracketed cornices; double doors with lights and panels; and stoops with cast iron banisters and large decorative newel posts. These row houses were determined S/NR-eligible by SHPO in May 2006 as part of a larger group of buildings on the south side of Dean Street including those at 420 and 422 Dean Street outside the study area.

Row Houses at 363-403 Bergen Street (#16)

Twenty-one row houses on the north side of Bergen Street at 363-403 Bergen Street in the study area consist primarily of three-bay brick and brownstone row houses that exhibit elements of the Italianate style. Those with brownstone facing have pedimented entryways; some have segmental-arched windows. The brick examples have brownstone detailing, including modillion brackets supporting horizontal hoods and bracketed cornices. A row of four three-story wood-frame row houses is also located on the north side of Bergen Street. Three of these four (373, 375, and 377 Bergen Street) have been substantially altered; however, 379 Bergen Street, with its dentilled and bracketed cornice, molded wood window surrounds, and pedimented door hood, does contribute. Stylistically, it appears to represent a transition between the Greek Revival and Italianate styles. These row houses were determined S/NR-eligible by SHPO in May 2006 as part of a larger group of buildings on the north side of Bergen Street, including those at 405-413 Bergen Street, that are outside the study area.

Row Houses at 376-414 Bergen Street (#17)

Twenty row houses on the south side of Bergen Street at 376-414 Bergen Street in the study area include two-and-a-half- and three-and-a-half-story row houses, which are primarily faced in brick and brownstone. Some have pedimented windows and doorways, while others have segmental-arched windows and doorways or horizontal door hoods supported by modillion brackets. Bracketed cornices typical of the Italianate style surmount each row house. These row houses were determined S/NR-eligible by SHPO in May 2006 as part of a larger group of buildings on the south side of Bergen Street, including those at 416-426 Bergen Street, that are outside the study area.

Brooklyn High School of the Arts (#18)

Formerly known as the Sarah J. Hale High School, the Brooklyn High School of the Arts extends through-block with façades on Pacific and Dean Streets (325-347 Dean Street a.k.a. 508-530 Pacific Street), between 3rd and 4th Avenues. It was built in 1929 as a vocational school for girls, and named after Sarah J. Hale, the founder of Thanksgiving. In 2000, the school was reopened as Brooklyn High School of the Arts, with a curriculum emphasizing a variety of specialties including dance, visual arts, and historic preservation. The four-story building is clad in limestone with Art Deco detailing at the parapet and above the entrances. A two-story extension is located to the east on Dean Street.

Former Brooklyn Printing Plant of the New York Times (#19)

The former Brooklyn Printing Plant of the New York Times at 59-75 3rd Avenue is a monumental four-story building that occupies the full east blockfront on 3rd Avenue between Dean and Pacific Streets. Designed in 1929 in the neo-Classical style by Albert Kahn (who is best known for his subsequent reinforced concrete designs), the building is clad in limestone and granite with a peaked copper roof. Fluted pilasters separate the window bays and windows are divided vertically by copper and stone panels between the second and third stories. The building was built to house a printing plant and the news and advertising department of what was then the Brooklyn-Queens-Long Island edition of the paper. At the building's dedication, Adolph S. Ochs, who bought the New York Times in 1896, called the building a "newspaper jewel box." Printing, which commenced in March 1931, took place on the main floor, which housed 16 presses. The pressroom had an arched ceiling (allowing for a column-free space), with gilt walls. The plant was closed only one year later, likely because of the prohibitive costs of operations there. In 1944, the New York Times leased the building to the Board of Education, and later sold it to the Brooklyn Eagle (which ceased publishing in 1955). The building is currently used as an annex to the neighboring Brooklyn High School of the Arts, described above.

Boerum Hill Historic District (B)

The Boerum Hill Historic District encompasses properties on Dean and Pacific Streets west of Nevins Street. Additional properties on Wyckoff and Bergen Streets are within the district boundaries west of Bond Street. The Boerum Hill Historic District is composed of brick and brownstone row houses mostly built between the 1840s and 1870s and designed in the Greek Revival and Italianate styles.

Boerum Hill Historic District Extension (C)

The Boerum Hill Historic District Extension includes groups of properties located north, south, and west of the original Boerum Hill Historic District boundaries. The Boerum Hill Historic District Extension includes mid-19th century row houses as well as a portion of the Atlantic Avenue commercial corridor. Portions of the Boerum Hill Historic District Extension that are also within the study area include row houses on both sides of Wyckoff Street between Nevins and Bond Streets.

Gowanus Canal Flushing Tunnel, Pumping Station, and Gate House (#20)

The Pumping Station is a Romanesque Revival-style building built ca. 1909–1911. Located at 196 Butler and 201 Douglass Streets, the double-height, one-story Pumping Station is faced in brown brick with a central arched entrance with a cast-stone pediment and cast-stone detailing below the gambrel-front roof. The Gowanus Canal Flushing Tunnel is a 6,280-foot-long below-grade brick

tunnel that connects the Gowanus Canal to Buttermilk Channel in New York Harbor, extending north from the Gowanus Canal and west under Butler Street to Bond Street, and then proceeding west to under Degraw Street.

The Gate House is a small, one-story Romanesque Revival-style building with a square footprint located south of the Pumping Station. It is has brown brick façades laid in running bond. The building has a corbeled brick cornice and a metal hipped roof. The building has single and multi-light metal-sash windows. The Gowanus Canal Flushing Tunnel, Pumping Station, and Gate House are located within the boundaries of the S/NR-eligible Gowanus Canal Historic District. The Pumping Station and Gate House were designated as a NYCL by LPC on October 29, 2019.

St. Agnes Church Complex (#21)

The Saint Agnes Church Complex consists of four buildings, including a large stone church located on the south side of Hoyt Street between Degraw, Sackett, and Bond Streets; a two-and-a-half-story brick Parish Hall located on the east side of Sackett Street between Hoyt and Bond Streets; the Saint Vincent's Residence, a three-story brick building on the east side of Degraw Street between Hoyt and Bond Streets; and the Saint Agnes Roman Catholic School immediately east of the Residence.

Saint Agnes Church is a massive stone church designed in the Gothic Revival style. Its steeple and spirelets are roofed in stone, while its main roof is clad in slate tiles and features decorative copper coping. It has stained glass windows with stone tracery. The Parish House is also designed in the Gothic Revival style. The pointed-arch windows of the brick building are trimmed in stone, and the roof is clad in slate with copper coping. Saint Agnes Roman Catholic School is a four-story brick, brownstone, and terra-cotta Romanesque Revival-style building. Saint Vincent's Residence exhibits elements of the Romanesque and Gothic Revival styles.

The Saint Agnes parish had been founded in 1878 by Bishop Loughlin, who installed Father James Duffy as the first pastor. The church was completed in 1888 and consecrated in 1893. Five years after the consecration of the church, in 1898, Father Duffy filed plans for the construction of a parochial school to be associated with Saint Agnes Roman Catholic Church. Thomas Houghton was hired as the architect for the project. Houghton, who had probably designed Saint Agnes Church itself a few years earlier, was the son-in-law of Patrick Charles Keely, the well-known Irish-born architect, and worked in Keely's office for several years. Saint Agnes Roman Catholic School continued to serve as a parochial institute through most of the twentieth century. In 1987, it was abandoned, and remained vacant for over a decade. In 1999, the building was converted for use as a medium-income apartment complex called the School House in Carroll Gardens. Saint Agnes Roman Catholic Church continues to function as a church.

Row Houses at 59-97 2nd Street (#22)

The residences at 59-97 2nd Street, on the north side of 2nd Street between Hoyt and Bond Streets, represent a particularly intact example of the brick row house development typical of the Gowanus area. The row houses at 59-97 2nd Street resemble those of the closely neighboring Carroll Gardens Historic District, described below, and were likely developed for residents of modest incomes, possibly including workers in the industries once clustered along the Gowanus Canal. The majority of brick row houses along 59-97 2nd Street block are built in the Anglo-Italianate style, are two and two-and-a-half stories in height with wood or metal cornices, and most have masonry stoops.

Carroll Gardens Historic District (D)

The Carroll Gardens Historic District comprises President and Carroll Streets between Smith and Hoyt Streets. It is known for mid-rise brick and brownstone row houses in the Italianate and Neo-Grec styles as well as the unusually large set-backs of the structures from the streets allowing spacious front gardens. Surveyor Richard Butts planned the development in 1846, designing an unusual street grid characterized by short irregular blocks that create a secluded feeling. The majority of the houses in the district were constructed between 1869 and 1884.

