A. INTRODUCTION

As described in Chapter 1, "Project Description," based on projections issued by the national Centers for Disease Control, Memorial Sloan Kettering Cancer Center (MSKCC) expects that new cancer cases in New York City will increase from the current rate of 40,000 annually to 60,000 annually by 2050. While this increase is a projection among all age groups, this rise is being driven by two populations: older patients, whose cases are more acute and require more complex treatment, and younger patients who are being diagnosed with prostate, colon, and breast cancer at alarming rates. To meet this increase in patient volume and the new interventions that are needed to treat the growing number of acute cases, MSKCC will need to supplement its existing capacity with a purpose-built structure with 28 operating rooms (with four dedicated to interventional radiology procedures) and up to 206 patient beds including intensive care unit (ICU) and single rooms for immunocompromised patients, as well as medical support areas.

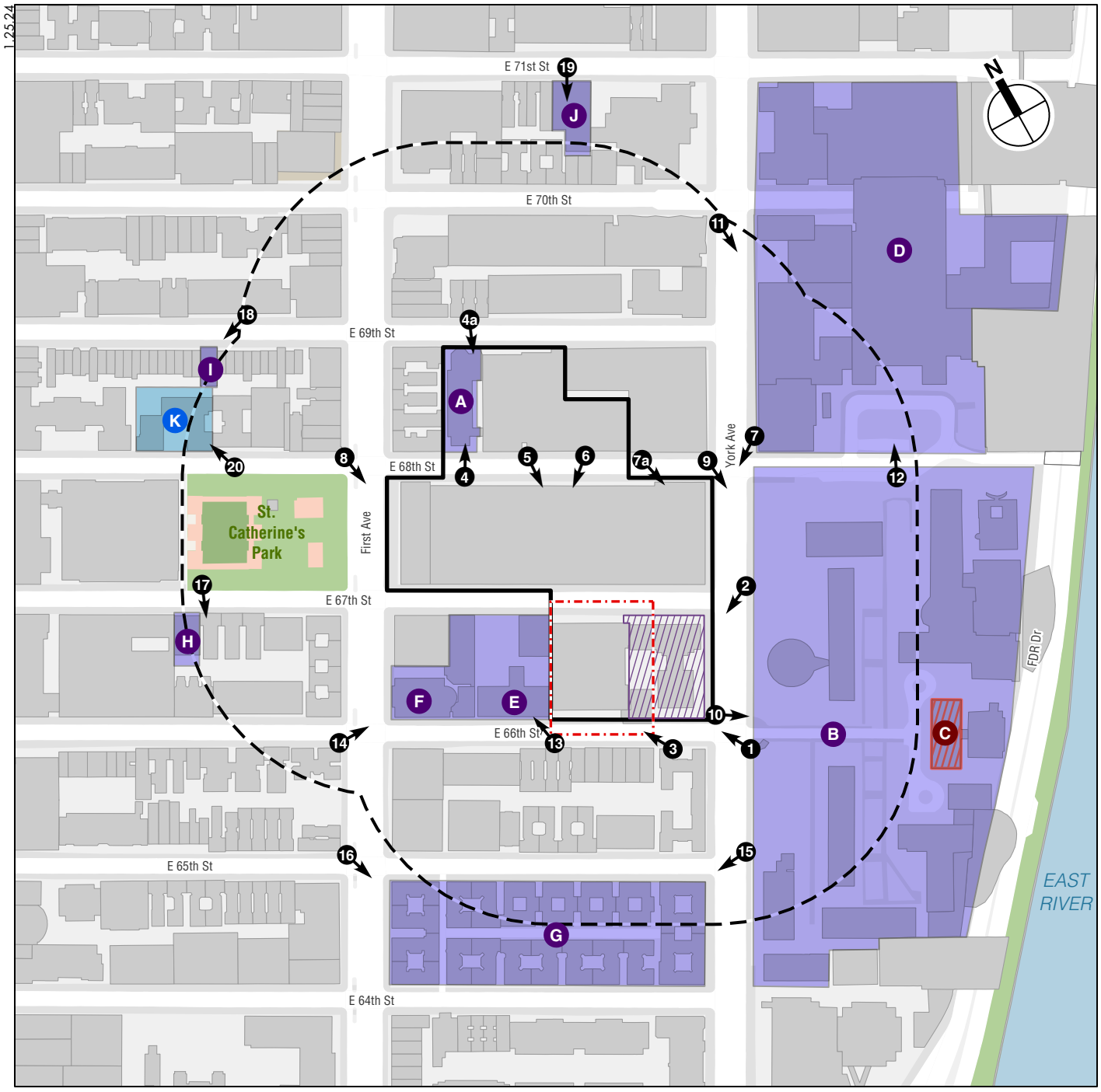
To fulfill this need, MSKCC is requesting a series of zoning actions to establish a zoning envelope to facilitate the development of a new 31-story (up to 598.3 feet including mechanical bulkhead), approximately 903,065 gross square foot (gsf) inpatient hospital building (the Proposed Project), also referred to as the "MSK Pavilion." It would be located on York Avenue between East 66th and East 67th Streets and would consist of 28 operating rooms, including recovery and intensive care facilities, up to 206 single-bedded patient rooms, clinical support, and 5 mechanical floors to house intensive technologies and air exchange systems. A two-story patient bridge across East 67th Street (Patient Bridge) connecting floors 5 and 6 of the Proposed Project with floors 8 and 9 of the Memorial Hospital building would serve as the primary connector for patients in either building to access medical services in the other building.

The Development Site is part of a Large Scale Community Facility Development designated in 2001 (the 2001 LSCFD) that comprises MSKCC's medical buildings located between York and First Avenues between East 66th and East 69th Streets (see **Figures 6-1 and 6-2**).

