7.0 Historic and Cultural Resources

Introduction

This chapter evaluates the potential effects of the Proposed Actions on the City's historic and cultural resources, in accordance with the 2021 *CEQR Technical Manual*. Historic resources are identified as districts; buildings; structures; sites; and objects of historical, aesthetic, cultural, and archaeological importance in the *CEQR Technical Manual*. Pursuant to the *CEQR Technical Manual*, historic resources include:

- Listed New York City Landmarks (NYC-L);
- Eligible New York City Landmarks (NYC-E);
- Properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC);
- Individual properties or historic districts listed in the State/National Register of Historic Places (S/NR-Listed);
- Individual properties or historic districts formally determined eligible for S/NR listing (S/NR-Eligible);
- Properties recommended by the New York State Board for Listing in the S/NR;
- National Historic Landmarks; and
- Properties not identified by one of the programs listed above, but that meet their eligibility requirements.

The Proposed Actions would induce development that could result in new, in-ground disturbance and construction of a building type(s) that could compromise the historic context of the area; therefore, they have the potential to affect archaeological and architectural resources. Impacts on historic resources are considered on the affected site and in the area surrounding identified development sites. According to the guidance provided in the *CEQR Technical Manual,* the historic resources study area is defined as the directly affected area (i.e., the proposed Rezoning Area), plus a 400-foot radius, which is adequate to assess physical and visual impacts.

Archaeological resources are considered only for projected and potential development sites where new, in-ground disturbance would occur compared to the No-Action condition. Impacts

to historic resources may result from both temporary (e.g., related to the construction process) and permanent activities.

Principal Conclusions

Archaeological Resources

WSP prepared a Phase IA Archaeological Documentary study (Phase IA) for the projected and potential development sites where new, in-ground disturbance is proposed. The Phase IA report was reviewed by LPC in March 2024. In response, LPC requested a revised Phase IA documentary study that focused on 14 lots within the projected development sites which they determined have potential for the recovery of remains of nineteenth-century occupation and one location that has potential for the recovery of remains from a potential nineteenth-century burial ground (**Appendix C**). The latter location is not one of the projected/potential project sites.

The revised Phase IA study determined that 34 of the 70 projected/potential development sites are archaeologically sensitive for nineteenth century shaft features. The Project Area was determined to have no sensitivity for precontact archaeological resources. This study will be submitted to LPC for review and so the report's findings that are presented in this chapter are preliminary and may change depending upon that review. The revised Phase IA study recommended additional archaeological analysis for certain development sites such as Phase IB archaeological testing and ownership research in addition to continued consultation with LPC and submission and concurrence of all required work plans. If significant archaeological resources are identified, Phase II evaluation studies and/or mitigation measures may be required. The process noted in the *CEQR Technical Manual* will be adhered to throughout LPC's review of the revised Phase IA and any needed subsequent steps.

Architectural Resources

Direct (Physical) Impacts

The Proposed Actions would result in a significant adverse historic resources impact to one resource that is conservatively assumed to be eligible for S/NR listing: former Olivet Church (#23). This resource would be directly impacted by construction on projected development site 52, because this historic resource would be demolished as a consequence of the Proposed Actions, resulting in a potential significant adverse direct impact to these S/NR-eligible resource. SHPO consultation on the final eligibility determination of the Olivet Church will be completed between the draft and final EIS.

Mitigation measures outlined in Chapter 9 of the *CEQR Technical Manual* that could minimize or reduce these impacts such as redesign, adaptive reuse, construction protection plans (CPP) and relocating architectural resources are discussed in more detail in **Chapter 20, Mitigation** of this EIS. If these measures are not feasible to avoid the adverse direct impact, measures such as photographically documenting the eligible structures in accordance with the standards of the Historic American Buildings Survey (HABS) could partially mitigate the

identified significant adverse direct impact to NYC-E and S/NR-Eligible historic architectural resources. Impacts to NYC-L buildings and sites are generally presumed to be mitigated through protections of the New York City Department of Building's (DOB) Technical Policy and Procedure Notice (TPPN) #10/88, which requires the LPC to mitigate changes to landmarks through the permit and entitlement process. However, for S/NR-Eligible historic properties, implementation of mitigation measures outlined in Chapter 9 of the *CEQR Technical Manual* are not required for Proposed Actions that are privately funded. Therefore, an unavoidable significant adverse impact on this S/NR-Eligible historic resource may occur if no mitigation measures are implemented (see Chapter 22, "Unavoidable Significant Adverse Impacts").

Indirect (Contextual) Impacts

Thirteen historic resources are located near the projected/potential development sites. Although these developments resulting from the Proposed Actions could alter the setting or visual context of several of these historic resources, two projected development sites could cause alterations to the setting and visual context of NYC-L resources. Development site 54 could cause alterations to the setting and visual context of the NYC-L Bedford Historic District (D) and Girls' High School (#20). Development sites 20 and 48 and potential development sites H and I could cause alterations to the setting and visual context of the NYC-L 23rd Regiment Armory. However, these NYC-L properties are regulated by the New York City Landmarks Law (NYC Administrative Code Title 25, Chapter 3 §25-305), which requires any changes to or within the vicinity of the landmarks receive a certificate of appropriateness from the LPC before work can proceed. Thus, any contextual impacts to these properties would be avoided or mitigated. The remaining development of projected/potential development sites would not alter the relationship of any identified historic resources to the streetscape; all streets in the study area would remain open, and each resource's relationship with the street would remain unchanged in the future with the Proposed Actions.

Construction Impacts

NYC-L or S/NR-Listed historic buildings located within 90 linear feet of a projected or potential new construction site are subject to the protections of the New York City Department of Building's (DOB) Technical Policy and Procedure Notice (TPPN) #10/88. Therefore, the Proposed Actions would not cause any significant adverse construction-related impacts to NYC-L or S/NR-Listed historic buildings.

Development at 9 projected and potential sites under the Proposed Actions could potentially result in construction-related impacts to seven S/NR-Eligible / NYC-E historic resources, one of which is a historic district, located within 90 feet of the projected/potential development sites. These seven S/NR-Eligible / NYC-E resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites; however, they are not afforded the added special protections under DOB's TPPN #10/88 because they are not S/NR-listed or NYC-L. Additional protective measures under DOB's TPPN #10/88 would only become applicable if the eligible resources are S/NR-listed or NYC-L in the future prior to the initiation of construction. If the eligible resources listed above are

not S/NR-Listed or NYC-L, however, they would not be subject to TPPN #10/88 and may therefore be adversely impacted by the adjacent developments resulting from the Proposed Actions if CEQR mitigation measures are not implemented.

Development Background

Early inhabitants of the Project Area included the Lenape indigenous people. The area was mostly forested, hilly, and unpopulated until the establishment of the Village of New Bedford in the seventeenth century as part of a grant from New Amsterdam Governor Pieter Stuyvesant. The area would later become part of the Village of Brooklyn and, in 1674, was transferred from Dutch to British rule. During European colonization, many areas were de-forested and became farmland. In the nineteenth century, the area experienced rapid urbanization due to the layout of a new street grid, technological advances in rail transportation and construction, and the development of Prospect Park.

During the late nineteenth century, Atlantic Avenue had an at-grade freight and passenger rail connecting Brooklyn's industrial waterfront with the farms of Long Island, fueling Brooklyn's rapid development, and leading to industrial, distribution-based businesses concentrating along the corridor and surrounding blocks. In the early 1900s, the rail line was moved below grade and began operating as passenger-only service for the LIRR. As Long Island suburbanized amidst the rapid growth of the automobile, Atlantic Avenue evolved into an auto-centric corridor with gas stations, vehicle repair shops, warehouses, and distribution centers. In 1961, M1-1 zoning was mapped along the corridor to limit new housing and promote suburban-style industrial and commercial uses, reinforcing the character of low-rise, auto-oriented uses, devaluing the existing rowhouses and apartment buildings by designating their use as non-conforming with zoning, and precluding any new residential development, conversions, or expansions.

Methodology

Pursuant to the 2021 *CEQR Technical Manual*, an assessment of impacts to historic and cultural resources is warranted. Impacts on historic resources are considered on the affected site and in the area surrounding identified development sites. Impacts to historic resources may result from both temporary (e.g., related to the construction process) and permanent (e.g., related to the long-term or permanent result of the Proposed Actions). Under the reasonable worst case development scenario (RWCDS), 70 development sites (54 projected and 16 potential) have been identified in the proposed Rezoning Area to produce a reasonable, conservative estimate of future growth for the archaeological and architectural resource assessment.

Archaeological Resources

Overview

Archaeological resources require assessment because the projected and potential development sites would result in new, in-ground disturbance resulting from both above- and below-ground construction. Archaeological resources are considered only for projected and

potential development sites where new, in-ground disturbance would occur compared to the No-Action condition. Because these sites could experience additional, in-ground disturbance as a result of the Proposed Actions compared to No-Action conditions, a Phase IA study was completed for the 70 projected and potential sites identified where new, in-ground disturbance is expected to occur as a result of the Proposed Actions and was submitted to LPC for review in March 2024. LPC requested a revised Phase IA documentary study that focused on 14 lots within the projected/potential development sites which they determined have potential for the recovery of remains of nineteenth-century occupation and one location that has potential for the recovery of remains from a potential nineteenth-century burial ground (**Appendix C**). The latter location is not one of the projected/potential project sites.

To assess the Proposed Actions' potential impacts on archaeological resources, this chapter:

- Describes land use in the study area.
- Identifies those areas thought to be potentially archaeologically sensitive.
- Identifies projected and potential development sites where new, in-ground disturbance is expected to occur as a result of the Proposed Actions.
- Summarizes the results of the Phase IA.

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. For this analysis, the study area for archaeological resources is limited to sites that may be developed within the Project Area and include projected and potential development sites. The 14 lots LPC determined to have potential for the recovery of remains of nineteenth-century occupation in their letter dated March 12, 2024, are considered the Archaeological Resources Study Area and were analyzed in the revised Phase IA documentary study to determine the archaeological sensitivity. This study will be submitted to LPC for review and so the findings noted in the table below are preliminary and may change depending upon that review. The remaining projected and development sites were determined by LPC to have no potential archaeological significance, and no further archaeological study is needed for those properties. The lots that were assessed in the revised Phase IA are listed in **Table 7-1** and depicted on **Figure 7-1**.

Table 7-1: Summary of Archaeological Sensitivity by Development Site

Block	Lot	Site Number/Letter	Potential	Description of Archaeological Potential
1126	13	9	Moderate	Late nineteenth/early twentieth century deposits
	7		Moderate	Late nineteenth/early twentieth century deposits
1126	57	10	Moderate	Late nineteenth/early twentieth century deposits
1126	3	11	Moderate	Late nineteenth/early twentieth century deposits
	4		Moderate	Late nineteenth/early twentieth century deposits
1132	37	21	Moderate	Late nineteenth/early twentieth century deposits
1133	13	22	Moderate	Late nineteenth/early twentieth century deposits
1133	53	24	Moderate	Late nineteenth/early-twentieth century deposits
1133	76	27	Moderate	Late nineteenth/early twentieth century deposits
1133	91	28	Moderate	Late nineteenth/early twentieth century deposits
	89		Moderate	Late nineteenth/early twentieth century deposits
	80		Moderate	Late nineteenth/early twentieth century deposits
	90		Moderate	Late nineteenth/early twentieth century deposits
2008	1	55	Low/None	

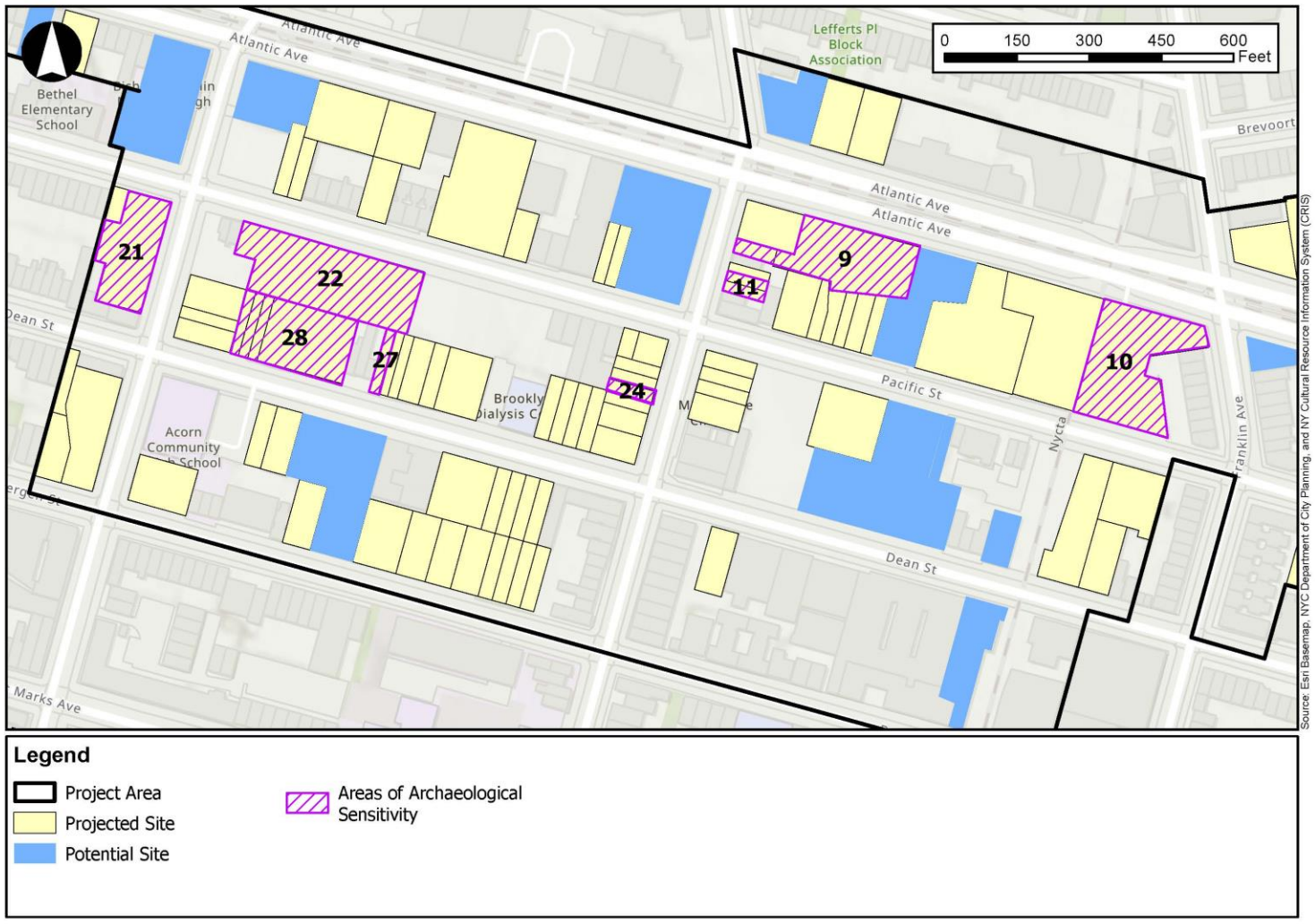


Figure 7-1a: Areas of Archaeological Sensitivity

Architectural Resources

Overview

Architectural resources are defined as properties that are listed New York City Landmarks (NYC-L); eligible New York City Landmarks (NYC-E); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); individual properties or historic districts listed in the State/National Register of Historic Places (S/NR-Listed) or formally determined eligible for S/NR listing (S/NR-Eligible); properties recommended by the New York State Board for Listing in the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements.