Old Stone House of Brooklyn (#23)

The Old Stone House of Brooklyn is located in the center of Washington Park/J.J. Byrne Playground, at 3rd Street between 4th and 5th Avenues in Park Slope. The house is a free standing, two-story, limestone and brick building with a one-and-a-half-story wing attached to the south end of the house that is constructed of brick and parged with stucco. The house has gabled roofs with stepped parapets. The house functions primarily as a recreation and community space. The house was built by the New York City Parks Department in 1935 as a comfort station for J.J. Byrne Playground, utilizing some of the original fabric and design elements of the 17th century Vechte-Cortelyou House which formerly stood on the site. This house was demolished in the late 19th century, and its buried remains were re-excavated for reuse in the construction of the Old Stone House comfort station.

St. Mary Star of the Sea Church Complex (#24)

The St. Mary Star of the Sea Church Complex, consisting of the church, hall, school, and rectory, is located at 467-469 Court Street, occupying the east side of Court Street between Luquer and Nelson Streets in Carrol Gardens. The church was designed by Patrick Charles Keeley and built ca. 1853. The church is a brick building designed in the Gothic Revival style, parged in stucco on its primary Court Street façade, and designed with pointed-arch stained glass windows and a square bell and clock tower. Attached to the rear is St. Mary's Hall, a three-story brick building with pointed-arch windows that fronts onto Luquer Street (at 192 Luquer Street) also designed in the Gothic Revival style. The school, a Gothic-Revival-style three-story red brick building located south of the church on Court Street, and the rectory, an Italiante style four-story brick building located north of the church on Court Street, were built in the late 19th century and also contribute to the significance of the church complex.

William B. Cronyn House (#25)

The William B. Cronyn House is a free standing house set behind a garden at 271 9th Street. Designed in the French Second Empire style between 1856 and 1857, the house was built by William B. Cronyn, a wealthy Wall Street merchant, at a time when the surrounding area was largely farmland. The three-story house is a brick and frame structure clad in stucco, with a mansard roof with dormer windows and is capped by a large cupola with clerestory windows that light the staircase inside. The house exhibits prominent architectural features and intricate ornamentation, including pilasters at the window surrounds, bay windows at the first floor, an entry portico with a bracketed and modilioned cornice, prominent bracketed cornices at the Mansard roofline and at the roof of the cupola, iron cresting at the mansard roof and at the bay windows, and a finial capping the cupola.

Three-story Brick Row House (#26)

The row house at 274A 9th Street is a three-story brick-clad building. Designed in the Second Empire style, the house has a mansard roof with three dormer windows facing 9th Street and a

large bay window at the elevated parlor level. Its original parlor floor entrance and stoop have been removed; a window has been inserted in the location of the original entrance. The building's entrance is located at street level.

IND Subway Viaduct (#27)

The 4,400-foot-long viaduct was built in 1933 to carry the IND subway (F and G lines), elevated in this area between Smith Street and 2nd Place and 10th Street between 4th and 5th Avenues. The viaduct crosses the Canal at 9th Street and curves in a southeast direction to 10th Street at 2nd Avenue. Where the viaduct crosses the Canal it passes over the 9th Street vehicular bridge (determined non-contributing to the S/NR-eligible Gowanus Canal Historic District); the Smith-9th Street subway station (also previously determined not S/NR-eligible) is located on the viaduct in this location. The viaduct consists of a steel trestle. Through much of the study area, it runs along the north side of 10th Street, passing over buildings that line that street. Truss sections are located where the viaduct crosses the Canal, immediately west of 2nd Avenue, and where the viaduct crosses 3rd Avenue. Between the 3rd and 4th Avenues the viaduct declines slightly in elevation and has concrete and brick piers and stepped parapets with patterned brickwork and small windows; the brickwork has chipped off in some locations. The viaduct crosses 4th Avenue with a single-span steel arch with two massive brick piers designed in the Art Deco style and featuring brickwork patterning and exterior metal sconces. The piers and deck of this section contain the 4th Avenue subway station, which was previously listed on the S/NR. Metal panels with Art Deco-style geometric patterns enclose the steel-arch bridge.

Wood-frame Houses on 11th Street (#28)

There are relatively few intact examples of nineteenth century wood-frame houses clad in wood siding in Brooklyn. A number of these types of residences remain on 11th Street between 3rd and 4th Avenues in the eastern portion of Park Slope. While several wood-frame structures remain on these two blocks, only a few retain original exterior features, such as original clapboard siding and wood porches. These structures, which are concentrated on 11th Street towards 4th Avenue, include the following: 216, 217, 218, 219, 221, 223, 226, 229, and 232 11th Street. The two- to three-story structures most likely date to the third quarter of the 19th century and are designed in the Italianate style. The row houses feature original wood cornices with decoratively carved wood brackets, and most retain their original wood clapboard cladding, wood window and door surrounds, and ornamented front porches. The row houses retain their original window pattern, including transoms, and some retain their original wood paneled entry doors.

Former Somers Brothers Tinware Company Factory (#29)

The former Somers Brothers Tinware Company Factory (known as the American Can Company factory) includes a four-story building occupying the corner while a five-story building is attached on the south end. The corner building is flat-roofed, faced in red brick, and designed in the American Round Arch style and with Queen Anne and Neo-Grec details. The building has a four-story central section with two wings at right angles, which front on 3rd Street and 3rd Avenue, respectively, and with a decorative corbelled brick cornice. The five-story building at the south end of the complex is somewhat plainer in design, but also includes a substantial corbelled brick cornice and segmental-arched windows with brick lintels.

The main corner section of the building was constructed ca. 1884 by the Somers Brothers, a major manufacturer of decorated tinware boxes. By the 1920s, however, the structure was occupied by the American Can Company, and the five-story portion of the complex had been added. The former

Somers Brothers Tinware Company Factory is located within the boundaries of the S/NR-eligible Gowanus Canal Historic District and was designated as a NYCL by LPC on October 29, 2019.

Row House at 181 8th Street (#30)

The frame row house at 181 8th Street was originally built sometime in the mid- to late 19th century, with possibly a third story added by 1906. The row house is designed with a wood porch that extends across the façade, is clad in wood siding, with a bracketed and modilioned cornice. It is possible that this structure appears on an 1869 map along with a western extension that is no longer extant, with the 1888 Sanborn map showing the building as a two-story frame house with a similar western extension. The 1906 Sanborn map depicts the building as three stories tall, and an alteration permit dating to 1893 indicates the replacement of a peak roof with a flat roof, potentially indicating the date that the row house was raised an additional story.

F. THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the future without the Proposed Actions, it is assumed that development would occur throughout the rezoning area on some of the projected and potential development sites in accordance with existing zoning. In addition, there are several projects planned or under construction in the study area in the future without the Proposed Actions, as described more fully in Chapter 2, "Land Use, Zoning, and Public Policy" (see **Figures 7-3a through 7-3f,** which show resources adjacent to potential and projected development sites).

ARCHAEOLOGICAL RESOURCES

In the future without the Proposed Actions, those projected and proposed development sites that have been identified as potentially archaeologically sensitive could be redeveloped within existing zoning. As detailed in Chapter 1, "Project Description," in the future without the Proposed Actions, the proposed rezoning would not occur, and projected and potential development sites would either remain unchanged from existing conditions or be redeveloped with as-of-right uses reflecting current trends. As shown in **Table 7-7**, for 30 of the 46 archaeologically sensitive sites, no change to those development sites is anticipated in the future without the Proposed Actions. Three additional sites would be converted for other uses but such conversion is not expected to result in new subsurface development. Therefore, any archaeological resources located on those 33 sites would not be disturbed or destroyed in the future without the proposed actions. The future without the Proposed Actions would therefore not result in significant adverse impacts on archaeological resources on those 33 sites.

However, as shown in **Table 7-8,** 13 archaeologically sensitive development sites are expected to be directly affected through as-of-right development. Such development would presumably disturb and destroy archaeological resources on these properties. As described in LPC's *Guidelines for Archaeological Work in New York City*[9] (Section A.6, page 16), as-of-right projects "do not usually trigger an obligation to conduct environmental review (and therefore archaeological review)" and "what happens to the archaeological resources [on a site] will be at the landowner's discretion." Therefore, future as-of-right development without archaeological review on any of these thirteen development sites could disturb or destroy archaeological resources in the future without the Proposed Actions condition.