This chapter assesses the potential for the Proposed Project to affect historic and cultural resources, which include archaeological and architectural resources.

The 2021 *City Environmental Quality Review (CEQR) Technical Manual* recommends that an analysis of archaeological resources be undertaken for actions that would result in any in-ground disturbance. However, in comments dated December 23, 2022, the New York City Landmarks Preservation Commission (LPC) determined that it has no archaeological concerns for Development Site (see **Appendix B**). Therefore, no further archaeological analysis is required; this analysis focuses on standing structures only.

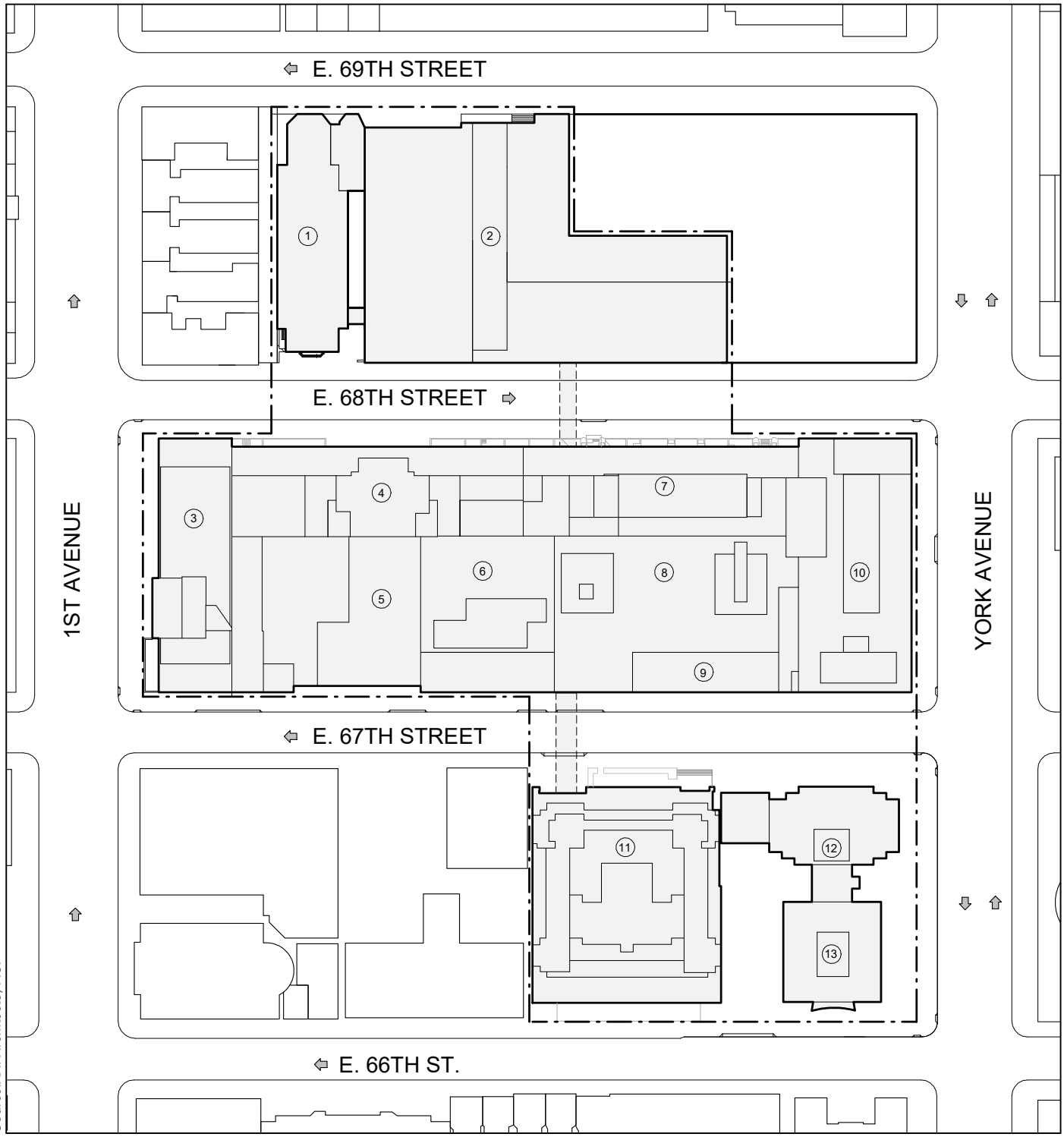
The *CEQR Technical Manual* also recommends that an architectural resources assessment be performed if a proposed action would result in any of the following (even if no known architectural resources are located nearby): new construction; physical alteration of any building; change in scale, visual context, or visual setting of any building, structure, object, or landscape feature; or



Historic and Cultural Resources

MSK PAVILION

Figure 6-1



LEGEND

- LSCFD BOUNDARY
- EXISTING UNDERGROUND TUNNEL
- EXISTING CURB CUT
- EXISTING LSCFD BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- STREET DIRECTION

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

NORTH BLOCK:

1. SAINT CATHERINE OF SIENA CHURCH / 1 FLOOR
2. THE ZUCKERMAN RESEARCH CENTER / 23 FLOORS

MAIN HOSPITAL BLOCK:

3. SCHWARTZ BUILDING / 13 FLOORS
4. HOWARD BUILDING / 15 FLOORS
5. RADIATION ONCOLOGY BUILDING / 4 FLOORS
6. ENID A. HAUPT PAVILION / 7 FLOORS
7. BOBST BUILDING / 14 FLOORS
8. INFILL INFRASTRUCTURE / 9 FLOORS
9. WINSTON SURGICAL PAVILION / 4 FLOORS
10. MEMORIAL HOSPITAL / 20 FLOORS

SOUTH BLOCK:

11. ROCKEFELLER RESEARCH LABORATORY / 16 FLOORS
12. SCHOLARS RESIDENCE / 23 FLOORS
13. SLOAN HOUSE / 20 FLOORS

N

0' 50' 100' 200'

Existing LSCFD/MSKCC Campus Site Plan

screening or elimination of publicly accessible views. Since the Proposed Actions may result in some of these conditions, a full analysis of potential impacts to architectural resources was undertaken under CEQR.