Architectural resources require assessment because the Proposed Actions would result in:

- Physical destruction, demolition, damage, alteration, or neglect of all or part of an historic property.
- Changes to the architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.
- Isolation of the property from, or alteration of, its setting or visual relationships with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor.
- Introduction of incompatible visual, audible, or atmospheric elements to a resource's setting.
- Replication of aspects of the resource so as to create a false historical appearance.
- Elimination or screening of publicly accessible views of the resource.
- Construction-related impacts, such as falling objects, vibration (particularly from blasting or pile-driving), dewatering, flooding, subsidence, or collapse. Such impacts may occur to an architectural resource adjacent to a construction site if adequate precautions are not taken.

Introduction of significant new shadows, or significant lengthening of the duration of existing shadows, over an historic landscape or on an 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 (CEQR Technical Manual 2021: 9-18). According to the guidance provided in the *CEQR Technical Manual,* the historic resources study area is defined as the directly affected area (i.e., the proposed Rezoning Area), plus a 400-foot radius. Under the RWCDS, 70 development sites (54 projected and 16 potential) have been identified in the proposed Rezoning Area to produce a reasonable, conservative estimate of future growth for the architectural resources assessment.

Probable impacts of the developments resulting from the Proposed Actions on architectural resources will be assessed using the following criteria: (a) would there be a physical change

to the property; or (b) would there be a physical change to its setting, such as context or visual prominence (i.e., indirect impacts), and, if so, is the change likely to alter or eliminate the significant characteristics of the resource that make it important (*CEQR Technical Manual*: 9-18).

Existing Conditions

Archaeological Resources

A Phase IA study of the archaeological study area was completed to determine the study area's archaeological sensitivity. The Phase IA study synthesized all relevant data, as appropriate, in its determinations of the archaeological sensitivity of the development sites within the archaeological study area. It should be noted that this study will be submitted to LPC for review and so the findings presented below should be considered preliminary as they may change depending upon that review. The archaeological process noted in the *CEQR Technical Manual* will be adhered to as part of this project.

Precontact Archaeological Sensitivity

The sensitivity assessment of the current area of potential effects shows that most of the study area has been impacted by the historical development of the urban neighborhood from the mid-nineteenth century to the present. The walkover of the study area showed that most of the study area has been covered with asphalt roadways and concrete sidewalks. A section of the New York City subway underlies sections of the study area, and signs of buried utilities were present on the surface of the sidewalks and roadways. These observations are consistent with background research of soil data showing the entire study area falls within Urban Land complex soil classes. The degree of modification present in the landscape and soil horizons suggests that the study area has no sensitivity for precontact archaeological deposits.

Historic Period Archaeological Sensitivity

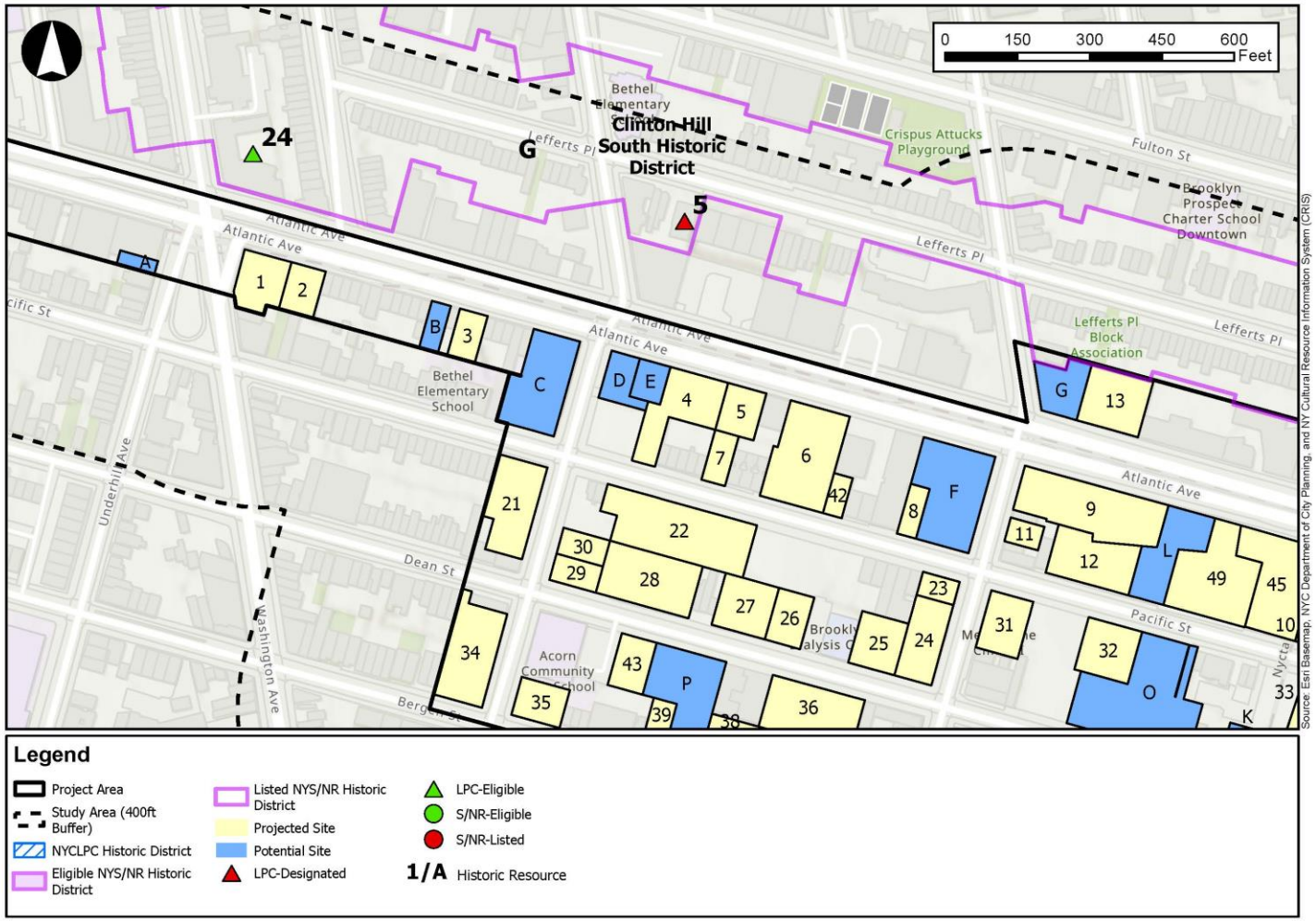
Sections of the study area include sections of grassy lawn between the buildings of the City blocks and in the front yards of some buildings in the study area. Comparison of the greenspace extant within the study area with the available Sanborn Insurance maps of the area suggests that sections of the study area may include areas with sealed historic features, such as privies and cisterns. These features could yield data regarding the neighborhood's historical development, including data regarding immigration, class, and identity from the mid- to late-nineteenth century into the mid-twentieth century. As such, these sections of the study area have a moderate potential for containing intact nineteenth century archaeological resources (see **Table 7-1** and **Figure 7-1**).

Architectural Resources

Overview

Four historic districts, two NYC-L, one S/NR-Eligible and one S/NR-Listed, are partially within the Project Area. The Study Area includes an additional S/NR-Eligible historic district and four NYC-L historic districts **(Figure 7-2**; **Table 7-2**). Three individual NYC-L landmarks, two

individual S/NR-Eligible properties and two S/NR-Listed properties which are also NYC-E, are located within the Project Area. The Study Area includes five individual NYC-L landmarks, one individual NYC-E landmark, one individual S/NR-Listed property and 9 individual S/NR-Eligible properties.