[9] https://www1.nyc.gov/assets/lpc/downloads/pdf/2018_Guidelines%20for%20Archaeology_Final_high%20res.pdf

Table 7-7
Projected and Potential Development Sites with Archaeological Significance

Block	Lot	Site	Sensitivity Determination	No Action Condition	Action Condition
934	3	2c	19th Century Shaft Features	New approximately 115-foot-tall commercial and residential development	New approximately 135-foot-tall commercial and residential development
934	4	2d	19th Century Shaft Features		
934	5	2e	19th Century Shaft Features		
934	6	2f	19th Century Shaft Features		
934	74	2j	19th Century Shaft Features		
399	39	3a	19th Century Shaft Features	New 45-foot-tall residential development	New 85-foot-tall residential and commercial development
399	41	3b	19th Century Shaft Features		
399	58	4a	19th Century Shaft Features	No change	New approximately 75-foot-tall residential & commercial development
399	59	4b	19th Century Shaft Features		
399	60	4c	19th Century Shaft Features		
405	13	5a	19th Century Shaft Features	No change	New approximately 75-foot tall residential, commercial, and community facility development
405	16	5d	19th Century Shaft Features		
405	12	6c	19th Century Shaft Features	No change	New approximately 85-foot tall residential development
417	21	15d	Bulkhead/Landfill Resources	No change	New approximately 210-foot-tall residential, commercial, and community facility development
424	1	18a	Bulkhead/Landfill Resources	No change	New approximately 188-foot-talll residential, commercial, and community facility development
424	20	18b	Bulkhead/Landfill Resources		
431	17	22b	Bulkhead/Landfill Resources and Agriculture/Milling Resources	New 60-foot-tall industrial (self-storage) development	New approximately 175-foot-tall commercial, residential, and community facility development
438	3	28c	Bulkhead/Landfill Resources	No change	New approximately 215-foot-tall commercial, residential, and community facility development
445	11	28e	Bulkhead/Landfill Resources	No change	New approximately 215-foot-tall commercial, residential, and community facility development
445	20	28f	Bulkhead/Landfill Resources	No change	New approximately 215-foot-tall commercial, residential, and community facility development
439	1	29a	Bulkhead/Landfill Resources and Agriculture/Milling Resources	Conversion to commercial use	New approximately 200-foot-tall commercial, residential, and community facility development
453	1	37a	Bulkhead/Landfill Resources, Agriculture/Milling Resources, and 19th century shaft features	New 45-foot-tall industrial (self-storage) development	New approximately 210-foot-tall commercial, residential, and community facility development
453	21	37b	Bulkhead/Landfill Resources		
462	14	40b	Bulkhead/Landfill Resources	No change	New approximately 190-foot-tall commercial, residential, and community facility development
972	1	41a	Bulkhead/Landfill Resources	No change	New approximately 220-foot-tall commercial, residential, and community facility development
972	58	41c	Bulkhead/Landfill Resources		

Table 7-7 (cont'd)
Projected and Potential Development Sites with Archaeological Significance

Block	Lot	Site	Sensitivity Determination	No Action Condition	Action Condition
465	27	42a	19th Century Shaft Features	No change	New approximately 50-foot-tall commercial development
465	28	42b	19th Century Shaft Features		
466	17	43a	Bulkhead/Landfill Resources	No change	
466	60	43b	Bulkhead/Landfill Resources		New approximately 50-foot-tall commercial development
466	19	44a	Bulkhead/Landfill Resources	No change	New approximately 205-foot-tall commercial, residential, and community facility development
471	100	47b	Bulkhead/Landfill Resources	No change	New open space development
471	200	48a	Bulkhead/Landfill Resources	New approximately 45-foot-tall commercial development	New approximately 300-foot-tall commercial, residential, and community facility development
399	6	58a	19th Century Shaft Features	Conversion to warehouse use	Conversion from commercial to industrial use
471	125	59a	Bulkhead/Landfill Resources	Conversion to warehouse use	Conversion from commercial to industrial use
198	34	Aa	19th Century Shaft Features	New approximately 115-foot-tall commercial and residential development	New approximately 145-foot-tall commercial and residential development
198	35	Ab	19th Century Shaft Features		
433	8	AHa	Agriculture/Milling Resources and 19th century shaft features	No change	New approximately 65-foot-tall residential and commercial development
433	13	AHe	Agriculture/Milling Resources	No change	New approximately 65-foot-tall residential development
453	26	AIa	Bulkhead/Landfill Resources and Agriculture/Milling Resources	No change	New approximately 55-foot-tall residential and commercial development
438	7	AOa	Bulkhead/Landfill Resources	No change	New approximately 200-foot-tall residential and commercial development
453	31	APa	Agriculture/Milling Resources	No change	New approximately 40-foot-tall commercial development
447	50	BBa	19th Century Shaft Features	No change	New approximately 45-foot-tall residential and commercial development
453	54	BJaa/ab	Bulkhead/Landfill Resources and Agriculture/Milling Resources	No change	New approximately 85-foot-tall residential, commercial, and community development (aa) and residential development (ab)
462	6	BOa	19th Century Shaft Features	No Change	New approximately 85-foot-tall residential, commercial, and community development
432	15	Wb	Bulkhead/Landfill Resources	No change	New approximately 205-foot-tall residential, commercial, and community development

Table 7-8
Impacts to Architectural Resources – Rezoning and Study Area

Resource No.	Resource Name	Address	On Development Site	Adjacent Development Site[1]	No Action Condition	Proposed Action Condition	Proposed Action Impact
Rezoning Area							
A	Gowanus Canal Historic District (S/NR-eligible)	Various	Various	Various	Various	Various	Impact Contributing resources would be demolished Potential Construction-Related Impacts
1	ASPCA Memorial Building (NYCL, S/NR-eligible)	233 Butler Street	Projected Site 57	Projected Site 5 Projected Site 7 Projected Site 8 Projected Site 57 Potential Site H	Projected Site 5: no change; Projected Site 7: conversion to mixed-use; Projected Site 8: new approximately 45-foot-tall development; Projected Site 57: new approximately 32-foot-tall development to replace parking lot; Potential Site H: no change	Projected Site 5: new approximately 75-foot-tall development; Projected Site 7: conversion to mixed-use and new approximately 75-foot-tall development; Projected Site 8: new approximately 45-foot-tall development; Projected Site 57: new approximately 85-foot-tall development to replace parking lot; Potential Site H: new approximately 75-foot-tall development	Potential Construction-Related Impact as a result of new adjacent construction on Projected Site 57 and at Projected Site 5 and Potential Site H though resource is protected under TPPN #10/88
2	Row house (S/NR-eligible)	544 4th Avenue	Potential Site BY		Potential Site BY: new approximately 105-foot development	Potential Site BY: New approximately 105-foot new development	No impact No action and with action conditions are the same
5	Row house (S/NR-eligible)	374 Bergen Street		Potential Site B	Potential Site B: new approximately 125-foot development	Potential Site B: new approximately 155-foot development	No impact New building will be only 30 feet taller with development not affecting views to resource

Table 7-8 (cont'd)
Impacts to Architectural Resources – Rezoning and Study Area

Resource No.	Resource Name	Address	On Development Site	Adjacent Development Site[1]	No Action Condition	Proposed Action Condition	Proposed Action Impact
Rezoning Area (cont'd)							
6	Carroll Street Bridge & Operator's House (S/NR-eligible, NYCL)	Crosses Gowanus Canal at Carroll Street		Projected Site 28 Projected Site 29 Projected Site 37	Projected Site 28: no change; Projected Site 29: conversion to retail use; Projected Site 37: new approximately 45-foot-tall development	Projected Site 28: new approximately 215-foot-tall development; Projected Site 29: new approximately 200- foot-tall development; Projected Site 37: new approximately 210-foot development	Potential Construction-Related Impact though resource is protected under TPPN #10/88
7	Our Lady of Peace RC Church Complex (S/NR-eligible)	512-522 Carroll Street		Projected Site 38 Projected Site 63 Potential Site BG Potential Site BK Potential Site BL	Projected Site 38: no change; Projected Site 63: no change; Potential Site BG: no change; Potential Site BK: no change; Potential Site BL: no change;	Projected Site 38: new approximately 155-foot-development; Projected Site 63: new approximately 290-foot tall development Potential Site BG: new approximately 45-foot-tall development; Potential Site BK: new approximately 45-foot-tall development; Potential Site BL: new approximately 55-foot-tall development;	Potential Construction-Related Impacts Buildings at Projected Sites 38 and Projected Site 63 will be taller but are across Denton Place from resource, there are recently built taller buildings nearby at 4th Avenue, and new developments will not block views to resource
8	Brooklyn Improvement Co. Office (S/NR-eligible, NYCL)	360 3rd Avenue		Projected Site 41	Projected Site 41: no change on Lots 1 and 58 and new approximately 45-foot all development on Lot 43	Projected Site 41: new approximately 220-foot-tall development on Lots 1, 43 & 58	Potential Construction-Related Impacts though resource is protected under TPPN #10/88 Building will be considerably taller but located across 3rd Street from the resource and will not block views to the resource