The historic and cultural resources analysis presented below compares the Future without the Proposed Project (the No Action condition) and the Future with the Proposed Project (the With Action condition) on the Development Site and in the surrounding area. In the No Action condition, the Sloan and Scholars buildings would remain on the Development Site and would continue to provide contract housing for professional staff and students for their terms of service or academic affiliation with MSKCC. The existing administrative office space and below grade parking would also remain. As the Development Site is part of a 2001 LSCFD, all future development modifying the LSCFD boundaries or zoning calculations is subject to City Planning Commission review and approval, so there are no as-of-right development opportunities (other than interior alterations) on the Development Site or within the 2001 LSCFD.

PRINCIPAL CONCLUSIONS

The Proposed Project would not result in any significant adverse impacts to historic or cultural resources. As there are no architectural resources on the Development Site, the Proposed Project would not result in any adverse impacts to architectural resources on the Development Site.

In the study area, no architectural resources would be demolished or altered. The Proposed Project's potential to result in indirect, or contextual, impacts was also evaluated, and it was determined that the Proposed Project would not result in any significant adverse visual or contextual impacts on architectural resources in the study area. While the Proposed Project would change the context of some nearby architectural resources, the Proposed Project would not result in changes to an architectural resource causing it to become a different visual entity or isolate an architectural resource from its setting or visual relationships with the streetscape, or otherwise impact the resource's visual prominence. Further, the Proposed Project would not obstruct public views to historic architectural resources. Although as identified in Chapter 5, "Shadows," the Proposed Project would cast shadows on certain of the stained-glass windows in the Church of St. John Nepomucene which are considered to be a significant adverse shadows impact, they would not affect the other features of the church which contribute to its historic importance. Therefore, the Proposed Project would not result in indirect adverse impacts to any of the known or potential architectural resources located in the study area. Overall, the Proposed Project would not introduce incompatible visual, audible, or atmospheric elements to any historic architectural resource's setting.

B. METHODOLOGY

Historic and cultural resources include both archaeological and architectural resources. The study area for archeological resources is the Development Site itself where disturbance from excavation and construction is anticipated. As noted above, in comments dated December 23, 2022, LPC determined that it has no archaeological concerns for Development Site. Therefore, no further archaeological analysis is required; this analysis focuses on standing structures only.

Study areas for architectural resources are determined based on the area of potential effect for construction period impacts, as well as the larger area in which there may be visual or contextual impacts. The *CEQR Technical Manual* sets the guidelines for the study area as being typically within an approximately 400-foot radius of the LSCFD (see **Figure 6-1**). Within the study area,

architectural resources analyzed include S/NR-listed or S/NR-eligible properties, New York City Landmarks (NYCLs), New York City Historic Districts (NYCHDs), and properties pending such designation. In addition, a survey of the study area was conducted to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria ("potential architectural resources").

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

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

C. EXISTING CONDITIONS

ARCHITECTURAL RESOURCES

DEVELOPMENT SITE

Two adjoining MSKCC-owned buildings at 1233 York Avenue (Block 1461, Lot 21)—the Scholars and Sloan buildings—are located on the Development Site located in the south block of the 2001 LSCFD. They face York Avenue between East 66th and East 67th Streets. The Scholars building is the 23-story building at the corner of York Avenue and East 67th Street; the Sloan building is the 20-story building to the south at the corner of York Avenue and East 66th Street. The Sloan building was built in 1962 and the Scholars building was built in 1985 (see **Figures 6-3 and 6-4**). The Development Site also includes a parking garage under the Scholars and Sloan buildings and the adjacent Rockefeller Research Laboratory (RRL) building also owned by MSKCC. The 16-story RRL building was built in 1988. In comments dated December 23, 2022, LPC determined that the buildings on the Development Site have no architectural significance (see **Appendix B**). Therefore, there are no known or potential historic architectural resources on the Development Site.

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



Sloan Building—View northwest on York Avenue from south of East 66th Street **1**



Scholars Building—View southwest on York Avenue from East 67th Street **2**



Rockefeller Research Laboratories (RRL)—View northwest on East 66th Street **3**

Development Site and Rezoning Area

REZONING AREA

The Rezoning Area includes two portions of Block 1461—the western portion of Lot 21 which contains the Development Site and Lot 13 which contains the RRL building, as described above.

2001 LSCFD

The Development Site and Rezoning Area are part of the 2001 LSCFD that comprises MSKCC's medical buildings and the Church of St. Catherine of Sienna—all located between York and First Avenues and between East 66th and East 69th Streets (see **Figure 6-1**). The 2001 LSCFD includes the north block, the main hospital block, and the south block (see **Figure 6-2**). The buildings in the LSCFD date from several different development periods between ca. 1931 and 2003. The Development Site and Rezoning Area are located on the south block.