Atlantic Avenue Mixed-Use Plan

Figure 7-2a
Architectural Resources

Figure 7-2a Architectural Resources

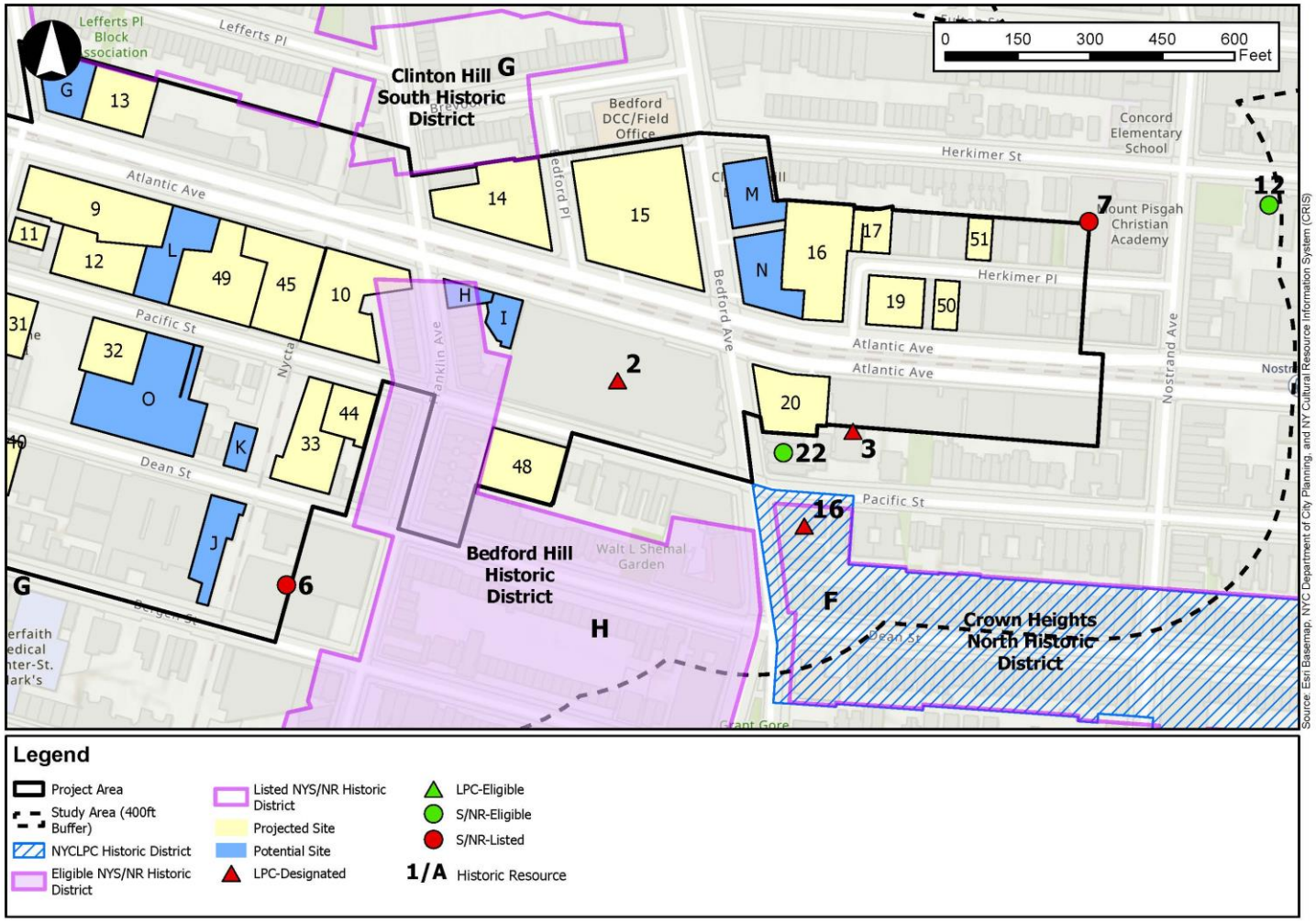


Figure 7-2b Architectural Resources

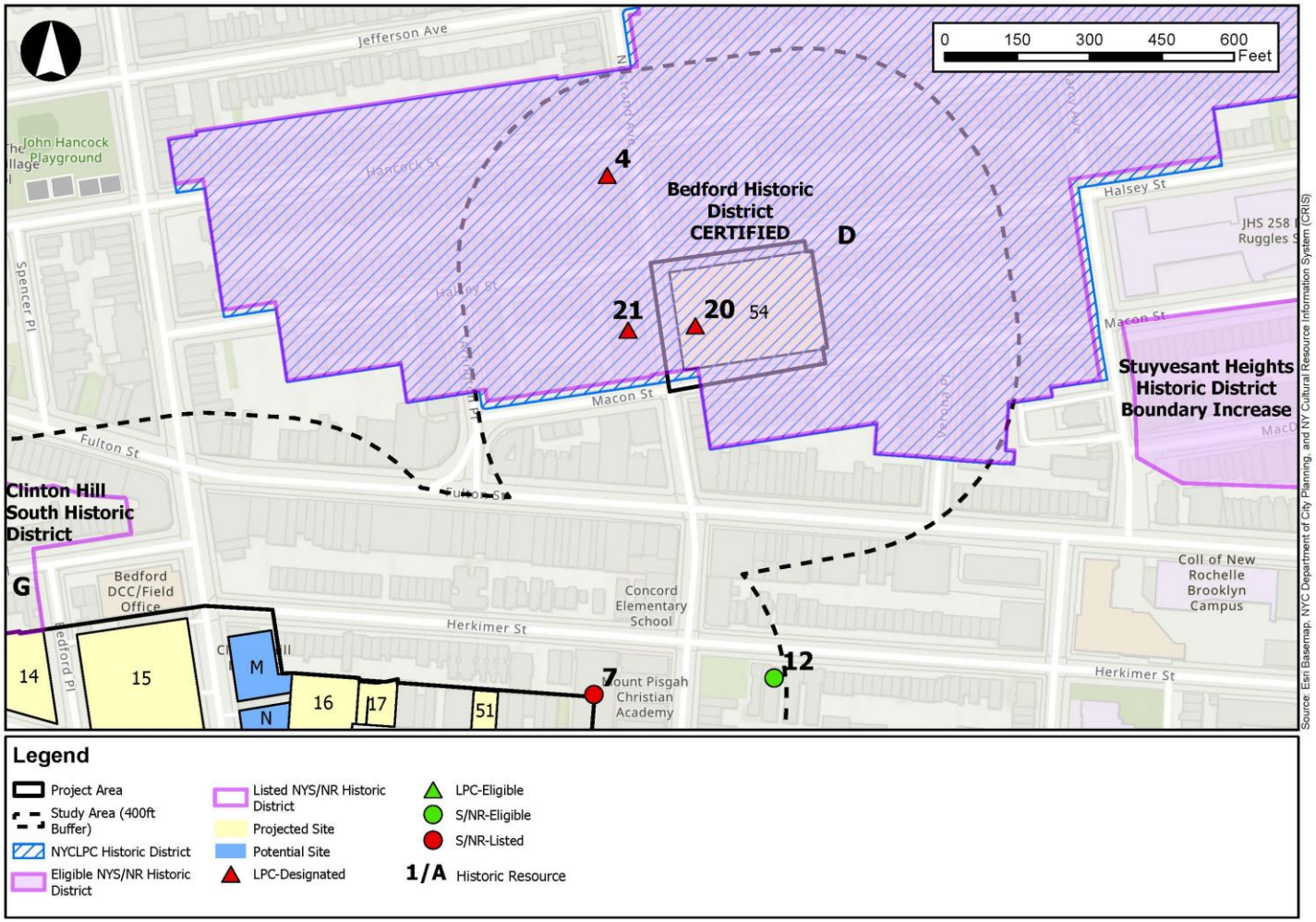
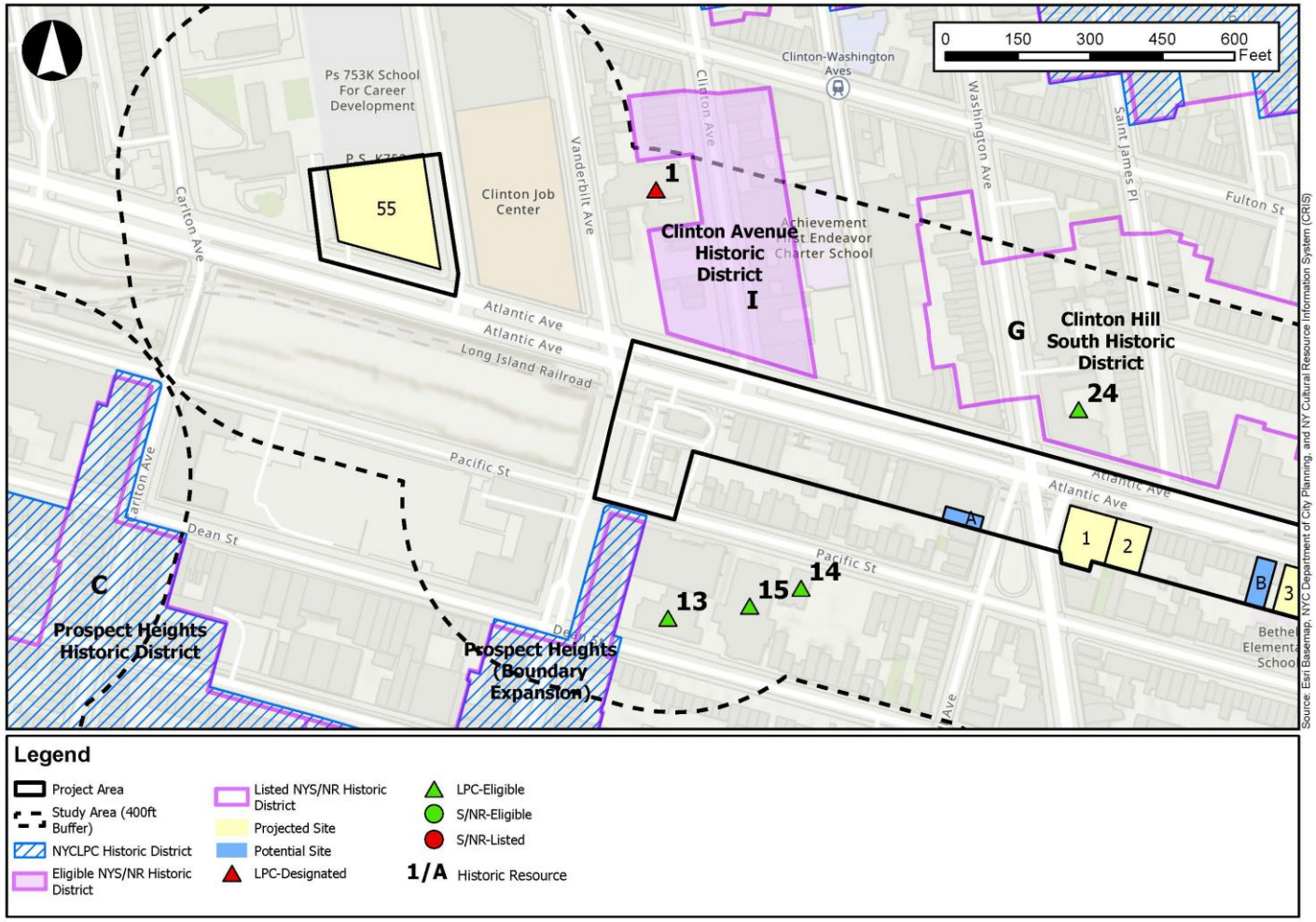