Table 7-8 (cont'd)
Impacts to Architectural Resources – Rezoning and Study Area

Resource No.	Resource Name	Address	On Development Site	Adjacent Development Site[1]	No Action Condition	Proposed Action Condition	Proposed Action Impact
Rezoning Area (cont'd)							
12	BRT Central Power Station Engine House (NYCL, S/NR-eligible)	153 2nd Street		Projected Site 41 Potential Site BN	Projected Site 41: no change on Lots 1 and 58 and new approximately 45-foot all development on Lot 43; Potential Site BN: no change	Projected Site 41: new approximately 220-foot-tall development on Lots 1, 43 & 58; Potential Site BN: new approximately 140-foot-tall development	Potential Construction-Related Impacts though resource is protected under TPPN #10/88 Tall building on Projected Site 41 will obstruct views across primarily paved area from 3rd Avenue and 3rd Street but resource is located along Gowanus Canal and views from the canal and existing/ public walkways will be available
17	20 Row houses (S/NR-eligible)	376-414 Bergen Street		Potential Site B	Potential Site B: new approximately 125-foot development	Potential Site B: new approximately 155-foot development	No Impact New building will be only 30 feet taller with development not affecting views to resource
20	Gowanus Canal Flushing Tunnel, Pumping Station & Gate House (S/NR-eligible), Pumping Station and Gate House: NYCL)	196 Butler Street/201 Douglass Street		Projected Site 6 Projected Site 8 Projected Site 11 Projected Site 57 Potential Site P	Projected Site 6: no change; Projected Site 8: new approximately 45-foot-tall development; Projected Site 11: new approximately 45-foot-tall development; Projected Site 57: new approximately 32-foot-tall development at parking lot; Potential Site P: no change	Projected Site 6: new approximately 85-foot-tall development; Projected Site 8: new approximately 45-foot-tall development; Projected Site 11: new approximately 55-foot-tall development; Projected Site 57: new approximately 85-foot-tall development at parking lot; Potential Site P: new approximately 55-foot-tall development	Potential Construction-Related Impacts though Pumping Station and Gate House are protected under TPPN #10/88 New buildings will not obstruct views to resource

Table 7-8 (cont'd)
Impacts to Architectural Resources – Rezoning and Study Area

Resource No.	Resource Name	Address	On Development Site	Adjacent Development Site[1]	No Action Condition	Proposed Action Condition	Proposed Action Impact
Rezoning Area (cont'd)							
27	IND Subway Viaduct (S/NR-eligible)	Between Smith Street & 3rd Avenue, north of 10th Street		Projected Site 47 Projected Site 48 Potential Site BR	Projected Site 47: no change; Projected Site 48: new approximately 45-foot-tall development; Potential Site BR: no change	Projected Site 47: new approximately 280-foot-tall development and open space; Projected Site 48: new approximately 300-foot-tall development; Potential Site BR: new approximately 55-foot-tall development	Potential Construction-Related Impacts Buildings on Projected Sites 47 and 48 will be considerably taller but located across Smith Street from the resource and will not block views to the resource
29	Former Somers Brothers Tinware Factory (NYCL, S/NR-eligible)	238-246 3rd Street		Potential Site V	Potential Site V: no change	Potential Site V: new approximately 145-foot- development	Potential Construction-Related Impacts though resource is protected under TPPN #10/88 New Building on Potential Site V will be considerably taller but will not block views of the resource

Notes:
[1] Adjacent Development is considered within 90-linear feet.
Only resources located on or adjacent (within 90 feet) of a projected or potential development site are included within this table.

However, it should be noted that if any of these sites were to be developed through future discretionary actions that would be subject to review under CEQR or other environmental review legislation (e.g., Section 106 of the National Historic Preservation Act or Section 14.09 of the New York State Historic Preservation Act), additional archaeological analysis would be completed to confirm the presence or absence of archaeological resources as part of any future discretionary action.

ARCHITECTURAL RESOURCES

In the future without the Proposed Actions, the status of architectural resources could change. S/NR-eligible resources could be listed on the Registers, NYCL-eligible properties could be calendared for a designation hearing, and properties pending designation as NYCLs could be designated. It is also possible, given the project's completion year of 2035, that additional sites could be identified as architectural resources in this time frame.

In the future without the Proposed Actions, changes to architectural resources or to their settings could occur. For instance, indirect impacts from future projects could include blocking 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 settings or introducing shadows over an architectural resource with sun-sensitive features. It is also possible that some architectural resources in the Project Area could deteriorate or experience direct impacts through alteration or demolition, while others could be restored.

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. Privately owned properties that are NYCLs, in New York City Historic Districts, or pending designation as landmarks are protected under the New York City Landmarks Law, which requires LPC review 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; however, the LPC's role in projects sponsored by other City or State agencies generally is advisory only.

AS-OF-RIGHT DEVELOPMENT ON PROJECTED AND POTENTIAL DEVELOPMENT SITES

As detailed in Chapter 1, "Project Description," in the future without the Proposed Actions, the proposed rezoning would not occur, and projected and potential development sites would either remain unchanged from existing conditions or be redeveloped with as-of-right uses reflecting current trends. As shown in **Table 7-6**, 13 projected development sites located within the S/NR-eligible Gowanus Canal Historic District are expected to be directly affected through as-of-right development:

- Projected Development Site 7 will involve the conversion of an existing building to mixed-use containing residential, medical offices, retail, and parking. This is the site of the R.G. Dunn Building at 255 Butler Street, a contributing resource to the S/NR-eligible Gowanus Canal Historic District.
- Projected Development Site 8 at 209 Butler Street will be developed with a new 45-foot-tall mixed-use development containing residential, medical offices, retail, and parking. This is a vacant site in the S/NR-eligible Gowanus Canal Historic District.
- Projected Development Site 11 at 192 Butler Street will be developed with a new 45-foot-tall mixed-use development containing medical offices and retail. This is a vacant site in the S/NR-eligible Gowanus Canal Historic District.
- Projected Development Site 12 at 233 and 239 Nevins Street and 251 Douglass Street and Butler Street will involve the conversion of buildings to retail and other commercial uses, including the buildings at 233 Nevins Street and 239 Nevins Street (Scranton & Lehigh Coal Co. Garage), which are contributing resources to the S/NR-eligible Gowanus Canal Historic District.

- Projected Development Site 20 will involve conversion of the existing building at 537 Sackett Street to medical office and other community facility uses. This is the site of Majestic Company factory, a contributing resource to the S/NR-eligible Gowanus Canal Historic District.
- Projected Development Site 22 involves conversion of the existing warehouse building at 498 Sacket Street to commercial use. A new 60-foot-tall self-storage development will occur at 510 Sackett Street, which contains a factory. No development will occur at 287 Bond Street (a factory building) and 499 Union Street (two warehouses). These are all contributing properties to the S/NR-eligible Gowanus Canal Historic District.
- Projected Development Site 29 involves the conversion of a utility building at 300 Nevins Street to retail. This is a non-contributing property to the S/NR-eligible Gowanus Canal Historic District.
- Projected Development Site 30 at 469 President Street and 514 Union Street will be developed with a new 120-foot-tall mixed-use development containing retail and other commercial uses. 469 President Street and 514 Union Street contain buildings that are contributing resources to the S/NR-eligible Gowanus Canal Historic District.
- Projected Development Site 34 at 341 Nevins Street will be developed with a new 30-foot-tall building containing commercial uses. The property at 341 Nevins Street contains a parking lot in the S/NR-eligible Gowanus Canal Historic District.
- Projected Development Site 37 at 420 and 430 Carroll Street will be developed with new self-storage uses at a height of 45 feet. 420 Carroll Street contains a factory that is non-contributing to the S/NR-eligible Gowanus Canal Historic District. 430 Carroll Street is developed with a garage that is a contributing resource to the S/NR-eligible Gowanus Canal Historic District.
- Projected Development Site 43 at 3rd Street and 421 Bond Street will be developed with new commercial and industrial uses at a height of 164 feet. The parcel at 3rd Street is a vacant lot and 421 Bond Street is occupied by a warehouse that is contributing to the S/NR-eligible Gowanus Canal Historic District.
- The west portion of Projected Development Site 57 that contains a parking lot at 233 Butler Street will be developed with new retail and other commercial uses at a height of 32 feet. The east portion of Projected Development Site 57 contains the ASPCA Memorial Building, a contributing resource to the S/NR-eligible Gowanus Canal Historic District and also designated by LPC as an NYCL. This resource will be retained.
- Projected Development Site 59 will involves the conversion of a factory building at 98 4th Street to warehouse use. This is a non-contributing property to the S/NR-eligible Gowanus Canal Historic District.