As shown in **Table 6-1** and on **Figure 6-1**, there is one known architectural resource within the 2001 LSCFD, which is located on the north block:

> The **Church of St. Catherine of Siena** (S/NR-eligible) is located at 405-409 East 68th Street (see View 4 of **Figure 6-5**). The church was designed by architect Wilfred E. Anthony and built in 1931. It is a through-block building that has restrained neo-Gothic and English Arts and Crafts influences. The building's primary façade is on East 68th Street and includes the primary paired entrances and a squared tower that extends above the roof. The primary entrances are accessed by low concrete stair and have limestone surrounds. A stone crucifix is located between and slightly above the entrances. The upper portion of the façade contains three-pointed arch window openings with stained glass. The squared tower is east of the primary entrances and is set back from the sidewalk. It has a narrow spire to extends from the roof of the tower. The building's secondary façade is on East 69th Street. The building is set back from the sidewalk and has an angular curved form, with a double height portion and a one-story portion. There are pointed arch window openings with stained glass and limestone detailing, consistent with the East 68th Street façade.

Also on the north block, immediately east of the Church of St. Catherine of Siena, is MSKCC's 23-story Zuckerman Research Center at 411 East 68th Street that was built in 2003. It is a through-block building with frontages on both East 68th and East 69th Streets. It does not meet criteria for listing on the S/NR or for NYCL designation.

The main hospital block includes the 14-story Bobst Building at 444 East 68th Street,[2] which was designed by architect James Gamble Rogers and built in 1939 (see Views 5 and 6 of **Figure 6-6**). This building incorporates Art Modern elements including horizontal brick and stone detailing, brick lettering, and low window openings. At the base, the building has wide fluted stone pillars separated by window openings. Decorative stonework is located at the ground floor. "Memorial Hospital," "1884," and "1938" are depicted in brickwork above the second floor of the base. The building's tower portion is parallel to the street and is set back from the base. The building

[2] The New York State Office of Parks, Recreation, and Historic Preservation (OPRHP)'s Cultural Resource Information System (CRIS) identifies the Memorial Hospital building at 1275 York Avenue as "undetermined" and includes photographs of the building from 2019. However, the Memorial Hospital building's construction date is listed in CRIS as 1940 which is consistent with the construction date of the Bobst Building at 444 East 68th Street. The Memorial Hospital building was built in 1973. As described above, the Bobst Building has been substantially altered. These buildings do not appear to meet S/NR-eligibility criteria.



East 69th Street façade



Church of St. Catherine of Siena, 405-409 East 68th Street **4**

LSCFD
Known Architectural Resource
Figure 6-5



Bobst Building—View southeast on East 68th Street **5**



Bobst Building and Howard Building—
View southwest on East 68th Street **6**

originally had a through-block footprint with two- and three-story north-south wings fronting on East 67th Street. These wings have been altered with additions and infill construction. In 1973 the eastern portion of the Bobst Building that fronted on East 68th and York Avenue was demolished, and the York Avenue frontage of the main hospital block was redeveloped with the 20-story Memorial Hospital building at 1275 York Avenue (see View 7 of **Figure 6-7**). Other substantial alterations to the Bobst Building include the construction of a large, nine-story infill structure immediately to the south, abutting and connecting to the Bobst Building's south façade. These substantial alterations to the Bobst Building have severely compromised the building's architectural integrity.

Table 6-1
Known and Potential Architectural Resources

Ref. Ltr.[1]	Name	Address	Block/ Lot	NHL	NYCL	NYCL-eligible	S/NR	S/NR-eligible
2001 LSCFD								
Known Architectural Resource								
A	Church of St. Catherine of Siena	405-409 East 68th Street						X
Study Area								
Known Architectural Resource								
B	Rockefeller University Historic District	Block bounded by York Avenue, the FDR Drive, East 64th Street, and demapped East 68th Street	1480/10			X		X
C	Founder's Hall	Rockefeller University Historic District—end of the entrance drive at East 66th Street	1480/10	X			X	
D	New York Presbyterian -Weill Cornell Medical Center	Block bounded by York Avenue and the FDR Drive between demapped East 68th and East 70th Streets; also includes a portion of the block bounded by York Avenue and the FDR Drive between East 70th and East 71st Streets	1480/1; 1482/1, 40,20					X
E	Public School 183	419 East 66th Street	1461/7					X
F	Church of St. John Nepomucene	1224 First Avenue	1461/1			X		X
G	City and Suburban Homes Company First Avenue Estate	1168 First Avenue; 410 East 65th Street; 415 East 64th Street; 429 East 64th Street	1459/1; 30; 10; 22		X		X	
H	67th Street Branch of the New York Public Library	328 East 67th Street	1441/38					X
I	First Hungarian Reformed Church of New York City	346 East 69th Street	1443/37		X		X	
J	Sokol Hall	420 East 71st Street	1465/34					X
Study Area								
Potential Architectural Resource								
K	Apartment Building at 333 East 68th Street	333 East 68th Street	1443/11					

Notes:
NHL = National Historic Landmark; NYCL = New York City Landmark; S/NR = New York State and National Registers of Historic Places; S/NR-eligible = determined eligible for listing on the Registers; NYCL-eligible = determined eligible for NYCL designation.
[1] Corresponds to **Figure 6-1**.

Also fronting on East 68th Street immediately west of the Bobst Building is the 15-story Howard Building that was built in 1947 and connects to the west side of the Bobst Building (see View 6 of **Figure 6-6**). In 1948, the west end of the block was developed with the 13-story James Ewing Memorial Hospital building (now known as the Schwartz Building) at 1250 First Avenue. It occupies the full blockfront of First Avenue (View 8 of **Figure 6-7**). The building was substantially altered in 2014. As noted above, the 20-story Memorial Hospital building at 1275

Memorial Hospital Building and Bobst Building connection—View southeast on East 68th Street





Memorial Hospital Building—View southwest on York Avenue **7**



Schwartz Building—View southeast on First Avenue **8**

York Avenue was built in 1973 (see View 7 of **Figure 6-7**). The buildings on the main hospital block comprise older buildings that have been substantially altered and do not meet criteria for listing on the S/NR or for NYCL designation.