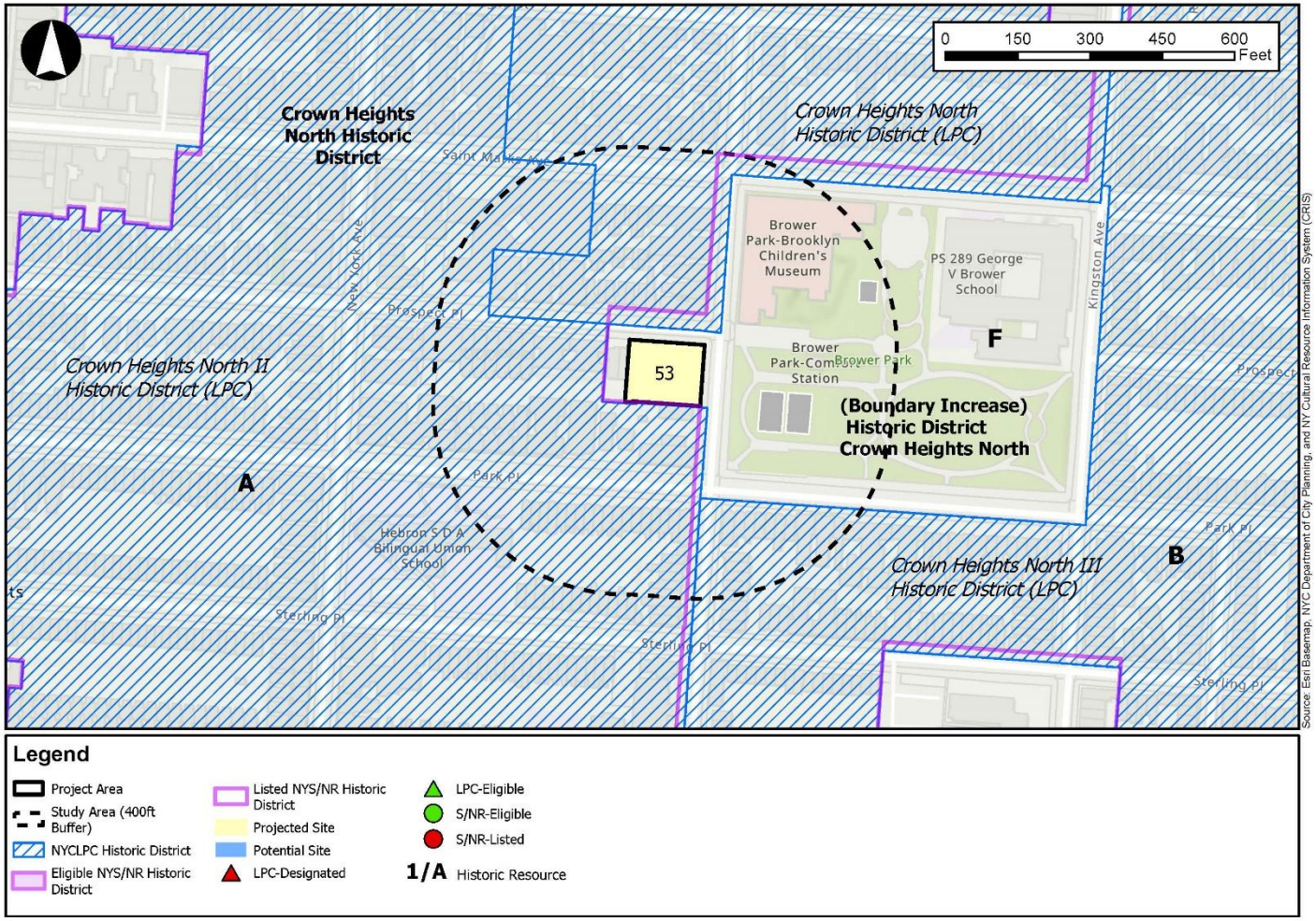
Figure 7-2c Architectural Resources



Atlantic Avenue Mixed-Use Plan

Figure 7-2d
Architectural Resources

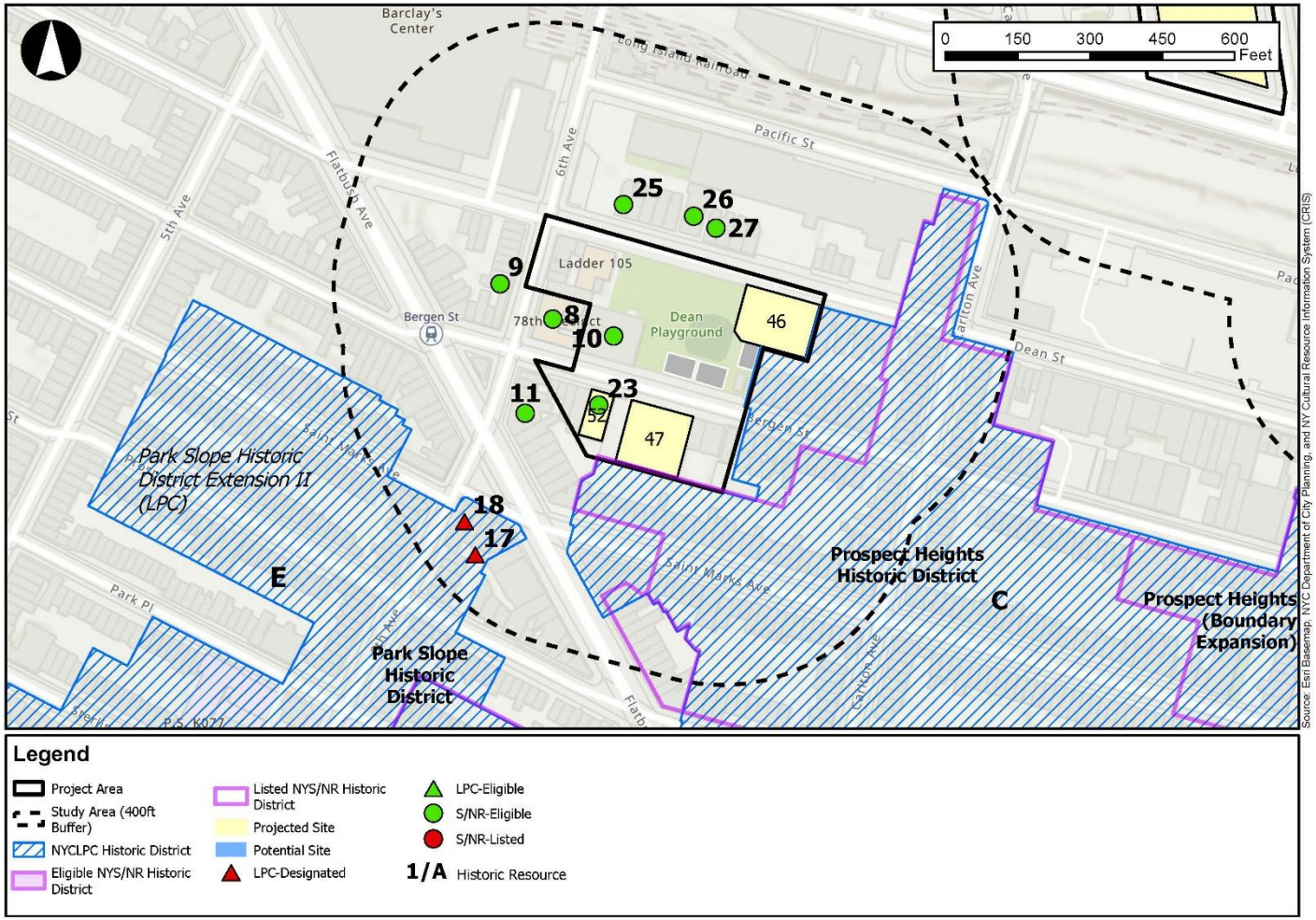
Figure 7-2d Architectural Resources



Atlantic Avenue Mixed-Use Plan

Figure 7-2e
Architectural Resources

Figure 7-2e Architectural Resources



Atlantic Avenue Mixed-Use Plan

Figure 7-2f
Architectural Resources

Figure 7-2f Architectural Resources

Table 7-2: Architectural Resources

Map No.	Name	Address	Block/ Lot	S/NR Listed	S/NR Eligible	NYCL-Designated (NYC-L)	NYCL-Eligible (NYC-E)
Project Area							
D	Bedford Historic District		N/A		X[1]	X	
F	Crown Heights North Historic District and Boundary Increase		N/A	X[2]			
G	Clinton Hill South Historic District		N/A	X			
H	Bedford Hill Historic District		N/A		X		
2	23rd Regiment Armory	1322 Bedford Avenue	1199/15	X		X	
3	St. Bartholomew's Protestant Episcopal Church and Rectory	1222 Atlantic Avenue	1200/16	X		X	
6	Nassau Brewery	925 Bergen Street	1142/60	X			X[3]
7	Kismet Temple	90 Herkimer Street	1865/49	X			X[4]
10	Peter F. Reilly's Sons Furniture Storage	491-501 Bergen Street	1136/84		X		
20	Girls' High School	457 Nostrand Avenue	1844/1		X[5]	X	
23	Former Olivet Chapel (now Bergen Latin Evangelical Church)	506 Bergen Street	1143/20		X[6]		
400-Foot Study Area							
A	Crown Heights North II Historic District		N/A	X		X	
B	Crown Heights North III Historic District		N/A	X		X	
C	Prospect Heights Historic District		N/A	X		X	
D	Bedford Historic District		N/A		X	X	
E	Park Slope Historic District Extension II		N/A			X	
F	Crown Heights North Historic District		N/A	X		X	
G	Clinton Hill South Historic District		N/A	X			
H	Bedford Hill Historic District		N/A		X		
I	Clinton Avenue Historic District		N/A		X		
1	St. Luke's Protestant Episcopal Church	520 Clinton Avenue	2010/10	X		X	
4	Renaissance Apartments	480 Nostrand Avenue	1837/53	X		X	

[1] Bedford Historic District is LPCD and Certified S/NR Eligible.

[2] Boundary Increase for S/NR-Listed Crown Heights Historic District includes Projected Site 53 and Brower Park, which are not included in the NYC-L historic district boundary.

[3] Determined LPCE.

[4] Determined LPCE.

[5] Girls High School is an individual landmark within the LPCD Bedford Historic District; it is also included as part of the Certified S/NR Eligible Bedford Historic District.

[6] For the purposes of this draft EIS, it is assumed that the Olivet Church is S/NR eligible. SHPO consultation on the final eligibility determination of the Olivet Church will be completed between the draft and final EIS.

Map No.	Name	Address	Block/ Lot	S/NR Listed	S/NR Eligible	NYCL-Designated (NYC-L)	NYCL-Eligible (NYC-E)
5	James W. and Lucy S. Elwell House	70 Lefferts Place	2019/16			X	
8	78th Police Precinct Station	55-65 6th Avenue	1136/1		X		
9	Commercial Building	62-64 6th Avenue	1135/30		X		
11	Commercial and Apartment Building	71 6th Avenue	1143/8		X		
12	House	132 Herkimer Street	1867/21		X		
13	St. Joseph's School	683 Dean Street	1130/75		X		X
14	St. Joseph's RC Church Rectory	856 Pacific Street	1130/70		X		X
15	St. Joseph's RC Church complex	850 Pacific Street	1130/25		X		X
16	Imperial Apartments	1198 Pacific Street	1206/5	X[7]		X	
17	Montauk & Lennox Apartments*	244-246 Flatbush Avenue	936/8		X		
18	Carlton Club*	74 St. Marks Avenue	936/7		X		
21	Alhambra Apartments	500 Nostrand Avenue	1843/20			X	
22	Row Houses	1319-1325 Bedford Avenue	1200/1-4		X		
23	Row House*	76 St. Marks Avenue	936/8	X			
24	Cathedral Condominiums	555 Washington Avenue	2013/7501				X[8]
25	Dean Street Rowhouse	497-509 Dean Street	1128/80-82, 84, 7504		X		
26	Dean Street Baptist Church	515 Dean Street	1128/77		X		
27	Dean Street Rowhouse	521-527 Dean Street	1128/72-73, 75-76		X		

Source: DCP and NY Cultural Resource Information System
Notes: *Properties included within the LPC-D Park Slope Historic District Extension II

[7] Imperial Apartments are listed as part of the S/NR listed Crown Heights North HD, not individually listed.
[8] Cathedral Condominiums are individually NYC-eligible; included in S/NR listed Clinton Hill South HD.

Designated Historic Districts

A. Crown Heights North II Historic District (S/NR-Listed, NYC-L)

In 2011, LPC designated the Crown Heights North II Historic District, located directly south and west of the Project Area running along Prospect Place west of Brooklyn Avenue. It includes over 600 buildings that were constructed primarily from the 1870s to the early 1940s and designed in styles ranging from neo-Grec, Queen Anne, Art Deco, and Art Moderne, as well as the Romanesque, Renaissance, Colonial, Gothic, and Medieval Revival styles.



Facing Northwest to Crown Heights North II Historic District on Brooklyn Avenue



Facing Northwest to Crown Heights North II Historic District on Park Place



Facing Southwest to Crown Heights North Historic District II on Park Place



Facing Southeast to Crown Heights North II Historic District on Prospect Place

B. Crown Heights North III Historic District (S/NR-Listed, NYC-L)

In 2015, LPC designated the Crown Heights North III Historic District, located southeast of the Project Area running along Park Place and Brooklyn Avenue. It includes over 600 buildings that were primarily constructed between the 1870s and the 1930s and designed in styles including the Neo-Grec, Queen Anne, Romanesque Revival, Renaissance Revival, Beaux Arts, Colonial Revival, Arts and Crafts, and Art Deco styles.



Facing East to Crown Heights North III Historic District on Park Place



Facing Southeast to Crown Heights North III Historic District on Brooklyn Avenue

C. Prospect Heights Historic District (S/NR-Listed, NYC-L)

In 2009, LPC designated the Prospect Heights Historic District, which is located directly south of the Project Area along Vanderbilt Avenue and east of the Project Area along Dean Street, adjacent to the HPD-owned parcel at 542 Dean Street. The Prospect Heights Historic District includes 850 buildings, predominantly single-family row houses and apartment buildings, constructed between the mid-nineteenth and early twentieth century in the Italianate, Neo-Grec, Queen Anne, Romanesque, and Renaissance Revival styles.



Facing East to Prospect Heights Historic District on Bergen Street



Facing West to Prospect Heights Historic District on Dean Street



Facing West to Prospect Heights Historic District on Bergen Street



Facing West to Prospect Heights Historic District on St. Marks Avenue

D. Bedford Historic District (S/NR-Eligible, NYC-L)

In 2015, LPC designated the Bedford Historic District, located within the Project Area at the school parcel located at 457 Nostrand Avenue. The historic district designation report summarizes its architectural significance: The district contains some of Brooklyn's most distinctive and well-preserved late nineteenth-century streetscapes. Constructed almost entirely between 1870 and 1900, the district illustrates the rapid development of row house design in Central Brooklyn during this period, ranging from modest Italianate and Neo-Grec houses built in the 1870s to lavishly ornamented Neo-Grec, Queen Anne, Romanesque Revival, and Renaissance Revival structures from the 1880s and 1890s that rank among the borough's most impressive residences.



Facing North to Bedford Historic District on Verona Place



Facing West to Bedford Historic District on Halsey Street



Facing West to Bedford Historic District on Macon Street



Facing East to Bedford Historic District on Halsey Street



Facing South to Bedford Historic District on Nostrand Avenue

E. Park Slope Historic District Extension II (NYC-L)

In 2016, LPC designated the second extension of the Park Slope Historic District, located within the Project Area, just west of Flatbush Avenue at 6th Avenue. The extension of the district includes 292 buildings consisting mainly of masonry row houses, some mansions, several carriage houses or garages, a clubhouse, several apartment houses, and three churches, one of which includes a school, convent, parish hall, and rectory constructed between the mid-nineteenth century and the early twentieth century.



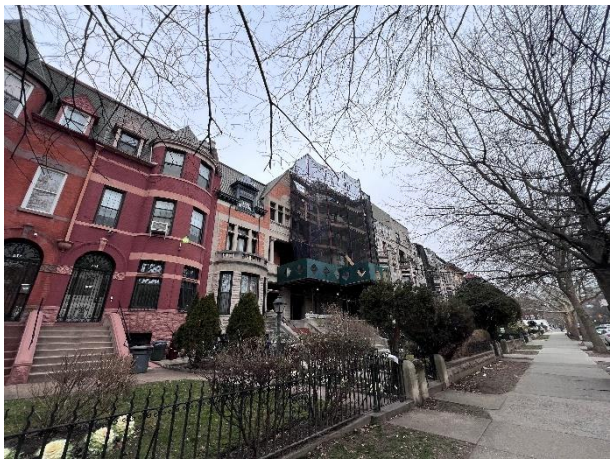
Facing West to Park Slope Historic District on St. Marks Avenue



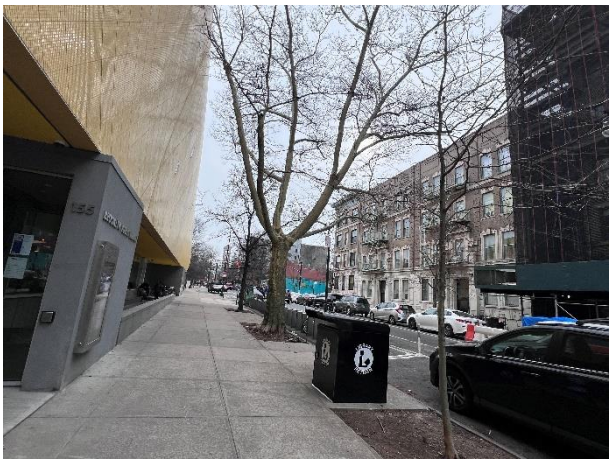
Facing South to Park Slope Historic District on 6th Avenue

F. Crown Heights North Historic District (S/NR-Listed, NYC-L)

In 2007, LPC designated the Crown Heights North Historic District, located directly south and southwest of the Project Area running along Dean Street east of Bedford Avenue. It includes approximately 470 buildings that were constructed between the 1850s and the 1930s and designed in styles ranging from the Romanesque Revival and Queen Anne to Georgian and Renaissance Revival. The district was listed in the National Register of Historic Places (NRHP) in 2014.



Facing northeast to Crown Heights North Historic District on St. Marks Avenue



Facing South to Crown Heights North Historic District on Brooklyn Avenue



Facing West to Crown Heights North Historic District on Prospect Place



Facing East to Crown Heights North Historic District from Dean Street and Bedford Avenue

G. Clinton Hill South Historic District (S/NR-Listed)

In 1986, the Clinton Hill South Historic District was determined eligible for the NRHP. Located within the Project Area, immediately north of Atlantic Avenue between Washington and Bedford Avenues, the district consists of 246 contributing buildings exhibiting Greek Revival, Italianate, French Second Empire, Neo-Grec, Queen Anne, Romanesque Revival, Beaux Arts, Renaissance, and Colonial Revival.



Facing East to Clinton Hill South Historic District on Brevoort Place



Facing West to Clinton Hill South Historic District on Lefferts Avenue



Facing West to Clinton Hill South Historic District on Lefferts Avenue



Facing East to Clinton Hill South Historic District on Lefferts Avenue

Eligible Historic Districts

H. Bedford Hill Historic District (S/NR-Eligible)

In 2009, the Bedford Hill Historic District was determined eligible. Partially located within the Project Area, the district is situated south of Atlantic Avenue between Franklin and Bedford Avenues. The district consists of row houses, mixed residential flats with commercial space on the ground floor, and apartment houses from the late 19th century to the 1930s displaying Italianate, Neo-Grec, Queen Anne, Romanesque, Renaissance, and Tudor Revival styles.



Facing West to Bedford Hill Historic District on Dean Street



Facing West to Bedford Hill Historic District on Dean Street



Facing East to Bedford Hill Historic District on Bergen Street

I. Clinton Avenue Historic District (S/NR-Eligible)

In 2018, the Clinton Avenue Historic District, located within the Project Area between Fulton Street and Atlantic Avenue, was determined eligible. It consists of approximately 16 residential properties built in the mid- to late nineteenth century. These properties include a mix of styles and types including Greek Revival and Gothic Revival houses, Neo-Grec, Second Empire, and Renaissance Revival brownstones, and an eclectic apartment building with Moorish Revival details.



Facing North to Clinton Avenue Historic District on Clinton Avenue



Facing North to Clinton Avenue Historic District on Clinton Avenue



Facing South to Clinton Avenue Historic District on Clinton Avenue

Designated Individual Historic Properties/Landmarks

1. St. Luke's Protestant Episcopal Church (S/NR-Listed, NYC-D)

The St. Luke's Protestant Episcopal Church, designated as an NYC-L in 1981, is located within the Study Area between Vanderbilt and Clinton Avenues north of Atlantic Avenue. Built in 1891, the church is an exceptional example of late 19th-century ecclesiastical architecture designed by Brooklyn architect John Welch. It was listed in the NRHP in 1982.