Of these projected developments, four (Projected Development Sites 22, 30, 37, and 43) would involve the demolition of buildings that are contributing resources to the S/NR-eligible Gowanus Canal Historic District. As also shown in **Table 7-6**, five potential development sites located within the S/NR-eligible Gowanus Canal Historic District are expected to be directly affected through as-of-right development. These include potential development sites C, D, E, W, and BS. Therefore, as-of-right development would affect contributing properties to the S/NR-eligible Gowanus Canal Historic District (a portion of Potential Development Site E at 475 Baltic Street contains a property that is non-contributing to the S/NR-eligible Gowanus Canal Historic District).

In addition, as also shown in **Table 7-6** and **Table 7-8**, as-of-right development will directly affect the S/NR-eligible property located at 544 4th Avenue on Potential Development Site BY

(Resource No. 2), where new as-of-right residential and commercial development to a maximum height of 105 feet will occur.

Additional protective measures apply to designated NYCLs and S/NR-Listed historic buildings located within 90 linear feet of proposed construction. For these structures, DOB's *TPPN #10/88* applies. *TPPN #10/88* supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent NYCL-designated or S/NR-Listed architectural resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. The procedures and protections of DOB's *TPPN #10/88* apply to five NYCLs: the ASPCA Memorial Building (Resource No. 1), the Carroll Street Bridge and Operator's House (Resource No. 6), the Brooklyn Improvement Co. Office (Resource No. 8), the BRT Central Power Station Engine House (Resource No. 12), and the Gowanus Canal Flushing Tunnel Pumping Station and Gate House (Resource No. 20), as they are located within 90 feet of development sites as described below and shown in **Table 7-8**:

- Projected Development Site 8 will be developed with a new building to a maximum height of 45 feet (not including rooftop mechanicals). It is within 90 feet of the ASPCA Memorial Building (Resource No. 1, NYCL, S/NR-eligible).
- Projected Development Site 11 will be developed with a new building to a maximum height of 45 feet (not including rooftop mechanicals). It is within 90 feet of the Gowanus Canal Flushing Tunnel Pumping Station and Gate House (Resource No. 20, NYCL, S/NR-eligible).
- Projected Development Site 29 will be converted to retail use. It is within 90 feet of the Carroll Street Bridge and Operator's House (Resource No. 6, NYCL, S/NR-eligible).
- Projected Development Site 37 will be developed with a new self-storage building to a maximum height of 45 feet (not including rooftop mechanicals). It is within 90 feet of the Carroll Street Bridge and Operator's House (Resource No. 6, NYCL, S/NR-eligible).
- Projected Development Site 41 will be partially developed with new commercial uses to a maximum height of 45 feet (not including rooftop mechanicals). It is adjacent to the BRT Central Power Station Engine House (Resource No. 12, NYCL, S/NR-eligible) and within 90 feet of the Brooklyn Improvement Co. Building (Resource No. 8, NYCL, S/NR-eligible).

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19. While these regulations serve to protect all structures adjacent to construction areas, they do not afford special consideration for historic structures.

The second protective measure applies to NYCLs, properties within New York City Historic Districts, and S/NR-Listed properties. For these structures, *TPPN #10/88* applies. *TPPN #10/88* supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent NYCLs and S/NR-Listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

As detailed below and in **Table 7-8**, four architectural resources that are not NYCLs or S/NR-Listed properties as well as properties within the S/NR-eligible Gowanus Canal Historic District could experience accidental construction damage in the future without the Proposed Actions from anticipated as-of-right development on adjacent projected and potential developments sites. While these resources would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities, without additional protection provided by *TPPN# 10/88*, potential construction-related impacts could occur:

- Projected Development Site 8 will be developed with a new building to a maximum height of 45 feet (not including rooftop mechanicals). It is within 90 feet of the Gowanus Canal Flushing Tunnel, which runs under Butler Street (Resource No. 20, S/NR-eligible).
- Projected Development Site 11 will be developed with a new building to a maximum height of 45 feet (not including rooftop mechanicals). It is within 90 feet of the Gowanus Canal Flushing Tunnel (which runs under Butler Street in the Project Area) (Resource No. 20, S/NR-eligible).
- Projected Development Site 48 will be developed with a new building to a maximum height of 45 feet (not including rooftop mechanicals). It is within 90 feet of the IND Subway Viaduct (Resource No. 27, S/NR-eligible).
- The western portion of Projected Development Site 57 that contains a parking lot will be developed with a new building to a maximum height of 32 feet (not including rooftop mechanicals). It is within 90 feet of the Gowanus Canal Flushing Tunnel, which runs under Butler Street in the Project Area (Resource No. 20, S/NR-eligible).
- Potential Development Site B will be developed with a new building to a height of 125 feet (not including rooftop mechanicals). It is within 90 feet of the row house at 374 Bergen Street (Resource No. 5, S/NR-eligible) and the western grouping of row houses at 376-414 Bergen Street (Resource No. 17, S/NR-eligible).
- Numerous projected and potential development sites located within the boundaries of the S/NR-eligible Gowanus Canal Historic District (Resource A, S/NR-eligible) are adjacent to or within 90 feet of buildings within the historic district.

Buildings that are expected to be constructed on the potential and projected development sites in the No Action condition will generally be between 4 and 16 stories (40 to 160 feet tall). Most buildings are expected to have residential and commercial uses, with some residential buildings having ground-floor retail and community facility spaces.

NO BUILD DEVELOPMENTS WITHIN REZONING AND STUDY AREAS

Rezoning Area

Other developments expected to occur as-of-right that could affect architectural resources in the future without the Proposed Actions are described below. Construction from these No Build projects could directly impact architectural resources:

- No Build #5 is a planned approximately 48-foot-tall hotel at 489 Baltic Street. It is located within the S/NR-eligible Gowanus Canal Historic District (Resource A).The property is a three-story mid-19th century row house that is a contributing resource to the S/NR-eligible Gowanus Canal Historic District.
- No Build #13 is a planned approximately 52-foot-tall office development at 445 Carroll Street within the S/NR-eligible Gowanus Canal Historic District (Resource A). The property is a

two-story late 19th century row house that is a contributing resource to the S/NR-eligible Gowanus Canal Historic District.

- No Build #14 is a planned approximately 108-foot-tall industrial development with parking at 497 Carroll Street within the S/NR-eligible Gowanus Canal Historic District (Resource A). The property is an early 20th century factory complex with two buildings that is a contributing resource to the S/NR-eligible Gowanus Canal Historic District.
- No Build #41 is a planned reuse and expansion of the BRT Central Power Station Engine House at 153 2nd Street, at a height of 96 feet. The BRT Central Power Station Engine House has been designated an NYCL by LPC and is located within the S/NR-eligible Gowanus Canal Historic District (Resource A).

Although No Build #22 is a planned approximately 65-foot-tall residential development with parking at 399 3rd Avenue within the S/NR-eligible Gowanus Canal Historic District (Resource A), the property is a parking lot that does not contain contributing buildings to the S/NR-eligible Gowanus Canal Historic District.

No Build projects could also potentially result in construction-related impacts to architectural resources from one as-of-right development projects located within 90 feet of architectural resources. *TPPN #10/88* applies to one S/NR-Listed property:

- No Build #26 is a planned approximately 125-foot-tall mixed-use development with residential, retail, and community facility uses at 262 9th Street. It is located within 90 feet of the IND 4th Avenue Station (Resource No. 10, S/NR-Listed).

The following two S/NR-eligible properties are not protected under *TPPN#10/88* and could experience construction-related impacts without the Proposed Actions:

- No Build #12 is a planned approximately 69-foot-tall hotel development at 529 President Street, located at Potential Development Site AS. It is located adjacent to the S/NR-eligible Gowanus Canal Historic District (Resource A).
- No Build #28 is a planned approximately 49-foot-tall residential development at 139 15th Street. It is located adjacent to the row house at 544 4th Avenue (Resource No. 2, S/NR-eligible).

Study Area

- No Build #7 is a planned approximately 50-foot-tall residential development at 280 Bond Street. It is located within 90 feet of the S/NR-eligible Gowanus Canal Historic District (Resource A).
- No Build #10 is planned approximately 50-foot-tall residential development at 326 Bond Street. It is located within 90 feet of the S/NR-eligible Gowanus Canal Historic District (Resource A).
- No Build #42 is a planned approximately 86-foot-tall mixed-use development containing retail, office, and manufacturing uses at 300 Huntington Street. The development is also anticipated to include public open space along the frontage with the Gowanus Canal. No Build #42 will be adjacent to the Gowanus Canal which is included within the S/NR-eligible Gowanus Canal Historic District (Resource A) and will also be adjacent to, or within 90 feet of, the IND Subway Viaduct (Resource No. 27) that extends through the block.