STUDY AREA

Known Architectural Resources

There are nine known architectural resources located in the 400-foot study area. These resources are described below, listed in **Table 6-1**, and mapped on **Figure 6-1**.

The **Rockefeller University Historic District** (S/NR-eligible, NYCL-eligible) is roughly bounded by York Avenue, the FDR Drive, East 64th Street, and demapped East 68th Street. The development site faces Rockefeller University across York Avenue. The historic district includes the campus buildings, the perimeter fence, schist retaining wall along the FDR Drive, and landscaping north of and including Sophie Fricke Hall (see **Figure 6-1** and View 9 of **Figure 6-8**). The buildings within the historic district were built between 1906 and 1959 and reflect two architecturally distinct building programs. The earlier Classical Revival-style brick-faced buildings are located toward the eastern portion of the campus and were designed by Shepley, Rutan, and Coolidge and by its successor firms of Coolidge and Shattuck and Coolidge, Shepley, Bullfinch, and Abbot. **Founder's Hall**, originally known as the Laboratory Building, is individually S/NR-listed and is an NHL. This six-story Classical Revival building was built in 1906 and was the first building erected on the Rockefeller campus and is prominently located at the end of the university's entrance drive from York Avenue at East 66th Street (see View 10 of **Figure 6-8**). New buildings were built on the campus in 1958-1959 that were designed by Harrison & Abramovitz. This cohesive group of International Style buildings are sited on the campus in a Beaux-Arts plan blending into the campus. The buildings echo the materials of the earlier Institute buildings through the use of rough fieldstone bases and limestone cladding, while reflecting modern architectural design. Landscape architect Dan Kiley collaborated with the architects in developing an extensive landscape plan that complements the expansion buildings' modern design aesthetic.

The **New York Presbyterian-Weill Cornell Medical Center** (S/NR-eligible) occupies the large block bounded by York Avenue and the FDR Drive between demapped East 68th and East 70th Streets. The complex also includes a portion of the block bounded by York Avenue and the FDR Drive between East 70th and East 71st Streets. The original complex, which was designed by Coolidge, Shepley, Bullfinch & Abbott, was completed in 1933. Organized on a grid plan centered on a 27-story tower, the complex consists of buildings of various heights interspersed with courtyards (see Views 11 and 12 of **Figure 6-9**). The central tower faces the demapped extension of East 68th Street east of York Avenue Descending wings flank the tower in all directions. The collection of buildings is unified through the consistent use of gray limestone and brick cladding, multiple setbacks, and rectilinear massing. The modernist, stylized Gothic exterior design, which is primarily visible in the use of pointed arch windows, is said to reference the Palais des Papes in Avignon, France. A power house occupies the block between East 70th and 71st Streets. Since the 1950s, multiple building campaigns have introduced new structures into former courtyard spaces, especially along York Avenue, and glazed bays have been added to the southern façade of the central tower. A small rooftop addition with a glazed curtain wall was added to the southern wing at demapped East 68th Street and York Avenue in 2006. The S/NR eligibility determination only encompasses the 1930s buildings.





Rockefeller University Historic District—View southeast from York Avenue and East 68th Street **9**



Rockefeller University Historic District—View east from the primary entrance to Founders Hall **10**

Study Area—Known Architectural Resources



NYP-Weill Cornell Medical Center—View southeast on York Avenue **11**



NYP-Weill Cornell Medical Center—View north from East 68th Street **12**

Study Area—Known Architectural Resources

Public School 183 (S/NR-eligible), located at 419 East 66th Street, is a five-story Renaissance Revival-style school building with a tripartite façade with a base, shaft, and capital. The building has a limestone and brick base that contains a central recessed arched entrance, two pedimented side entrances with projecting brackets, and rectangular window openings. The central entrance has a stair, limestone medallions, and a limestone lion's head above the entrance. A limestone stringcourse separates the building's base from the three-story brick-faced shaft. The shaft has three bays separated by limestone piers, with a wide central window bay and two narrower flanking window bays. At the fifth floor, the capital is faced in limestone and brick, with decorative medallions on the piers and limestone lion's heads above each window opening. The limestone piers extend to the roof (see View 13 of **Figure 6-10**). P.S. 183 is located immediately west of the RRL building and the 2001 LSCFD.

The **Church of St. John Nepomucene** (S/NR-eligible, NYCL-eligible) is located at 1224 First Avenue at the northeast corner of East 66th Street (see View 14 of **Figure 6-10**). The church was designed in the Romanesque style by architect John Van Pelt and built in 1925. The building is faced in multi-colored stone and brick. It is oriented east-west within its primary façade and primary entrance opening onto First Avenue; an attached rectory is located north and east of the church, with its primary façade on East 67th Street. The church's primary façade contains a highly detailed compound arch with a limestone surround topped with a stone eagle. Two narrow round arched window openings flank the entrance. Above the entrance is a rose window with intricate stone detailing, with four stone animals that are representative of the four evangelists—Matthew (person), Mark (lion), Luke (calf), and John (eagle). The end gabled roof has arched stonework and columns and is topped with a gold cross. A low, one-story structure extends along the north façade. South of the primary façade is a squared bell tower that has arched openings, finials and a low spire topped with a cross. The church's south façade, fronting on East 66th Street, contains paired stained glass windows set in round arch openings at the first floor and paired stained glass arched windows at the upper level of the south façade. A secondary entrance set within a round arched surround opens from the south façade of the bell tower.