Facing Southwest to St. Luke's Protestant Episcopal Church



Facing Northwest to St. Luke's Protestant Episcopal Church

2. 23rd Regiment Armory (S/NR-Listed, NYC-L)

In 1977, LPC designated the 23rd Regiment Armory as an NYC-L. It was listed in the NRHP in 1980. Referred to as the Bedford Atlantic Armory, the building was constructed in 1895 to store arms and military equipment, train soldiers, and provide services to veterans of the Civil War. Resembling a brick fortress, a prominent feature is the round, crenellated tower, which rises to a height of 136 feet. Currently, the building is occupied by a homeless shelter for men operated by the Department of Homeless Services (DHS) and used for temporary storage.



Facing Northwest to 23rd Regiment Armory



Facing Southwest to 23rd Regiment Armory



Facing Northeast to 23rd Regiment Armory

3. St. Bartholomew's Church (S/NR-Listed, NYC-L)

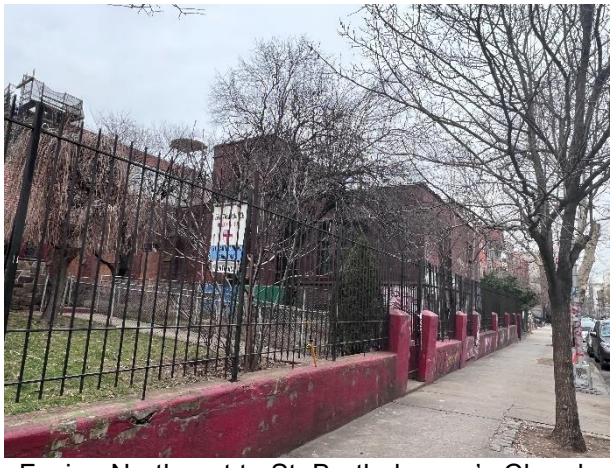
In 1974, LPC designated St. Bartholomew's Church as an NYC-L, located partially within the Project Area at 1227 Pacific Street. Built in 1890, St. Bartholomew's Church is a Queen Anne-style structure featuring a square tower and belfry, as well as a stained-glass window by Tiffany Studios, dating from 1932. The property was listed in the NRHP in 1980.



Facing Northwest to St. Bartholomew's Church



Facing Northeast to St. Bartholomew's Church



Facing Northeast to St. Bartholomew's Church

4. Renaissance Apartments (S/NR-Listed, NYC-L)

The Renaissance Apartments were listed in the NRHP in 1980. In 1986, the property was designated as an NYC-L, located approximately one block to the north of the Project Area at 480-488 Nostrand Avenue. Designed by Brooklyn architect Montrose W. Morris, the Renaissance Apartments were built in 1892. Inspired by French Renaissance chateaux, the Renaissance Apartments are clad with Roman brick and terra-cotta.



Facing West to Renaissance Apartments



Facing Southwest to Renaissance Apartments

5. James W. and Lucy S. Elwell House (NYC-L)

The James W. and Lucy S. Elwell House was designated as an NYC-L in 2006 and is located within the SR/NR eligible Clinton Hill South Historic District, just a half a block north of Atlantic Avenue. Constructed c. 1854 as a wood-framed Italianate villa, the residence is a rare surviving freestanding house in an area composed primarily of late-nineteenth-century rowhouses. The house features wide projecting eaves with intricately carved wood brackets, rooftop cupola and round-headed windows.



Facing Southwest to James W. and Lucy S. Elwell House


Facing Southeast to James W. and Lucy S. Elwell House

6. Nassau Brewing Company (S/NR-Listed, NYC-E)

The Nassau Brewing Company complex, located at 925 Bergen Street, is within the Project Area adjacent to one of the potential development sites at 1010 Dean Street. The complex contains the original c. 1865-66 brewery building with three, nineteenth-century additions and a second detached building that was originally connected to the main complex with a hyphen. A series of underground vaults, originally designed for aging lager beer, sits underneath the complex with an entrance stair at 937-941 Bergen Street. The vaults extend out beneath the two adjoining buildings at 943-945 and 947-949 Bergen Street. The Nassau Brewing Company complex is significant for its association with the beer brewing industry in Brooklyn, New York, from the mid-nineteenth century to the early twentieth century as a representative collection of brewery buildings spanning significant milestones in brewery architecture in the last half of the nineteenth century.



Facing Northwest to Nassau Brewing Company



Facing West to Nassau Brewing Company

7. Kismet Temple (S/NR-Listed, NYC-E)

The Kismet Temple, located within the Project Area at 92 Herkimer Street, faces north but the building extends the entire length of the lot to Herkimer Place. Constructed in 1909 in the Moorish Revival style, the façade is constructed of light yellow, stretcher bond brick and glazed terra cotta trim with elaborate Moorish ornamentation. The Kismet Temple is significant for its association with the early history and development of the Freemason Shriners and for its distinctive characteristics of the Moorish Revival style and as a significant example of architect Richard Short.



Facing Southwest to Kismet Temple



1909 Rendering from Brooklyn Daily Eagle

16. Imperial Apartments (S/NR-Listed, NYC-L)

In 1986, the Imperial Apartments was designated as an NYC-L, located approximately one block to the south of the Project Area at 1198 Pacific Street. The apartment building is also a contributing resource in the S/NR-Listed Crown Heights North Historic District. Built in 1892 and inspired by French Renaissance chateaux, the Imperial Apartments are clad with Roman brick and terra-cotta.



Facing Southeast to Imperial Apartments



Facing Southwest to Imperial Apartments

20. Girls' High School (S/NR-Eligible, NYC-L)

In 1983, LPC designated Girls High School at 457 Nostrand Avenue as an NYC-L, which is currently occupied by the Adult Learning Center. The building is also a contributing resource in the S/NR-Eligible Bedford Historic District. Erected in 1885 with a combination of Victorian Gothic and French Second Empire styles, Girl's High School was one of the first public secondary schools in New York City.



Facing Southeast to Girls' High School



Facing Northeast to Girls' High School



Facing Southwest to Girls' High School

21. Alhambra Apartments (NYC-L)

The Alhambra Apartments, located within the NYC-L Bedford Historic District, was individually designated as an NYC-L in 1986. Designed by architect Montrose W. Morris and constructed in 1889-90, the Alhambra Apartments is an outstanding example of turn-of-the-century apartment house design exhibiting both Romanesque Revival and Queen Anne styles featuring patterned brick walls, arched windows, carved brackets, open loggias and arcades, polygonal corner towers, and Mansard roof.



Facing Northwest to Alhambra Apartments



Facing Northwest to Alhambra Apartments

Eligible Individual Historic Properties/Landmarks

8. 78th Police Precinct Station (S/NR-Eligible)

The 78th Precinct Police Station, located within the Study Area, is a Renaissance Revival style government building erected in 1925. The limestone-clad building, which has many of the character-defining features of the style including a rusticated base with round-arched openings, quoins, window heads with consoles (at second floor), and a prominent cornice, was determined eligible by SHPO in 2006.



Facing Northeast to 78th Police Precinct Station

9. Commercial Building (S/NR-Eligible)

The late-nineteenth century two-story brick building at 62-64 6th Avenue, which was determined as eligible by SHPO in 2006, is significant as an example of a neighborhood store that retains an especially high level of period integrity of design, materials, and craftsmanship. The wood storefront is especially notable for its stained-glass transom windows.



Facing West to 62-64 6th Avenue

10. Peter F. Reilly's Sons Furniture Storage (S/NR-Eligible)

This pair of nine-story warehouses, erected in 1924 and 1930 for Peter F. Reilly & Sons Furniture Storage business, were determined eligible by SHPO in 2006. The buff-colored brick buildings with stone ornament are designed in the Neo-Gothic style making it an example of early twentieth century warehouse design. The buildings are a prominent visual landmark of the neighborhood.



Facing Northwest to Peter F. Reilly & Sons Furniture Storage



Facing Northeast to Peter F. Reilly & Sons Furniture Storage



Facing North to Peter F. Reilly & Sons Furniture Storage

11. Commercial and Apartment Building (S/NR-Eligible)

In 2015, SHPO determined this building was eligible under Criterion C as a contributing property in the NR-eligible Prospect Heights Historic District Boundary Increase. This four-story mixed-use Renaissance Revival building features carved brownstone arched entrances over which are displayed the name "The Providence."



Facing East to 71-75 6th Avenue

12. 132 Herkimer Street (S/NR-Eligible)

This four-story Neo-Grec style apartment building was determined NR-eligible in a Herkimer Street Historic District survey in 2018, along with the 3 buildings to the east. Numbers 132, 136, and 140 Herkimer Street were built together in 1905, with the same ornamentation and a large almost continuous (firewall separated) dentilled cornice.



Facing Southeast to 132 Herkimer Street

13. St. Joseph's Roman Catholic Church complex (S/NR-Eligible, NYC-E)

In 2006, the St. Joseph's Roman Catholic (RC) Church complex, which consists of the church at 856 Pacific St. (04701.015858), rectory at 856 Pacific St. (04701.015859), and school at 638 Dean St. (04701.015860), was determined eligible by SHPO. The convent at 834 Pacific St. (04701.01 5544) has been demolished. St. Joseph's parish was founded in 1850, but the current church building was erected in 1912 to the designs of Francis J. Berlenbach. The light-colored brick church meets Criterion C as a notable example of the Italian Renaissance Revival style. The rectory, school, and convent complement the Renaissance detailing and materials of the church. The complex is significant for its association with the historical development and ethnic history of Brooklyn.



Facing South to St. Joseph's RC Church



Facing South to St. Joseph's RC Church Rectory



Facing Southwest to St. Joseph's RC Church complex



Facing South to St. Joseph's RC Church School

17. Montauk & Lennox Apartments (S/NR-Eligible)

The Montauk & Lennox Apartments was determined eligible under Criterion C in 2006. This brick and stone apartment block, designed by Montrose Morris is an intact example of Romanesque Revival residential design with three-story bay windows, tock-faced brownstone, and a lively parapet.



Facing South to Montauk & Lennox Apartments



Facing West to Montauk & Lennox Apartments

18. Carlton Club (S/NR-Eligible)

The Carlton Club was determined eligible under Criteria A and C in 2006. Built in 1890, this brick clubhouse is an intact example of Renaissance-inspired design. Originally built for the Carlton Club, the clubhouse later housed other private clubs including the Cathedral Club, making it a significant purpose-built social club.



Facing South to Carlton Club

22. Rowhouses, 1319-1325 Bedford (S/NR-Eligible)

The Rowhouses at 1319-1325 Bedford Avenue appear to be eligible for the NRHP under Criterion C, potentially as an extension of the neighboring Crown Heights North Historic District. The four connected four-story buildings all incorporate rounded projecting bays and have a continuous molded cornice.

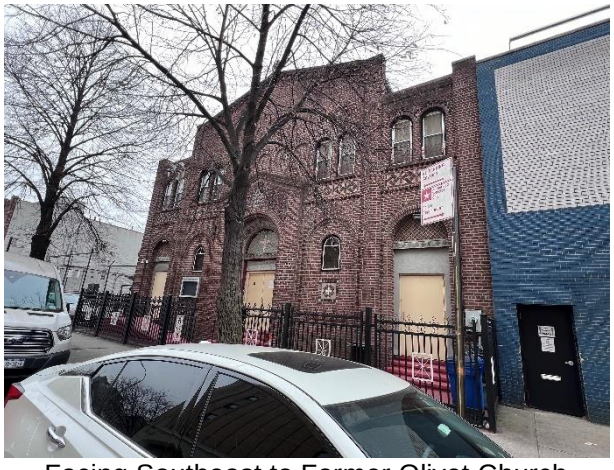


Facing East to Bedford Avenue rowhouses

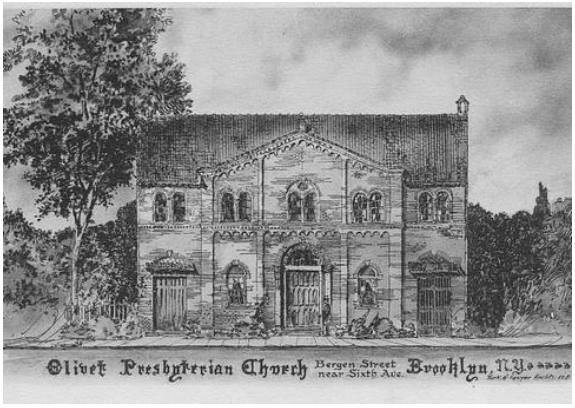
23. Former Olivet Church (S/NR-Eligible)

For the purposes of this draft EIS, it is assumed that the Former Olivet Church is eligible for listing in the NRHP under Criteria A and C. SHPO consultation on the final eligibility determination of the Olivet Church will be completed between the draft and final EIS.

Olivet Church was founded as a border mission in 1856; the area was then surrounded by fields with no other organizations in the vicinity. It is significant under Criterion A as the first church in this section of Brooklyn. The brick-faced church has gone from a “country” church to an inner-city edifice, while retaining a majority of its character. It is significant under Criterion C for this evolution.



Facing Southeast to Former Olivet Church



Vintage postcard of Olivet Church

24. Cathedral Condominiums (S/NR - Listed; NYC-E)

The current Cathedral Condominiums, originally the Cathedral College of the Immaculate Conception, is both a contributing resource in the S/NR-Listed Clinton Hill South Historic District and an individually LPC eligible resource.



Facing Northeast to 555 Washington Avenue in Clinton Hill South Historic District

25. Dean Street Rowhouse, 497-509 Dean Street (S/NR - Eligible)

In 2006, the Dean Street rowhouse at 497-509 Dean Street was determined eligible by SHPO under Criterion C for architecture as a row of distinctive rowhouses with triangular bays and polychromatic masonry.