In general, the No Build developments within the rezoning area and 400-foot study area are between approximately 40 to 125 feet tall with most buildings rising to a height of less than 100

feet. They will add primarily residential developments (including three that will contain affordable housing) to the study area, with a number of No Build developments also containing retail and community facility use. Other developments include three hotels, an office development, and a new manufacturing use.

SUPERFUND REMEDIATION

Remediation of the Gowanus Canal and related upland sites pursuant to the Comprehensive, Environmental Response, Compensation, and Liability Act of 1980 (CERCLA or Superfund) will include dredging the Canal, which is scheduled to begin in 2020, and with remediation expected to be completed by 2028. Remediation will include bulkhead repairs. The remediation will, therefore, alter and potentially impact original bulkheads of the Gowanus Canal, which are contributing features to the S/NR-Gowanus Canal Historic District.

As part of the Superfund remediation, DEP plans to construct two new CSO facilities with improved outfall capacity, one at the head of the Canal (Head End Facility) and another near the middle of the Canal (Owls Head Facility). Full build out is planned for 2028. The CSO facilities are designed to collect and retain combined sewer overflow from their respective combined sewer systems, which currently discharge to the Canal. Both the Head End and Owls Head facility sites are located within the boundaries of the S/NR-eligible Gowanus Canal Historic District within the study area. While not part of the Proposed Actions or within the Project Area, construction of the CSO facilities will require the demolition of contributing properties to the S/NR-eligible Gowanus Canal Historic District at the Head End site: buildings at 242 Nevins Street, 270 Nevins Street, and 234 Butler Street, constituting a significant adverse impact and requiring that DEP undertake mitigation measures to partially mitigate the adverse impact. Construction of the CSO facility at the Owls Head site would require the demolition of properties that are non-contributing to the significance of the S/NR-eligible Gowanus Canal Historic District.

G. THE FUTURE WITH THE PROPOSED ACTIONS

OVERVIEW

Development on the projected and potential development sites with the Proposed Actions could have potential adverse impacts on historic and cultural resources from direct physical impacts—disturbance to archaeological resources, demolition and alteration of architectural resources, or accidental damage to architectural resources from adjacent construction—and indirect impacts to architectural resources by 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 an architectural resource with sun-sensitive features. These potential impacts are discussed below.

ARCHAEOLOGICAL RESOURCES

As described previously, all of the potential and projected development sites located outside of the Phase 1A Study Area were determined by LPC to have no potential archaeological significance or are currently being investigated as part of unrelated archaeological investigations or are currently undergoing extensive development that is expected to disturb archaeological resources on those properties. The Proposed Actions would not result in significant adverse impacts on those development sites.

A Phase 1A Study of the archaeological study area was prepared to determine the archaeological sensitivity of the development sites included within. The entire Project Area was determined to have low sensitivity for both precontact archaeological resources and human remains associated with both the Revolutionary War and homestead cemeteries located in the area. The Phase 1A Study determined that four development sites—Site 58a (Block 405, Lot 51); Sites 6a and 6b (Block 405, Lots 63 and 64); and Site 37a (Block 451, Lot 25)—are not archaeologically sensitive and therefore no further archaeological analysis is warranted on those properties. The remaining sites within the Phase 1A Study Area were determined to have low to high sensitivity for archaeological resources associated with the bulkhead/landfill used to construct the Canal; with 17th through 19th century agriculture or milling activity (including the use of forced labor/enslavement); and/or 19th century domestic shaft features. In a comment letter dated November 19, 2019, LPC concurred with the conclusions of the Phase 1A Archaeological Documentary Study (see **Appendix C-1**).

RECOMMENDATIONS FOR FUTURE ARCHAEOLOGICAL ANALYSIS

In those locations that were determined to be sensitive for resources associated with the Gowanus Canal bulkhead and its associated landfill extending as outlined in **Table 7-4** and depicted in **Figure 7-1B**, archaeological monitoring was recommended during construction activities that would disturb or modify the bulkhead. As described above, previous archaeological analyses have identified the sensitive portions of the bulkhead as those that continue to retain their original timber construction within an area that extends approximately 20 feet from the bulkhead's water face. Because the extent to which on-going Superfund remediation currently being completed will impact the bulkhead is unknown, continued consultation will be required with LPC regarding the need for further documentation of each property identified as sensitive for bulkhead-related resources to determine if additional archaeological analysis is warranted on each site.

Phase 1B Archaeological Testing was recommended for all properties that were identified as sensitive for 19th century resources, including shaft features. In the event that shaft features are found, additional documentary research may be necessary to more fully understand the residents of the development sites to supplement the information included in this study regarding the owners and occupants of the Sites before 1875. Additional geomorphological analysis of soil borings was recommended to further understand the potential precontact archaeological sensitivity of the broader Gowanus Canal region.

No burial grounds were identified within the Phase 1A Study Area; however, the entire Project Area was determined to have low sensitivity for human remains associated with both the Battle of Brooklyn and farmstead burial grounds for individuals of both European and African descent. The absence of documentation makes it impossible to predict those locations where human remains may have been buried at one time or where human remains may still be buried. The Phase 1A Study therefore recommended that a general Unanticipated Human Remains Discoveries Plan be prepared to outline the steps that would be followed in the event that human remains are encountered on any of the development sites to ensure the protection and respectful treatment of any human remains in the unlikely event that they are encountered during construction efforts.

IMPACTS ASSESSMENT

In order to mitigate the Proposed Actions' impact on archaeological resources, additional archaeological analysis would be required on each of the development sites before they are redeveloped. However, there are no mechanisms currently in place to ensure that such

archaeological analysis would occur on privately owned land subsequent to the rezoning and such analysis can only be legally required on City-owned properties. Only one of the 46 archaeologically sensitive sites (Block 471, Lot 100) is currently owned by the City. Block 471, Lot 1 is part of Projected Development Site 47.

Since none of the remaining 45 development sites identified as archaeologically sensitive are under the City's control, future development on these properties would occur on an as-of-right basis, and there are no mechanisms available to require that such development undertake archaeological analysis to determine the presence of archaeological resources (i.e., Phase 1B testing) or mitigation for any identified significant resources through avoidance or excavation and data recovery (i.e., Phase 2 or Phase 3 archaeological testing). Therefore, development on private property that is anticipated to occur as a result of the Proposed Actions could result in unavoidable significant adverse impacts on archaeological resources.

For Projected Development Site 47, which is City-owned and for which additional archaeological analysis has been recommended, such analysis could occur in three phases. Phase 1B testing or archaeological monitoring is designed to confirm the presence or absence of archaeological resources in any areas of archaeological sensitivity that are identified in the Phase 1A Study. If resources are present, then a Phase 2 Archaeological Investigation is typically conducted to determine the vertical and horizontal boundaries of those resources and to determine their significance and eligibility for listing on the S/NR. If the Phase 2 investigation determines that significant archaeological resources are present and may be impacted by the proposed work, then mitigation measures—which may include full archaeological excavation in the form of a Phase 3 Archaeological Data Recovery—must be developed and implemented. If such work is not possible, then this would be considered an impact that cannot be mitigated. Before all phases of work, a written scope of work/testing plan must be submitted to LPC for review and concurrence. Following all phases of work, a technical report summarizing each phase of testing must be submitted to LPC pursuant to the terms and conditions as outlined in the 2018 *Guidelines* and the 2020 *CEQR Technical Manual*.

Pending LPC's concurrence with the conclusions and recommendations of the Phase 1A Study and with the completion of all necessary phases of archaeological analysis for Projected Development Site 47 in consultation with LPC and pending LPC's concurrence with all filed work plans and reports for any of the parcels within the archaeological study area, then the proposed rezoning would not result in significant adverse impacts on archaeological resources on Projected Development Site 47. The measures for additional archaeological investigations at Projected Development Site 47 would be required though provisions in the Land Disposition Agreement between the City of New York, acting though the Department of Housing Preservation and Development, and the selected developer of Projected Development Site 47.

With respect to the potential for impacts at projected and potential development sites under private ownership, in the absence of additional archaeological investigation to document the presence of archaeological resources on the projected and potential development sites, the Proposed Actions would result in significant adverse impacts. Possible mitigation measures include Phase 1B archaeological testing, monitoring during construction activities, and additional geomorphological analysis of soil borings. Potential mitigation for the significant adverse impacts are discussed in Chapter 21, "Mitigation."