The **City and Suburban Homes Company First Avenue Estate** (S/NR, NYCL) occupies the block bounded by East 64th and 65th Streets between First and York Avenues (see Views 15 and 16 of **Figure 6-11**). Constructed between 1898 and 1915, the First Avenue Estate was built by the City and Suburban Homes Company as affordable, model housing for the working poor. Designed by James E. Ware and Philip H. Ohm, City and Suburban's architects, the complex consists of 6-story, light-colored brick tenements of various plans separated by light courts. Ornamentation is minimal and includes copper cornices, and stone stringcourses, entrances, and window lintels. Fire escapes with decorative brackets cover the façades of all the buildings. The two buildings on First Avenue have ground-floor storefronts. The two buildings that face York Avenue (429 East 64th Street and 430 East 65th Street) built in 1915 and were the complex's last buildings to be constructed. They have been re-faced in stucco.

The **67th Street Branch of the New York Public Library** (the "67th Street Branch building") (S/NR-eligible), located at 328 East 67th Street, was designed by the architecture firm Babb, Cook & Willard and built in 1905. The 67th Street Branch building was designed to be similar to the Yorkville Branch building at 222 East 79th Street (S/NR, NYCL), which was designed by James Brown Lord and built in 1902. The 67th Street Branch building is a three-story, three bay Renaissance Revival-style building. It is faced in limestone and has tall arched window openings with scrolled keystones at the first floor, large rectangular window openings at the second floor, and six smaller rectangular window openings at the third floor. Above the decorative cornice is a balustraded parapet. The façade is inscribed between the second and third floors with "New York



Public School 183, 419 East 66th Street—View northwest on East 66th Street **13**



Church of St. John Nepomucene,
1224 First Avenue—View northeast on First Avenue
from East 66th Street **14**

Study Area—Known Architectural Resources



City and Suburban Homes Company First Avenue Estate—View southwest on York Avenue from East 65th Street **15**



City and Suburban Homes Company First Avenue Estate—View southeast on First Avenue from East 65th Street **16**

Study Area—Known Architectural Resources

Public Library." The 67th Street Branch building's entrance has an Art Nouveau-style transom above the arched doorway that is flanked by side lights (see View 17 of **Figure 6-12**).

The **First Hungarian Reformed Church of New York City** (S/NR, NYCL) is located at 346 East 69th Street. It was designed by architect Emery Roth with Secessionist and Craftsman detailing. It was built in 1916. The church has a three-bay primary façade with a central, three-story, 80-foot-tall tower capped with a conical roof. The tower is flanked by two lower height bays. Pilasters provide definition to the bays, the first floor, and the upper portion of the tower. A large, round window is framed with an entablature at the center of the façade. Faience panels with floral patterning provide further ornamentation. Bracketed eaves are located above the primary entrance and at the roofs of the side bays (see View 18 of **Figure 6-12**).

Sokol Hall (S/NR-eligible) is located at 420 East 71st Street. This two-story Renaissance Revival-style building was designed by architect Julius Franke and built in 1896 to house a Czech civic association. The Sokol (which means "falcon") organization was founded in 1862 by Miraslav Tyrs during a growing nationalist movement aimed at creating a Czech Republic free from the Habsburg Empire. In the United States, individual Sokol halls functioned as civic organizations that promoted cultural activities, including gymnastic training and language education. Sokol Hall at 420 East 71st Street is faced in brick, has a rusticated stone base with jack arches above the window and door openings at the first floor. The central, primary entrance has a cast stone surround that includes pilasters containing small, metal lion head medallions. The entrance originally had a portico supported by ionic columns. The second floor has five window openings, each with cast stone surrounds containing rosettes and topped with a pediment. Two stone panels at the second floor are inscribed with "MDCCCXVI" and "CECH GYMNASTIC ASSOCIATION" (see View 19 of **Figure 6-13**).

Potential Architectural Resources

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

The nine- and 15-story apartment building at **333 East 68th Street** was completed circa 1928. According to an October 30, 1927 *New York Herald Tribune* article, the building was designed by the architecture firm Van Wart and Wein, with Cross & Cross serving as the "supervising architect.", who were involved in several other high-end apartment buildings in Manhattan at that time.[3] The building at 333 East 68th Street was a cooperative and was one of the first high-end apartment buildings to be built east of Third Avenue, which had long been a dividing line to the expansion of high-end development into this area. Advertisements for the building from 1928 and 1929 describe it as being of "Park Avenue quality" but at half the price.[4] The apartment building was designed with Georgian influences, including a rusticated limestone base, brick cladding on the upper floors, and limestone detailing. The window openings at the base include pediments at the second floor and round arch openings with projecting keystones at the third floor. The building also has limestone stringcourses and cornices. The building's nine-story portion is to the west and includes a deeply recessed primary entrance that is accessed through a decorative garden. The entrance has a heavy limestone surround with a broken, scrolled pediment. Limestone quoining is

[3] Roland F. Elliman, Vice-President, Douglas L. Elliman & Co., "Plans Proposed for Protection of Suite Buyers," *The New York Herald Tribune*. October 30, 1927, page C2.

[4] Christopher Gray, "Beyond the Pale as Well as the Els." *The New York Times, Streetscapes*. May 16, 2013.



67th Street Branch of the New York Public Library, 328 East 67th Street—View south on East 67th Street **17**



First Hungarian Reformed Church of New York City, 346 East 69th Street—View southwest on East 69th Street **18**

Study Area—Known Architectural Resources

Figure 6-12



Sokol Hall, 420 East 71st Street—View south on East 71st Street **19**

Study Area—Known Architectural Resources

used at the lower portion of the central entrance bay. The building's 15-story portion is east of the primary entrance and has a rectangular form that is topped with an octagonal campanile-like tower. The building was designed with extensive gardens to the rear and originally contained 64 apartments containing four, six, and seven rooms. The building's location across from St. Catherine's Park was a selling point when the property was being marketed by the Douglass L. Elliman & Co., at the time of its completion (see View 20 of **Figure 6-14**).[5]

D. THE FUTURE WITHOUT THE PROPOSED PROJECT (NO ACTION CONDITION)

DEVELOPMENT SITE, REZONING AREA, AND 2001 LSCFD

Absent the Proposed Project, in the No Action condition, no substantial changes would occur by 2030 on the Development Site or in the Rezoning Area or 2001 LSCFD. The Sloan and Scholars building would remain on the Development Site and would continue to serve as MSKCC housing and administrative offices. No as-of-right development is permitted within the 2001 LSCFD.