Facing North to 497-509 Dean Street in Dean Street Historic District

26. Dean Street Baptist Church, 515 Dean Street (S/NR - Eligible)

In 2006, the Dean Street Baptist Church at 515 Dean Street was determined eligible by SHPO under Criterion C for architecture as a distinctive example of a Romanesque Revival brick church.



Facing North to Dean Street Baptist Church in Dean Street Historic District

27. Dean Street Rowhouse, 521-527 Dean Street (S/NR - Eligible)

In 2006, the Dean Street rowhouse at 521-527 Dean Street was determined eligible by SHPO under Criterion C for architecture and Criterion A for community development as a row of Romanesque Revival yellow brick rowhouses with rusticated brownstone at the first floor.



Facing North to 521-527 Dean Street in Dean Street Historic District

No-Action Condition

In the Future No-Action condition, the identified projected development sites would either remained unchanged from existing conditions or become occupied by uses that are as-of-right under existing zoning and reflect current trends if they are vacant, occupied by vacant buildings, or occupied by low intensity uses that are deemed likely to support more active uses. Appendix A identifies the uses expected to occur on each of these sites under No-Action and With-Action conditions.

Development on Projected and Potential Development Sites

In the 2034 future without the Proposed Actions, it is expected that the current land use trends and general development patterns characterized by a mix of uses, including mixed-use, commercial, light industrial, automotive, and storage uses, community facility, and some residential would continue.

Most of the identified projected development sites are zoned M1-1 and are assumed to remain unchanged from existing conditions. As discussed in Chapter 2, “Land Use, Zoning and Public Policy,” four of the 54 projected development sites (including Sites 23, 31, 42, and part of Site 24) are zoned for mixed-use development and are expected to undergo some redevelopment by 2034 in the absence of the Proposed Actions.

Archaeological Resources

Projected and potential development sites identified as potentially archaeologically sensitive could be redeveloped within existing zoning. If the development includes subsurface excavations any archaeological resources located in the site could be disturbed or destroyed.

Development on Projected and Potential Development Sites

While projected development sites 23, 31, and 42 are not archaeologically sensitive, portions of Site 24 are sensitive for late nineteenth to early twentieth century historic features and deposits. Any archaeological resources located on projected development site 24 could be disturbed or destroyed if the redevelopment includes subsurface excavations.

One potential development site (Site C) is assumed under the RWCDS to be developed with an enlarged office building and new building in a vacant area of the lot. This site also has archaeological sensitivity for late nineteenth to early twentieth century historic features and deposits. Any archaeological resources located on Site C could be disturbed or destroyed if the redevelopment includes subsurface excavations. It should be noted that the revised Phase IA will be submitted to LPC for review and so these findings may change depending upon that review.

Architectural Resources

The status of architectural resources could change in the future under the Future No-Action condition. S/NR-Eligible resources could be listed, NYC-E properties could be calendared for a designation hearing, and properties pending designation as NYCLs could be designated. Given the Plan's completion year of 2034, it is also possible that additional sites could be identified as architectural resources in this time frame.

Changes to architectural resources or to their settings could also occur under the No-Action condition. Future projects could indirectly impact the setting of a resource by isolating the resource from its setting or relationship to the streetscape, introducing incompatible visual, audible, or atmospheric elements to a resource's settings or introducing shadows over an architectural resource with sun-sensitive features. Architectural resources could also be directly impacted through alteration or demolition or could be restored.

While architectural resources that are listed on or eligible for listing on the S/NR 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 and under the State Historic Preservation Act from projects sponsored, assisted, or approved by State agencies, private property owners of S/NR-Eligible or listed resources do not have any restrictions on alteration or demolition of their property. 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, LPC's role in projects sponsored by other City or State agencies generally is advisory only.

Development on Projected and Potential Development Sites

As discussed in Chapter 2, "Land Use, Zoning and Public Policy," four of the 54 projected development sites (including Sites 23, 31, 42, and part of Site 24) are zoned for mixed-use development and are expected to undergo some redevelopment by 2034 in the absence of

the Proposed Actions. None of these projected development sites are occupied by an NYC-L or S/NR-Eligible or listed resources.

One potential development site (Site C) is assumed under the RWCDS to be developed with an enlarged office building and new building in a vacant area of the lot. This site is not occupied by an NYC-L- or S/NR-Eligible or -listed resources.

With-Action Condition

Overview

Development on the projected and potential development sites under the With-Action condition 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

The Phase IA study conducted for the projected and potential development sites consisted of background research, reconnaissance, and an intensive field inspection. The objectives of the survey were to determine the Project Area's sensitivity for archaeological resources, based on the potential for intact subsurface soils, the relationship to nearby known archaeological sites, and other criteria, including soils, topography, proximity to water, and historic land use. This study will be submitted to LPC for review and so the findings noted below are preliminary and may change depending upon that review. The process noted in the *CEQR Technical Manual* will be adhered to by the project.

Both the background research and the pedestrian reconnaissance determined that the study area has been significantly impacted by the development of the neighborhood beginning in the mid-nineteenth century. Soil surveys covering the entire study area show that all soils consist of Urban Land Complex soils, which denotes soils impacted by historic and modern construction. The pedestrian walkover of the study area confirmed that the majority of the surface has been covered by concrete and asphalt, with visible utility fixtures present. Several City blocks included grass lawns on the interior of the City blocks. Construction of the buildings along Atlantic Avenue and adjacent streets began in the mid to late nineteenth century, and the presence of greenspace in areas where historic maps do not indicate prior construction suggests that intact historic features may be present, such as privies or cisterns. These features have the potential to contain sealed deposits of historical artifacts with the potential to yield data concerning the late nineteenth/early twentieth century historic of the neighborhood.

Additional development within the areas of archaeological sensitivity can have potential adverse impacts by destroying the sealed deposits during both demolition and construction activities.

Recommendations for Future Archaeological Analysis

The revised Phase IA recommend that Phase IB archaeological testing occur in the areas determined to have archaeological sensitivity for historic period features by the report This report will be submitted to LPC for review and so this recommendation must be considered preliminary as it may change and the project will adhere to the *CEQR Technical Manual*. Additional research on the ownership and occupation history may be necessary if any deposits are located during the testing.

Impacts Assessment

Architectural Resources

Direct Impacts to Resources

Historic resources can be directly affected by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. Alterations can result in significant adverse impacts depending on the significance of the resource and the nature of the alteration.

Properties that are NYC-Ls or in New York City Historic Districts 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. Properties that have been calendared for consideration for designation as NYC-Ls are also afforded a measure of protection because, due to their calendared status, permits may not be issued by DOB for any structural alteration to the buildings for any work requiring a building permit, without at least 40 days prior notice being given to LPC. During that period, LPC can consider the case and schedule a hearing and move forward with designation. Publicly owned resources are also subject to review by LPC before the start of a project; however, LPC's role in projects sponsored by other City or State agencies generally is advisory only.

As summarized in **Table 7-3** and discussed below, the Proposed Actions would result in direct impacts the NYC Department of Education Building, a contributing resource in the S/NR-Listed Crown Heights North Historic District (Boundary Increase) located on projected development site 53 and the NYC-L historic district, Bedford Historic District, that surrounds projected development site 54 (**Figure 7-3**). However as noted above, NYC-L and S/NR-Listed properties are protected from demolition and alteration under the New York City Landmarks Law. Thus, there are no direct impacts to NYC-L properties as a result of the Proposed Actions. One individual property assumed S/NR-Eligible, former Olivet Church (#23), would be directly impacted by projected development site 52 as this historic resource would be demolished as a consequence of the Proposed Actions. SHPO consultation on the final eligibility determination of the Olivet Church will be completed between the draft and final EIS.

Projected development site 52, which is expected to be a new residential development under RWCDS With-Action conditions, contains the assumed S/NR-Eligible Former Olivet Church (#23). The No-Action condition anticipates that the site would remain unchanged as an approximately 1,800 sf religious facility, while the With-Action condition expects demolition

of the existing building and construction of a 25,835 sf residential development with a 105-foot-tall building. Because no changes on this site are expected under the No-Action condition, development under the With-Action condition would result in the demolition of the assumed S/NR-Eligible Former Olivet Church. Therefore, the Former Olivet Church would be impacted under the Proposed Actions when compared to the No-Action condition. This analysis may change for the final EIS pending the result of SHPO consultation on the eligibility of the Former Olivet Church.

Mitigation measures outlined in Chapter 9 of the CEQR Technical Manual that could minimize or reduce these impacts such as redesign, adaptive reuse, construction protection plans (CPP) and relocating architectural resources are discussed in more detail in Chapter 20 of this EIS. If these measures are not feasible to avoid the adverse direct impact, measures such as photographically documenting the eligible structures in accordance with the standards of the Historic American Buildings Survey (HABS) could partially mitigate the identified significant adverse direct impact to LPC-E and S/NR-Eligible historic architectural resources. Impacts to NYC-L buildings and sites are generally presumed to be mitigated through protections of the New York City Department of Building's (DOB) Technical Policy and Procedure Notice (TPPN) #10/88, which requires the LPC to mitigate changes to landmarks through the permit and entitlement process. However, for S/NR-Eligible historic properties, implementation of mitigation measures outlined in Chapter 9 of the CEQA Technical Manual are not required for Proposed Actions that are privately funded. Therefore, an unavoidable significant adverse impact on this S/NR-Eligible historic resource may occur if no mitigation measures are implemented (see Chapter 22, "Unavoidable Significant Adverse Impacts").

Construction-Related Impacts

Construction-related impacts can include damage from falling objects, vibration (particularly from blasting or pile-driving), dewatering, flooding, subsidence, or collapse. Such impacts may occur to an architectural resource adjacent to a construction site if adequate precautions are not taken.

S/NR-Listed and NYC-L Architectural Resources

NYC-L- or S/NR-Listed historic buildings located within 90 linear feet of a projected or potential new construction site are subject to the protections of DOB's TPPN #10/88. Therefore, the Proposed Actions would not cause any significant adverse construction-related impacts to NYC-L or S/NR-Listed historic buildings.

S/NR-Eligible Architectural Resources

These S/NR-Eligible / NYC-E historic resources would not be afforded protection under TPPN #10/88 unless they became designated NYC landmarks or S/NR-Listed historic buildings. If not designated or S/NR-Listed, these historic resources would be adversely impacted by construction of adjacent development resulting from the Proposed Actions. Eligible resources located within 90 feet of the following projected and potential sites include:

Projected Sites

- Site 10 (BBL 31000511.002) – located adjacent to Bedford Hill Historic District (H)
- Site 33 (BBL 3011340064, 301340067) – located adjacent to Bedford Hill Historic District (H)
- Site 44 (BBL 3011340044) – located adjacent to Bedford Hill Historic District (H)
- Site 46 (BBL 3011360029, 3011360032, 3011360033, 3011360034, 3011360035) – located adjacent to Dean Street Rowhouses and Baptist Church (#25-27)
- Site 48 (BBL 3012050011, 3012050014, 3012050111) – located adjacent to Bedford Hill Historic District (H)
- Site 52 (BBL 3011430020) – located adjacent to Former Olivet Church (#23), Peter F. Reilly's Sons Furniture Storage (#10) and Commercial and Apartment Building (#11)

Potential Sites

- Site H (BBL 3011990008) – located adjacent to Bedford Hill Historic District (H)
- Site I (BBL 3011990012) – located adjacent to Bedford Hill Historic District (H)

Development at 9 projected and potential sites under the Proposed Actions could potentially result in construction-related impacts to seven S/NR-Eligible / NYC-E historic resources, one of which is a historic district, located within 90 feet of the projected/potential development sites (**Figure 7-3**, **Table 7-4**). These seven S/NR-Eligible / NYC-E resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites; however, they are not afforded the added special protections under DOB's TPPN #10/88 because they are not S/NR-listed or NYC-L. Additional protective measures under DOB's TPPN #10/88 would only become applicable if the eligible resources are S/NR-listed or NYC-L in the future prior to the initiation of construction. If the eligible resources listed above are not designated, however, they would not be subject to TPPN #10/88 and may therefore be adversely impacted by the adjacent developments resulting from the Proposed Actions if CEQA mitigation measures have not been implemented, which is not required for privately funded actions.