ARCHITECTURAL RESOURCES

DIRECT IMPACTS TO RESOURCES

Development Sites

Twenty-nine projected development sites and 31 potential development sites are located within the boundaries of the S/NR-eligible Gowanus Canal Historic District (Resource A). As described in **Table 7-6**, of these, 16 projected development sites with contributing resources (projected development sites 4, 5, 6, 7, 12, 15, 18, 20, 22, 23, 24, 28, 42, 44, 53, and 55) and 18 potential development sites with contributing resources (potential development sites D, E, F, G, P, W, AG, AH, AO, AQ, AT, AY, BB, BC, BI, BK, BL, and BO) would be developed in the With Action Condition. Because no changes to the buildings on these projected and potential development sites would occur in the No Action condition, development under the Proposed Actions would directly result in the demolition of contributing resources in the S/NR-eligible Gowanus Canal Historic District, with the exception of the entirety or portions of certain development sites that are not developed with structures (e.g., vacant parcels or parcels used for surface parking) or that contain non-contributing resources to the S/NR-eligible historic district as described in **Table 7-6**. Therefore, the Gowanus Canal Historic District would be impacted under the Proposed Actions when compared with the No Action Condition.

It is assumed that in both the No Action and With Action conditions that the ASPCA Memorial Building at 233 Butler Street on Projected Development Site 57 (Resource No. 1, within the S/NR-eligible Gowanus Canal Historic District and designated NYCL) would be retained and unchanged, with new development occurring on the west portion of Projected Development Site 57 that contains a parking lot (and is not included as part of the landmark site) in both the No Action and With Action Condition (see **Tables 7-6** and **7-8**). Therefore, redevelopment of this site under the Proposed Actions would not result in a significant adverse impact to this resource.

In addition, Potential Development Site BY is occupied by a historic row house at 544 4th Avenue (Resource No. 2, S/NR-eligible). However, since it is assumed that the row house would be redeveloped in the future without the Proposed Actions which could also involve the demolition of this architectural resources (see **Tables 7-6** and **7-8**), redevelopment of Potential Development Site BY under the Proposed Actions would not result in significant adverse impacts.

Waterfront Access Plan/Open Space

The Proposed Actions would result in approximately six acres of new publicly accessible open space in the Project Area.

Gowanus Canal Esplanade

The Proposed Actions include the establishment of the WAP in order to institutionalize a framework by which a continuous public walkway would be constructed over time through a mix of public and private investment. The WAP would cover the waterfront projected development sites within the Project Area. Developments, enlargements, and/or changes of use on the waterfront would be required to comply with waterfront zoning regulations. As discussed in Chapter 1, "Project Description," the WAP guidelines generally require a minimum 40-foot shore public walkway on typical sites and a minimum of 30-foot shore public walkway on certain constrained sites, and on larger sites supplemental public access areas that ensure that 20 percent of the zoning lot is devoted to waterfront public access.

As shown in Figure 5-3 of Chapter 5, "Open Space," the WAP, in conjunction with the proposed zoning districts and the Special Gowanus Mixed-Use District (GSD), would establish the location of required shore public walkways, upland connections, supplemental public access areas, and visual corridors to ensure access to the Canal from surrounding neighborhoods and to address the varied lot configurations and conditions along the Canal's edge.[10] The WAP would result in 4.37 acres of open space and ensure long-term continuity of public access across all sites along the Canal.

The WAP would also modify typical dimensional and grading requirements, permitted obstructions, and design standards for public access to allow and encourage unique design solutions that are impossible under standard waterfront public access area (WPAA) regulations, such as flood-resilient esplanades. The WAP would facilitate elevation of land within waterfront yards to average heights above the daily tidal inundations expected with future sea level rise, and could require modifications to the Gowanus Canal bulkheads, which are contributing features to the S/NR-eligible Gowanus Canal Historic District. In instances where bulkheads would be modified, potential adverse impacts could result to the S/NR-eligible Gowanus Canal Historic District, beyond those alterations/repairs that could result as part of the CERCLA/Superfund remediation of the Gowanus Canal anticipated to occur in the Future without the Proposed Actions.

CONSTRUCTION-RELATED IMPACTS

S/NR-Listed and NYCLs Architectural Resources

As described above in **Table 7-8**, new construction would occur adjacent to five NYCLs in the With Action condition but not in the No Action condition:

- The Carroll Street Bridge & Operator's House (Resource No. 6) is located within 90 feet of potential new development at Projected Development Sites 28 and 29.
- The Brooklyn Improvement Co. Office (Resource No. 8) is located within 90 feet of potential new development on a portion of Projected Development Site 41.
- BRT Central Power Station Engine House (Resource No. 12) is located within 90 feet of Projected Development Site 41 and Potential Development Site BN, which would be developed with new buildings.
- The Gowanus Canal Flushing Tunnel Pumping Station and Gate House (Resource No. 20) are within 90 feet of new development at Potential Development Site P.
- The former Somers Tinware Factory (Resource No. 29) is within 90 feet of new development at Potential Development Site V.

As these five historic resources are designated NYCLs, they are protected by *TPPN #10/88*. With these required measures, significant adverse construction-related impacts would not occur to the five resources.

[10] Shore public walkways are linear public access areas running alongside the Canal. Upland connections are pedestrian walkways that provide access to the shore public walkway. Supplemental public access areas are additional public space provided to fulfill waterfront requirements on large sites. Visual corridors are open areas that provide an unobstructed view from upland streets to the Canal.

S/NR-eligible Architectural Resources

S/NR-eligible architectural resources are located within 90 feet of the proposed construction activities that could occur on projected development sites and potential development sites. As described above, a number of projected and potential development sites are located within the boundaries of the S/NR-eligible Gowanus Canal Historic District (Resource A) and would result in new construction under the Proposed Actions when compared with the No Action condition. These developments have the potential to result in construction-related impacts to resources located within 90 feet of these development sites in the S/NR-eligible Gowanus Canal Historic District, as these resources are not protected by *TPPN #10/88*.

In addition, as shown in **Table 7-8**, potential construction-related impacts resulting from new construction could occur to three other resources that are S/NR-eligible, where new construction would occur in the Future with the Proposed Actions when compared with the No Action Condition:

- Our Lady of Peace Church Complex (Resource No. 7, S/NR-eligible) is located within 90 feet of Projected Development Sites 38 and 63 and Potential Development Sites BG, BK, and BL, which would be developed with new buildings to a maximum height of 155, 290, 45, 45, and 55 feet (not including rooftop mechanicals), respectively.
- The Gowanus Canal Flushing Tunnel under Butler Street (Resource No. 20, S/NR-eligible) is within 90 feet of Projected Development Site 6, which would be developed with a new building to a maximum height of 85 feet (not including rooftop mechanicals).
- The IND Subway Viaduct (Resource No. 27, S/NR-eligible) is located within 90 feet of Projected Development Site 47 and Potential Development Site BR, which would be developed with new buildings to a maximum height of 280 and 55 feet (not including rooftop mechanicals), respectively.

As discussed in Chapter 21, "Mitigation," possible mitigation measures may include measures comparable to *TPPN #10/88* applicable to the S/NR-eligible architectural resources. In the absence of site-specific discretionary approvals, a mechanism would be needed to ensure implementation and compliance since it is not known and cannot be assumed that owners of these properties would voluntarily implement the mitigation. The viability of these or other mitigation measures will be explored between the DEIS and FEIS as detailed in Chapter 21. Should no feasible mitigation be identified, the significant adverse construction impact on the architectural resources would be unavoidable. It should be noted that the IND Subway Viaduct is owned and maintained by the Metropolitan Transportation Authority (MTA). Projected or potential development sites within 90 feet of the IND Subway Viaduct developed in accordance with HPD requirements would be required to implement a Construction Protection Plan to protect from inadvertent construction-related damage. The Department of City Planning, as discussed in Chapter 21, will explore possible mitigation measures specific to the IND Subway Viaduct with LPC, MTA, and HPD between DEIS and FEIS.

Should no feasible mitigation be identified, the significant adverse construction impacts to the above-listed S/NR-eligible, NYCL-pending/calendared, and/or NYCL-eligible architectural resources would be unavoidable.

INDIRECT (CONTEXTUAL) IMPACTS

As set forth in the *CEQR Technical Manual*, visual and contextual impacts on architectural resources can include isolation of a property from or alteration of its setting or visual relationship

with the streetscape; introduction of incompatible visual, audible, or atmospheric elements to a resource's setting; elimination or screening of publicly accessible views of a resource; or introduction of significant new shadows or significant lengthening of the duration of existing shadows, over a historic landscape or on a historic structure (if the features that make the resource significant depend on sunlight) to the extent that the architectural details that distinguish that resource as significant are obscured.

As described above, numerous projected and potential development sites are located within the boundaries of the S/NR-eligible Gowanus Canal Historic District (Resource A), and the Proposed Actions would result in the demolition of contributing resources in the historic district. The demolition of contributing resources within the historic district and construction of new buildings on the development sites also have the potential to result in indirect impacts to the S/NR-eligible Gowanus Canal Historic District by changing the setting of contributing resources that would not be directly affected and by constructing new mixed-use buildings with affordable housing that may not be similar to the existing building character, which includes one- or two-story former industrial buildings, vacant or underutilized lots that are primarily used for open storage or parking, and larger loft-style buildings, some of which have been converted to space for artist studios, co-working, technology, media, and design firms. The area has largely remained the same outside the repurposing of existing former industrial and warehouse buildings due to outdated zoning regulations.