STUDY AREA

As described in Chapter 2, "Land Use, Zoning, and Public Policy," there ~~are no~~is one project~~s~~ in the study area that ~~are~~ is expected to be completed by the 2030 build year. A three-story former parking garage at 403 East 65th Street is being converted into a new approximately 150-seat pre-K public school, which is expected to be completed and operational for the 2024-2025 school year.

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

Architectural resources that are listed on the State and National Registers of Historic Places 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.

[5] Rosario Candela. "New—Ready to Live In, 25 Sutton Place." [192-197]. Pamphlet, Douglas L. Elliman & Co. New York Real Estate Brochure Collection, Avery Architectural & Fine Arts Library, Columbia University. *Columbia Digital Library Collections*. https://doi.org/10.7916/D873848H. Accessed May 2023.



Apartment building at 333 East 68th Street—View northwest on East 68th Street **20**

Study Area—Potential Architectural Resource

The New York City Building Code, in Section BC 3309: Protection of Adjoining Property, provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. These regulations serve to protect all structures adjacent to construction areas; they do not afford special consideration for historic structures.[6]

E. THE FUTURE WITH THE PROPOSED PROJECT (WITH ACTION CONDITION)

DEVELOPMENT SITE, REZONING AREA, AND 2001 LSCFD

As described in Chapter 1, "Project Description," in the Proposed Project would demolish Scholars and Sloan buildings on the Development Site and build a new 31-story (up to 598.3 feet tall, including the mechanical bulkhead), approximately 903,065 gross square foot (gsf) inpatient hospital building. The new building's primary façade would occupy the full blockfront of York Avenue between East 66th and East 67th Streets, with its primary entrance and double height lobby opening onto York Avenue (see Chapter 1, "Project Description," Figures 1-4, 1-9, and 1-10). The double height lobby structure would be set back from the sidewalks on York Avenue and East 66th and East 67th Streets. The lobby structure would have glazing for high transparency, with the upper portion of the building resting on pilotis. The new building would have a through-block driveway for patient drop-offs and pick-ups that would provide direct weather-protected access into the lobby. The north façade of the building would have a two-story Patient Bridge across East 67th Street connecting floors 5 and 6 with floors 8 and 9 of the Memorial Hospital building to the north, providing a medically necessary connection for staff and patients between the buildings. The RRL building immediately west of the new hospital building would be modified for an improved access to and from the below grade garage and a small reduction in some ground-floor conference room space. The garage entrance would remain on East 66th Street and a new entrance and exit would be created on East 67th Street. There would be three loading docks on East 67th Street and one on East 66th Street (see Chapter 1, "Project Description," Figures 1-4 and 1-9). As there are no architectural resources on the Development Site, the Proposed Project would not result in any adverse impacts to architectural resources. The Proposed Project would not result in any significant adverse direct impacts to historic architectural resources. In addition, the proposed rezoning of the midblock rezoning area would not affect any historic architectural resources.

The Church of St. Catherine of Siena is located within the LSCFD. However, it is located beyond a city block from the Development Site. Therefore, the church does not have a visual or contextual relationship with the Development Site and the Proposed Project would not adversely affect this architectural resource.

STUDY AREA

DIRECT IMPACTS

With the Proposed Project, no architectural resources in the study area would be demolished, damaged, altered, or neglected. In addition, there are no known or potential architectural resources located within 90 feet of the Development Site or the proposed Rezoning Area. As no development

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

would occur in the remaining areas of the LSCFD, no historic architectural resources would be directly affected by the Proposed Project.

INDIRECT IMPACTS

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

The Proposed Project would not result in any significant adverse visual or contextual impacts on architectural resources in the study area. The Rockefeller University Historic District is located across York Avenue from the 23-story Scholars building and the 20-story Sloan building on the Development Site. While the Proposed Project would result in a new 31-story building on the Development Site that would be taller than the existing Development Site buildings, the Rockefeller University Historic District is already located within the context of changes over time. The Rockefeller University Historic District includes the portions of the campus that reflect two distinct periods of the campus's development—the early 1900s buildings on the eastern portion of the campus and the Modernist expansion buildings that were built in 1958-1959 that are located on the western portion of the campus closest to York Avenue. These changes on the Rockefeller University campus occurred within the context of MSKCC's development of the Sloan building in 1962, the Memorial Hospital building in 1973, and the Scholars building in 1985, all of which have their frontages on York Avenue across from the Rockefeller University campus. Further, the Rockefeller University Historic District does not have a meaningful visual or contextual relationship with the Development Site buildings or the Memorial Hospital building. Therefore, the Proposed Project would not result in a significant indirect adverse impact to the Rockefeller University Historic District.

Redevelopment of the Development Site with a new building that would be taller than the existing buildings on the Development Site would not adversely affect any significant public views to the Rockefeller University Historic District. As the historic district is characterized by low rise buildings set within a landscaped campus, which is not publicly accessible, public views to the campus are largely limited to nearby vantage points on York Avenue. The campus's perimeter fence which has brick and metal components, along with a dense tree canopy further restrict public views. The campus's primary entrance at the terminus of East 66th Street would remain the primary view into the campus, with Founders' Hall in the distance. The Proposed Project would not adversely affect the Rockefeller University Historic District to cause it to become a different visual entity, or isolate it from its setting or visual relationships with the streetscape, or otherwise impact the resource's visual prominence.