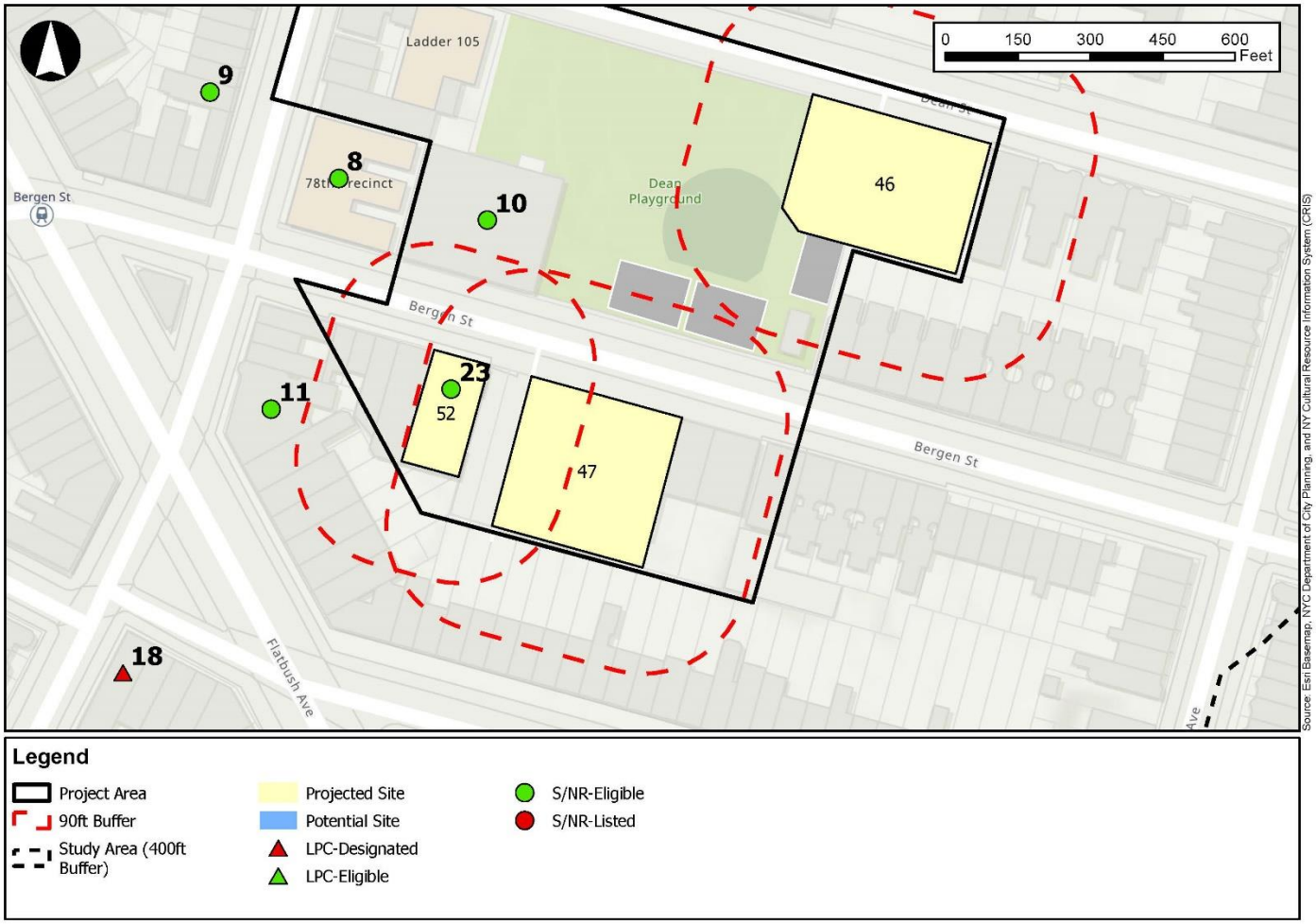


Figure 7-3a Architectural Resources Within 90 Feet of Projected and Potential Sites

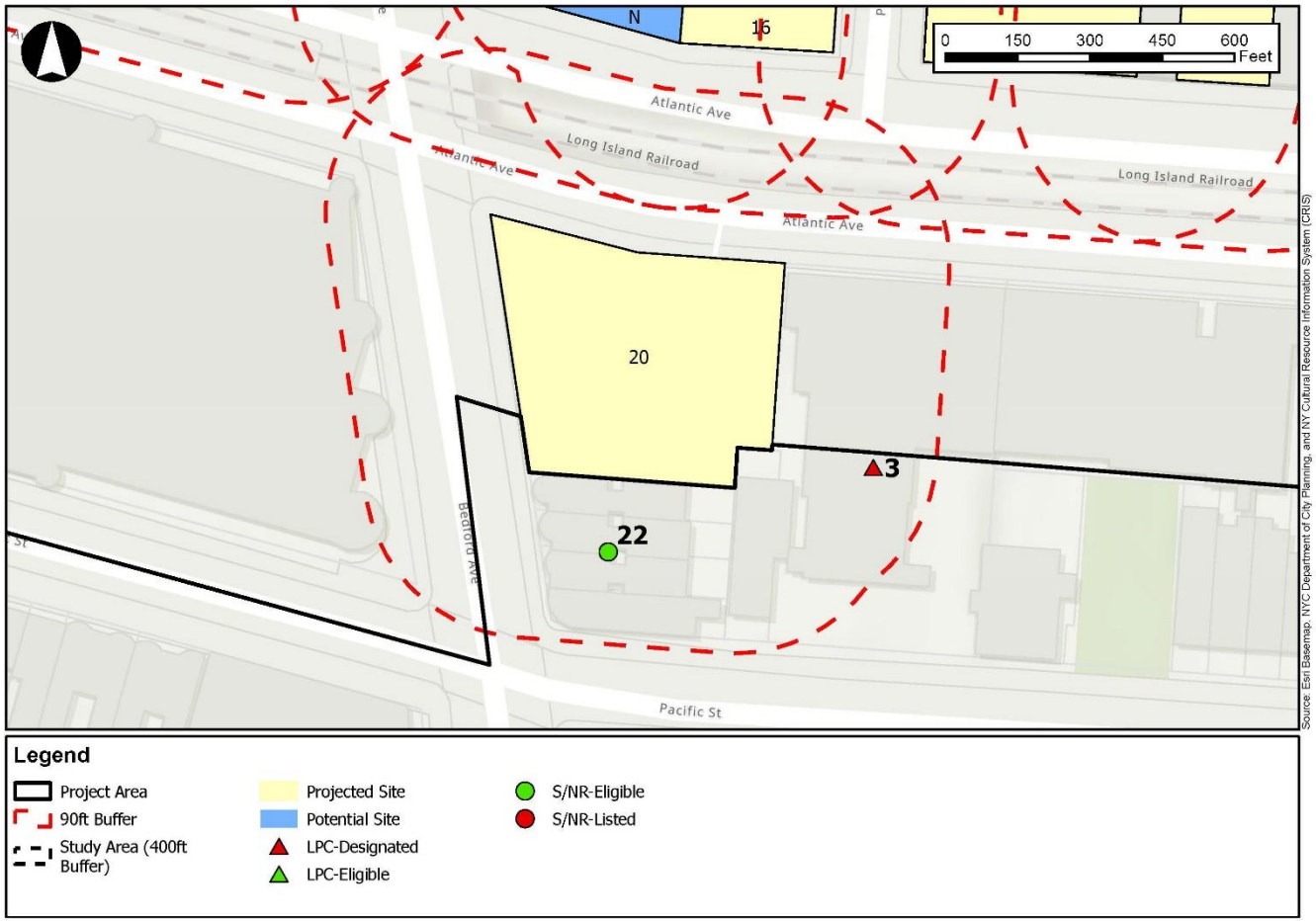


Figure 7-3b Architectural Resources Within 90 Feet of Projected and Potential Sites

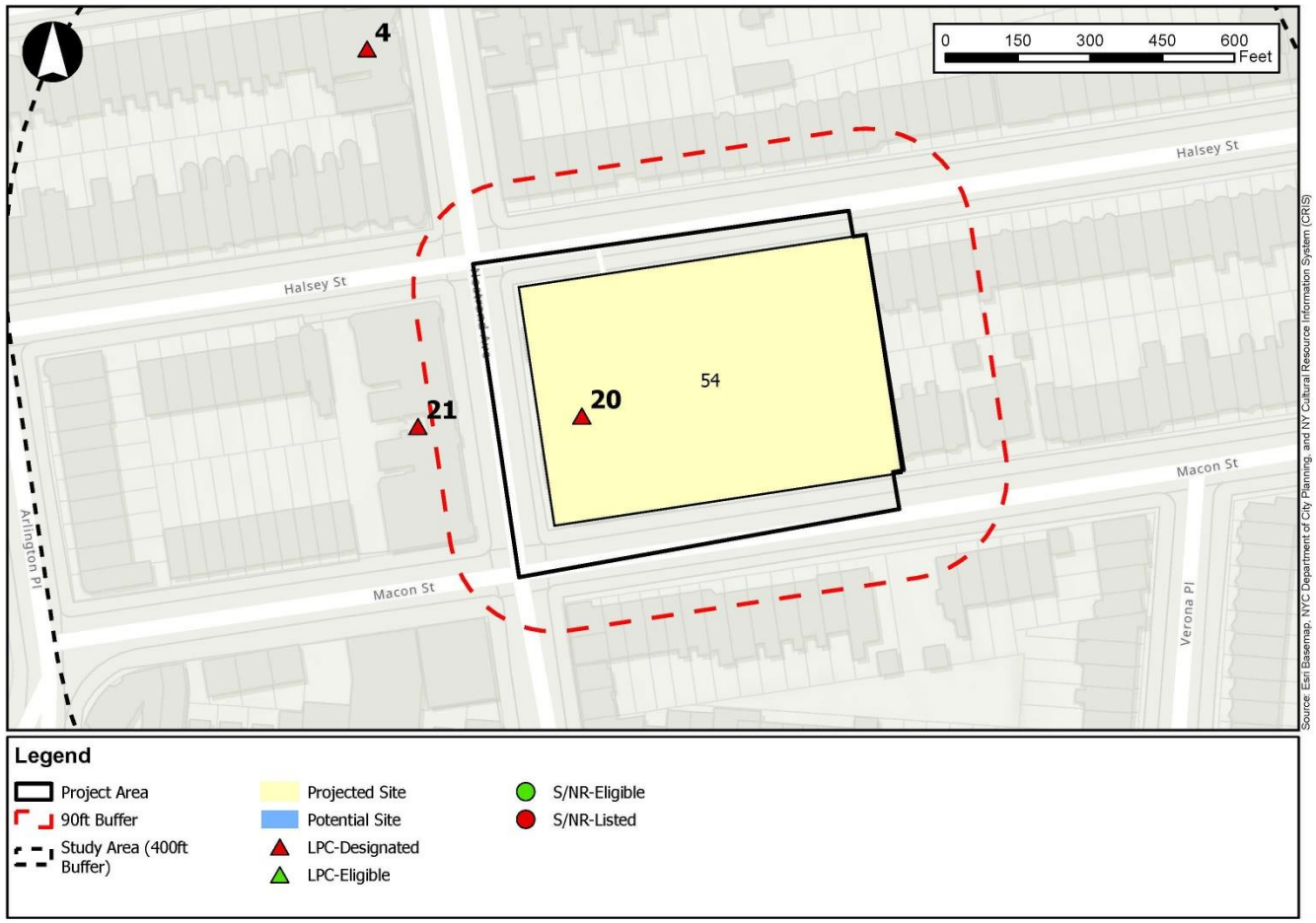


Figure 7-3c Architectural Resources Within 90 Feet of Projected and Potential Sites

Indirect (Contextual Impacts)

According to the *CEQR Technical Manual*, possible indirect (contextual) impacts to architectural resources may include isolation of the property from, or alteration of, its setting or visual relationships with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor. Significant indirect (contextual) impacts can occur if the Proposed Actions would cause a change in the quality of a property that qualifies it for listing on the S/NR or for designation as an NYC-L.

As detailed in **Table 7-4**, historic resources are located near the projected/potential development sites. Although these developments resulting from the Proposed Actions could alter the setting or visual context of several of these historic resources, two projected sites could cause alterations to the setting and visual context of NYC-L resources. Development site 54 could cause alterations to the setting and visual context of the NYC-L Bedford Historic District (D) and Girls' High School (#20). Development sites 20 and 48 and potential development sites H and I could cause alterations to the setting and visual context of the NYC-L 23rd Regiment Armory. However, these NYC-L properties are regulated by the New York City Landmarks Law (NYC Administrative Code Title 25, Chapter 3 § 25-305), which requires any changes to or within the vicinity of the landmarks receive a certificate of appropriateness from the LPC before work can proceed. Thus, any contextual impacts to these properties would be avoided or mitigated. The remaining development of projected/potential development sites would not alter the relationship of any identified historic resources to the streetscape; all streets in the study area would remain open, and each resource's relationship with the street would remain unchanged in the future with the Proposed Actions. Additionally, no incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Actions to any historic resource's setting under RWCDS With-Action conditions. As such, the Proposed Actions are not expected to result in any significant adverse indirect or contextual impacts on historic architectural resources.

As discussed above, projected development site 54 is located within the boundary of the NYC-L Bedford Historic District (D) and occupies the same site as the NYC-L Girls' High School (#20). Development would occur on the vacant portion of the Girls' High School site and rehabilitation and modernization of the school building is included in the development. While avoiding direct impacts to the school, construction of a new 135-foot building on the vacant part of the site would have the potential to result in indirect impacts to the Bedford Historic District by changing the setting of contributing resources that would not be directly affected and by constructing a new mixed-use building that may not be similar to the existing character of the district, which includes primarily four-story rowhouses and some larger apartment buildings such as the NYC-L Alhambra Apartments (#21) with very few empty lots or modern structures.

Projected development site 53 is located within the boundary of the S/NR-Listed Crown Heights North Historic District (F) and occupies the same site as the NYC Department of

Education building, which is a contributing resource in the district. The Proposed Actions would result in the demolition of the NYC Department of Education building. Construction of a new 105-foot building would not obstruct significant views of the district or adversely alter its setting or visual relationships to the streetscape because the new building will be similar in height to buildings within the district to the east of the site.

The With-Action condition would not result in significant indirect impacts to the Crown Heights North II Historic District (A), Crown Heights North III Historic District (B), Prospect Heights Historic District (C), Clinton Hill South Historic District (G), Bedford Hill Historic District (H), or Clinton Avenue Historic District (I). Development would not occur within these historic districts, and intervening buildings and/or streets would separate 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 because many of the new development would be located at the edge of district boundaries.

The S/NR-Listed and NYC-L St. Bartholomew's Protestant Episcopal Church and Rectory (#3) is the only church in the study area that is located near a projected development site. Projected development site 20, which is projected to include a new building with a FAR of 10.82 and a height of 180 feet, would not obstruct significant views of the church or adversely alter its setting or visual relationships to the streetscape because the site is adjacent to the rear of the church, which has limited visibility to Atlantic Avenue due to trees and a brick wall. However, the church does have sunlight-sensitive stained-glass windows on the building's southern, eastern, and western facades and the projected development site 20 would generate incremental shadows that are expected to cover portions of the western-facing stained-glass windows for up to three to four in the late spring and summer. As these incremental shadows may have the potential to affect the public's enjoyment of this resource's sunlight-sensitive features, this is being considered a significant adverse shadow impact. Because there are no feasible and practical mitigation measures that can be implemented to mitigate this impact, it would remain unmitigated.