The Proposed Actions would not result in significant indirect impacts to the Boerum Hill Historic District (Resource B), the Boerum Hill Extension (Resource C), or the Carroll Gardens Historic District (Resource D). Development would not occur within these historic districts, and with intervening buildings and/or streets separating any new development from the historic districts, limiting visual connection between the historic districts and new construction. In addition, development under the Proposed Actions would not obstruct publicly accessible views to the buildings in the historic districts.

Individual architectural resources are scattered throughout the Project Area and study area, with concentrations of resources located at the northern end of the Project Area and study area east and west of 4th Avenue, north of St. Marks Avenue (Resource Nos. 3–5 and 13–19). North of St. Marks Avenue, Potential Development Sites A and B would be developed in the No Action and With Action conditions with mixed-use buildings containing residential and commercial uses, with only a 30-foot increase in height for the Proposed Actions when compared with the No Action condition at both development sites. Due to the relatively minor increment in height between the No Action and With Action conditions (approximately 115 feet to 145 feet for Potential Development Site A and approximately 125 feet to 155 feet for Potential Development Site B) and lack of visual relationship between the development sites and the architectural resources, the Proposed Actions would not result in significant adverse indirect impacts to these resources.

Several other individual resources are located towards the southern end of the Project Area and Study Area, east and west of 4th Avenue and south of 7th Street (see Resource Nos. 2, 10, 11, 25, 26, 28, and 30). New development in this portion of the Project Area would be limited, with architectural resources separated from Projected Development Site 51 and Potential Development Site BY intervening streets and buildings (with the exception of Potential Site BY, which could result in the demolition of the row house at 544 4th Avenue located on that development site in both the No Action and With Action conditions, as described in **Tables 7-6** and **7-8**). Development under the Proposed Actions would be taller than under the No Action condition at Projected

Development Site 51 (by approximately 30 feet), but this difference in height would not have the potential to adversely impact the setting or visibility of the architectural resources.

A number of individual architectural resources are located in greater proximity to projected and potential development sites:

- The ASPCA Memorial Building (Resource No. 1) is located on Projected Development Site 57 and is adjacent to a parking lot on the development site that would be developed with an approximately 85-foot-tall building (50 feet taller than the No Action condition), is adjacent to Projected Development Site 7 which would be partially redeveloped with a new approximately 75-foot-tall building along Baltic Street (replacing one-story buildings that are part of the R.G. Dunn & Company Building[11]) under the Proposed Actions, and is adjacent to Potential Development Site H, which would also be developed with an approximately 75-foot-tall building under the Proposed Actions. The taller buildings would not be anticipated to result in indirect impacts to this resource; the resource would remain prominently visible along Butler Street; the existing four-story portion of the R.G. Dunn & Company building on Projected Development Site 7, which is adjacent to the ASPCA Memorial Building on Butler Street and a contributing resource to the S/NR-eligible Gowanus Canal Historic District, would be retained; and new development on Projected Site 57 (at a parking lot) and on Potential Development Site H (which contains a non-contributing building to the S/NR-eligible Gowanus Canal Historic District), would not remove adjacent properties that contribute to the ASPCA Memorial Building's significance or form its immediate setting along Butler Street.
- The Carroll Street Bridge and Operator's House (Resource No. 6) is located in proximity to projected development sites where a tall development of approximately 200 to 210 feet in height is anticipated to occur in the future with the Proposed Actions. However, the projected developments would not affect the characteristics that make this resource significant (e.g., its engineering and historical significance as the oldest of four retractable bridges in the United States) and views to this resource will be maintained on Carroll Street with additional views to the resources provided by the new waterfront esplanade to be constructed under the Proposed Actions.
- The Brooklyn Improvement Co. Office (Resource No. 8) is located across 3rd Street from Projected Development Site 41. While this site would be developed with an approximately 220-foot-tall building, the setting of this resource has been altered through the recent construction of the Whole Foods store adjacent to it. In addition, 3rd Street would serve to separate the new development from the resource, and the projected development would not obstruct publicly accessible views of this resource, which would remain prominently visible in views on 3rd Avenue and 3rd Street due to its corner location.
- The BRT Central Power Station Engine House (Resource No. 12) is located adjacent to Potential Development Site BN which would be developed with an approximately 140-foot-tall building under the Proposed Actions. However, Potential Development Site BN is occupied by a modern approximately 72-foot-tall storage building that obstructs views from 3rd Avenue to the BRT Central Power Station Engine House, located to the west along the Gowanus Canal; construction of a taller building would not impact views to the resource.

[11] These one-story buildings at 484-498 Baltic Street are identified as contributing in the Draft National Register of Historic Places Registration Form, Section 7, p. 44. These include large vehicular entrances and sealed openings set within plain brick facades.

Anticipated development on Projected Development Site 41, located across 2nd Street, would result in a substantially taller building of approximately 220 feet, which would replace the one-story buildings and paved areas that currently allow for some views of the BRT Central Power Station Engine House from 3rd Avenue. However, these views are across private property and not protected under CEQR. Moreover, the BRT Central Power Station Engine House would remain prominently visible from the existing Gowanus Canal Sponge Park and existing waterfront walkway across the Gowanus Canal and would be visible from the proposed Gowanus Canal Esplanade to be constructed under the Proposed Actions.

- The Gowanus Canal Pumping Station and Gate House (Resource No. 20) is adjacent to Potential Development Site P; Potential Development Site O and Projected Development Site 11 are nearby. Development under the Proposed Actions on Potential Development Site P would result in an approximately 55-foot-tall building that would replace existing approximately 13- and 25-foot-tall buildings that would not be developed in the No Action Condition. The change in height would not adversely impact the Pumping Station and Gate House, which exist in a mixed setting of shorter and taller buildings and old and new structures. New development on Potential Development Site O (a new approximately 45-foot-tall building) and on Projected Development Site 11 (an approximately 55-foot-tall building, 10 feet taller than new development on the site in the No Action condition) would also not adversely affect the resource's setting nor would the new buildings on the development sites obstruct views to the Pumping Station and Gate House, which would remain fully visible at the foot of Degraw Street at the Gowanus Canal under the Proposed Actions.
- The IND Subway Viaduct (Resource No. 27) is located across Smith Street from Projected Development Sites 47 and 48. However, development on these sites would occur across the street from the resource, and would not obstruct views to it; the viaduct is prominently visible in views from Smith Street as well as the east–west streets that cross beneath it, and the Proposed Actions would not impact this visibility.

Other architectural resources in the Project Area and Study Area, including Public Bath No. 7 (Resource No. 9), the St. Agnes Church Complex (Resource No. 21), the row houses at 59-97 2nd Street (Resource No. 22), the Old Stone House of Brooklyn (Resource No. 23), and the St. Mary Star of the Sea Church Complex (Resource No. 24), would also not experience significant adverse indirect impacts. Development would occur at minimum across the streets from these resources. The Proposed Actions would not isolate an architectural resource from or significantly alter a resource's visual relationship with the streetscape, nor would new development obstruct views to the architectural resources in the future with the Proposed Actions compared with the No Action condition.

As described in Chapter 6, "Shadows," incremental shadows would fall on some of the stained glass windows of Our Lady of Peace Church (Resource No. 7), which may have the potential to affect the enjoyment of this historic resource for a total duration of approximately 2 hours and 19 minutes, during the mornings of the winter analysis day, which is typically a time when the church holds holiday services. Therefore this incremental shadow is being considered a significant adverse shadow impact.

With the exception of the S/NR-eligible Gowanus Canal Historic District and the Our Lady of Peace Church Complex, which would be adversely impacted as discussed above, and with respect to the other architectural resources in the Project Area and study area, although the developments that are anticipated to occur under the RWCDS associated with the Proposed Actions would somewhat alter the setting and visual context of certain architectural resources, such changes

would not be significantly adverse. The Proposed Actions would not alter the relationship of an architectural resource to the streetscape or isolate an architectural resource from its immediate setting. No projected or potential developments would eliminate or substantially obstruct important public views of the other architectural resources, as all significant elements of the other architectural resources would remain visible in view corridors on public streets. In addition, no incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Actions to any of the other architectural resources' setting such that they would compromise or diminish the characteristics for which an architectural resource has been determined significant.

Overall, the Proposed Actions would not result in significant adverse indirect impacts to architectural resources with the exception of the S/NR-eligible Gowanus Canal Historic District and the Our Lady of Peace Church Complex, as discussed above. ✷