The New York Presbyterian-Weill Cornell Medical Center building complex also fronts on York Avenue and is located at the northeast corner of York Avenue and East 68th Street. The closest building in this large building complex is approximately 300 feet northeast of the Development Site and does not have a meaningful visual or contextual relationship with the Development Site due to intervening buildings, along with the intervening dense tree canopy that characterizes the Rockefeller University Historic District. Views to this architectural resource would remain available from existing vantage points. Another nearby historic architectural resource that has a

frontage on York Avenue is the City and Suburban Homes Company First Avenue Estate between East 64th and East 65th Streets. It is approximately 315 feet south of the Development Site and is located beyond intervening buildings. The City and Suburban Homes Company First Avenue Estate does not have a meaningful visual or contextual relationship with the Development Site. The Proposed Project would not result in any significant adverse visual or contextual impacts on either of these historic architectural resources.

As described above, P.S. 183 is a five-story building with its primary façade on East 66th Street. The school building is located immediately west of the Rezoning Area which contains the 16-story RRL building. Only a small interior area within the eastern portion of the RRL—an area that is approximately 120 feet east of the school building—would be altered with the Proposed Project. The new building that would be built on the Development Site would be located beyond the RRL to the east, farther from the school building. Views to the school building are available only from the immediately surrounding area. Construction of the Proposed Project at the east end of the block would not affect any significant public views to this architectural resource or diminish its visual prominence. The Proposed Project would not result in changes to the school building to cause it to become a different visual entity, isolate it from its setting or visual relationships with the streetscape, or otherwise impact this architectural resource.

The Church of St. John Nepomucene, which is located immediately west of P.S. 183, has its primary façade on First Avenue and its secondary façade on East 66th Street. The church's rectory fronts on East 67th Street. Views to the church are available on both First Avenue and East 66th Street, with views of the rectory available on East 67th Street. Construction of the Proposed Project at the opposite end of the block would not affect any significant public views to this architectural resource or diminish its visual prominence in views on First Avenue or East 66th Street. The Proposed Project would not result in changes to the church to cause it to become a different visual entity or isolate it from its setting or visual relationships with the streetscape, or otherwise impact this architectural resource. Chapter 5, "Shadows," describes the incremental shadow that the Proposed Project would cast on the north and east (rear) façades of the St. John of Nepomucene Church, which would occur during the spring, summer, and fall mornings. Given the coverage and duration of the incremental shadow and the elimination of direct sunlight, particularly from the east (rear) windows above the altar and given the time at which this elimination occurs (during Sunday services), the incremental shadow would result in a significant adverse shadows impact to this historic architectural resource. However, there would be no indirect adverse impacts to the church's primary and secondary façades which face First Avenue and East 66th Street. Apart from the affected stained-glass windows, no other architecturally important features of this architectural resource would be adversely affected by the Proposed Project. No significant public views to the church be adversely affected nor would the church's visual prominence in views on First Avenue and East 66th Street be adversely affected. Therefore, the Proposed Project would not result in any significant indirect impacts to the Church of St. John Nepomucene as an historic architectural resource. No other architectural resources in the historic and cultural resources study area have sunlight-sensitive features that would be affected by the Proposed Project.

The other known and potential architectural resources in the study area—the 67th Street Branch building, the apartment building at 333 East 68th Street, the First Hungarian Reformed Church of New York, and Sokol Hall—are located beyond intervening buildings from the Development Site and do not have any visual or contextual relationship with the Development Site. Therefore, these known and potential architectural resources would not be affected by the Proposed Project.

The Rockefeller University Historic District has two sunlight-sensitive elements—the landscape designed by Dan Kiley and the Abby Aldrich Rockefeller Hall's west façade windows and open-air porch element at the building's north end. It is important to note that the Rockefeller University campus, including its landscape and the Abby Aldrich Rockefeller Hall building, is not publicly accessible; therefore, any potential effects on users of these resources would be extremely limited. As described in Chapter 5, "Shadows," with the Proposed Project portions of the landscape would receive incremental shadow in the fall and early spring and during the late spring and summer. The Abby Aldrich Rockefeller Hall's west façade and open-air area at its north end would receive incremental shadow in the late spring and summer. The Shadows analysis concluded that the effects of the incremental shadow would not be significant.

While the Proposed Project would add a new tall building to the Development Site that would be taller than other buildings in the study area, other tall buildings are located in the study area on York Avenue and on east-west streets within the MSKCC's 2001 LSCFD and on the New York Presbyterian-Weill Cornell Medical Center campus. Tall buildings are located among historic architectural resources and are part of the visual context of the study area. Therefore, the new building on the Development Site would not result in any significant adverse contextual impacts to nearby architectural resources.

With the Proposed Project, the new building would be clad in materials compatible with variety of buildings in the study area that include older, masonry-faced buildings and newer buildings that have more glazed façades. As described above, the architectural resources in the study area that are located on York Avenue exist in a mixed context that includes the low scale buildings that characterize much of the Rockefeller University Historic District and the large New York Presbyterian-Weill Cornell Medical Center building complex that is centered around a 27-story tower and interconnected buildings of varying heights. The York Avenue frontage of the City and Suburban Homes First Avenue Estate complex is located beyond a city block from the Development Site and does not have a meaningful contextual relationship with the Development Site. Therefore, the contemporary design for the new building with the Proposed Project would not adversely impact the setting of architectural resources in the study area.

Overall, the Proposed Project would not introduce incompatible visual, audible, or atmospheric elements to a historic resource's setting. Therefore, the Proposed Project would not result in any significant adverse impacts to historic and cultural resources in the study area.

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