Projected development sites 20 and 48 and potential development sites H and I are located near the S/NR-Listed and NYC-L 23rd Regiment Armory (#2). Site 48 would be located in an R7A zoning district in the With-Action condition and is expected to be built out to the maximum permitted FAR of 4.91 and height of 115 feet. Potential development sites H and I will be located in an R6A zoning district and are expected to be built out to the maximum permitted FAR of 4 and height of 65 feet and 85 feet, respectively. Although potential development of sites H and I would obstruct views of the west elevation of the armory, it is a secondary elevation of the building that is already blocked by current buildings on Site I. Projected development site 20 will partially obstruct the view of the east elevation. Despite potential and projected proposed developments, unobstructed views of the north and south elevations will remain. With projected and potential sites surrounding the Armory on both sides of Atlantic Avenue, the Armory's setting and visual relationships to the streetscape will be diminished. On the south side of the Armory, the proposed 115-foot/11-story building of projected development site 48 is only two stories lower than the NYC-L Imperial Apartments

at the corner of Pacific Street and Bedford Avenue and thus the new building is not entirely out of scale for the area (refer to **Figure 7-4**.

As detailed in **Table 7-4**, other S/NR-Listed and eligible historic resources located immediately adjacent to projected/potential development sites include Nassau Brewery (#6), Peter F. Reilly's Sons Furniture Storage (#10), and Commercial and Apartment Building (#11). Site J, which will be located in an R6A zoning district and is expected to be built out to the maximum permitted FAR of 4 and height of 90 feet, would not obstruct views of the Nassau Brewery because it is separate from the site by an adjacent four-story brick building and an elevated NYC Transit line. Projected development site 47, which is expected to be built out to the maximum permitted FAR of 4.87 and height of 110 feet, would not obstruct view of the Peter F. Reilly's Sons Furniture Storage building as it is on the other side of Bergen Street. Projected development site 52, which is expected to be built out to the maximum permitted FAR of 5.59 and height of 105 feet, would not obstruct views of the Peter F. Reilly's Sons Furniture Storage building because the site is on the opposite side of Bergen Street or of the Commercial and Apartment Building because there are several intervening buildings that already obstruct the view. No primary facades, significant architectural ornamentation, or notable features of these eligible historic resources would be obstructed under RWCDS With-Action conditions on adjacent development sites. While the projected/potential developments would create new streetscapes in the vicinity of these eligible historic resources, the developments would not alter any building’s setting or visual relationships with the streetscape so as to affect those characteristics that make any eligible for landmark designation.

Projected development site 54 is located west of the Alhambra Apartments (#21) on the opposite side of Nostrand Avenue. Site 54, which is expected to be built out to the maximum permitted FAR of 6.18 and height of 135 feet, would not obstruct significant views of the resource or adversely alter the district's setting and visual relationship to the streetscape. However, projected development site 54 would cast shadow on the main facade with highly carved ornamentation and design elements including arcades prominent rustication, which would affect the enjoyment of this resource for a total duration of approximately three hours during the mornings (see Chapter 6, “Shadows”).

Table 7-3: RWCDS Projected/Potential Development Sites Containing or Located Proximate to Designated/Eligible Historic Resources

Site Number	Block/Lot(s)	Contains Designated or Eligible Historic Resource	Adjacent to or Within 90 Feet of Designated Historic Resource	Adjacent to or Within 90 Feet of Eligible Historic Resource	RWCDS for With-Action Condition	Proposed Demolition	
						No-Action Condition	With-Action Condition
1	1124 / 4, 10	No	No	No	New Construction	No	Yes
2	1124 / 11, 14	No	No	No	New Construction	No	Yes
3	1124 / 29	No	No	No	New Construction	No	Yes
4	1125 / 10, 80, 81	No	No	No	New Construction	No	Yes
5	1125 / 16	No	No	No	New Construction	No	Yes
6	1125 / 25	No	No	No	New Construction	No	Yes
7	1125 / 72	No	No	No	New Construction	No	Yes
8	1125 / 52, 53	No	No	No	New Construction	No	Yes
9	1126 / 7, 8, 13	No	No	No	New Construction	No	Yes
10	1126 / 57	No	No	Bedford Hill Historic District (H)	New Construction	No	No
11	1126 / 3, 4, 105	No	No	No	New Construction	No	Yes
12	1126 / 81, 82, 83, 84, 85, 86	No	No	No	New Construction	No	Yes
13	2020 / 86, 89	No	Clinton Hill South Historic District (G)	No	New Construction	No	Yes
14	2021 / 1, 20	No	Clinton Hill South Historic District (G)	No	New Construction	No	Yes
15	2022 / 1	No	No		New Construction	No	Yes
16	1865 / 95	No	No	No	New Construction	No	No
17	1865 / 87, 90	No	No	No	New Construction	No	Yes
19	1866 / 1, 7	No	No	No	New Construction	No	Yes
20	1200 / 5	No	St. Bartholomew's Protestant Episcopal Church and Rectory (#3) 23rd Regiment Armory (#2)	No	New Construction		Yes
21	1132 / 34, 37	No	No	No	New Construction	No	No
22	1133 / 13	No	No	No	New Construction	No	No
23	1133 / 48, 49	No	No	No	New Construction	Yes	Yes
24	1133 / 51, 52, 53, 54, 55, 57	No	No	No	New Construction	Yes	Yes

Site Number	Block/Lot(s)	Contains Designated or Eligible Historic Resource	Adjacent to or Within 90 Feet of Designated Historic Resource	Adjacent to or Within 90 Feet of Eligible Historic Resource	RWCDS for With-Action Condition	Proposed Demolition	
						No-Action Condition	With-Action Condition
25	1133 / 60, 61, 62, 63	No	No	No	New Construction	No	Yes
26	1133 / 67	No	No	No	New Construction	No	No
27	1133 / 71, 72, 74, 75, 76	No	No	No	New Construction	No	Yes
28	1133 / 80, 89, 90, 91	No	No	No	New Construction	No	No
29	1133 / 1, 3	No	No	No	New Construction	No	Yes
30	1133 / 4	No	No	No	New Construction	No	Yes
31	1134 / 5, 7, 8, 9, 11	No	No	No	New Construction	Yes	Yes
32	1134 / 17	No	No	No	New Construction	No	Yes
33	1134 / 64, 67	No	No	Bedford Hill Historic District (H)	New Construction	No	Yes
34	1140 / 31, 35, 44	No	No	No	New Construction	No	Yes
35	1141 / 1	No	No	No	New Construction	No	Yes
36	1141 / 33, 37, 38, 39, 40	No	No	No	New Construction	No	Yes
37	1141 / 55, 56, 57, 58	No	No	No	New Construction	No	No
38	1141 / 62, 128	No	No	No	New Construction	No	Yes
39	1141 / 73	No	No	No	New Construction	No	Yes
40	1142 / 10	No	No	No	New Construction	No	No
41	1141 / 59, 61	No	No	No	New Construction	No	Yes
42	1125 / 61	No	No	No	New Construction	Yes	Yes
43	1125 / 18-19	No	No	No	New Construction	No	Yes
44	1134 / 44	No	No	Bedford Hill Historic District (H)	New Construction	No	Yes
45	1126 / 32	No	No	No	New Construction	No	Yes
46	1136 / 29, 32, 33, 34, 35	No	Prospect Heights Historic District (C)	Dean Street Row Houses and Baptist Church (#25-27)	New Construction	No	No
47	1143 / 25	No	Prospect Heights Historic District (C)	Peter F. Reilly's Sons Furniture Storage (#10)	New Construction	No	Yes

Site Number	Block/Lot(s)	Contains Designated or Eligible Historic Resource	Adjacent to or Within 90 Feet of Designated Historic Resource	Adjacent to or Within 90 Feet of Eligible Historic Resource	RWCDS for With-Action Condition	Proposed Demolition	
						No-Action Condition	With-Action Condition
48	1205 / 11, 14, 111	No	23rd Regiment Armory (#2)	Bedford Hill Historic District (H)	New Construction	No	Yes
49	1126 / 29	No	No	No	New Construction	No	Yes
50	1866 / 29	No	No	No	New Construction	No	Yes
51	1126 / 77	No	No	No	New Construction	No	Yes
52	1143 / 20	Former Olivet Church	Prospect Heights Historic District (C)	Commercial and Apartment Building (#11) Peter F. Reilly's Sons Furniture Storage (#10)	New Construction	No	Yes
53	1235 / 37	Crown Heights North (F)	Crown Heights North (F), North II (A) and North III (B) Historic Districts	No	New Construction	No	Yes
54	1844 / 1	Bedford Historic District Girls' High School	Bedford Historic District (D) Alhambra Apartments (#21)	No	New Construction	No	No
55	2008 / 1	No	No	No	New Construction	No	Yes
A	1122 / 37	No	No	No	New Construction	No	Yes
B	1124 / 26, 27	No	No	No	New Construction	No	Yes
C	1124 / 37, 46, 47	No	No	No	New Construction	No	Yes
D	1125 / 2, 4, 5, 6	No	No	No	New Construction	No	Yes
E	1125 / 7, 8, 9	No	No	No	New Construction	No	Yes
F	1125 / 40	No	No	No	New Construction	No	Yes
G	2020 / 1, 92	No	Clinton Hill South Historic District (G)	No	New Construction	No	Yes
H	1199 / 8	Bedford Hill Historic District (H)	No	Bedford Hill Historic District (H)	New Construction	No	Yes
I	1199 / 12	No	No	Bedford Hill Historic District (H)	New Construction	No	Yes
J	1142 / 34	No	Nassau Brewery (#6)	No	New Construction	No	Yes
K	1134 / 73, 74	No	No	No	New Construction	No	Yes
L	1126 / 78, 79, 80	No	No	No	New Construction	No	Yes
M	1865 / 10	No	No	No	New Construction	No	Yes
N	1865 / 3	No	No	No	New Construction	No	Yes

Site Number	Block/Lot(s)	Contains Designated or Eligible Historic Resource	Adjacent to or Within 90 Feet of Designated Historic Resource	Adjacent to or Within 90 Feet of Eligible Historic Resource	RWCDS for With-Action Condition	Proposed Demolition	
						No-Action Condition	With-Action Condition
O	1134 / 28, 78, 81	No	No	No	New Construction	No	Yes
P	1141 / 21, 69	No	No	No	New Construction	No	Yes

Table 7-4: Assessment of Proposed Actions' Potential Impacts on Designated and Eligible Historic Resources

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
A	Crown Heights North III Historic District (S/NR Listed; NYC-L)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
B	Crown Heights North II Historic District (S/NR Listed; NYC-L)	No	No	No	Projected development site 53 is located within 90 feet of the Crown Heights North II Historic District. S/NR-Listed/NYC-L resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 53, which would include a new building with a maximum height of 105 feet, would not obstruct significant views of the district or adversely alter its setting or visual relationships to the streetscape because the new building will be similar in height to buildings within the district to the east of the site.
C	Prospect Heights Historic District (S/NR Listed; NYC-L)	No	No	No	Projected development sites 46 and 47 are located within 90 feet of the Prospect Heights Historic District. S/NR-listed/NYC-L resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Sites 46 and 47 are located adjacent to the district boundary and would not obstruct significant view of the district or adversely alter its setting or visual relationships to the streetscape.
D	Bedford Historic District (S/NR Eligible; NYC-L)	No	Yes	No	Projected development site 54, which is the NYC-L Girl's High School, is located completely within the Bedford Historic District. S/NR-listed/NYC-L resources are subject to construction protection under TPPN #10/88 and would therefore be protected from demolition and potential nearby construction impacts. Site 54, which would include a new building with a maximum height of 135 feet on the vacant portion of the site, would obstruct views within the district and adversely alter the district's setting and visual relationship to the streetscape.
E	Park Slope Historic District Extension II (NYC-L)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
F	Crown Heights North Historic District (S/NR Listed)	No	No	No	Projected development site 53, which is a NYC Department of Education building, is a contributing building within the S/NR-Listed Crown Heights North Historic District. S/NR-listed resources are subject to construction protection under TPPN #10/88 and would therefore be protected from demolition and potential nearby construction impacts. Site 53, which would include a new building with a maximum height of 105 feet, would not obstruct significant views of the district or adversely alter its setting or visual relationships to the streetscape because the new building will be similar in height to buildings within the district to the east of the site.

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
G	Clinton Hill South Historic District (S/NR Listed)	No	No	No	Projected development sites 13 and 14 and potential development site G are located within 90 feet of the Clinton Hill South Historic District. S/NR-listed resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Sites 13, 14, and G are all located adjacent to the historic district and would not obstruct significant view of the district or adversely alter its setting or visual relationships to the streetscape because the sites are located on the rear elevations of contributing resources within the district.
H	Bedford Hill Historic District (S/NR Eligible)	No	No	Yes	Projected development sites 10, 33, 44, and 48 and potential development sites H and I are located within 90 feet of the Bedford Hill Historic District. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on sites 10, 33, 44, and 48 and potential development sites H and I could result in construction-related impacts to the Bedford Hill Historic District. Projected development identified on sites 10, 33, 44, and 48 and potential development sites H and I would not obstruct significant views of the district or adversely alter its setting or visual relationships to the streetscape.
I	Clinton Avenue Historic District (S/NR Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
1	St. Luke's Protestant Episcopal Church (S/NR Listed; NYC-L)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
2	23rd Regiment Armory (S/NR Listed; NYC-L)	No	Yes	No	Projected development sites 20 and 48 and potential development sites H and I are located near the S/NR-Listed and NYC-L 23rd Regiment Armory (#2). Site 48 would be located in an R7A zoning district in the With-Action condition and is expected to be built out to the maximum permitted FAR of 4.91 and height of 115 feet. Potential development sites H and I will be located in an R6A zoning district and are expected to be built out to the maximum permitted FAR of 4 and height of 65 feet and 85 feet, respectively. Although potential development of sites H and I would obstruct views of the west elevation of the armory, it is a secondary elevation of the building that is already blocked by current buildings on Site I. Projected development site 20 will partially obstruct the view of the east elevation. Despite potential and projected proposed developments, unobstructed views of the north and south elevations will remain. With projected and potential sites surrounding the Armory on both sides of Atlantic Avenue, the Armory's setting and visual relationships to the

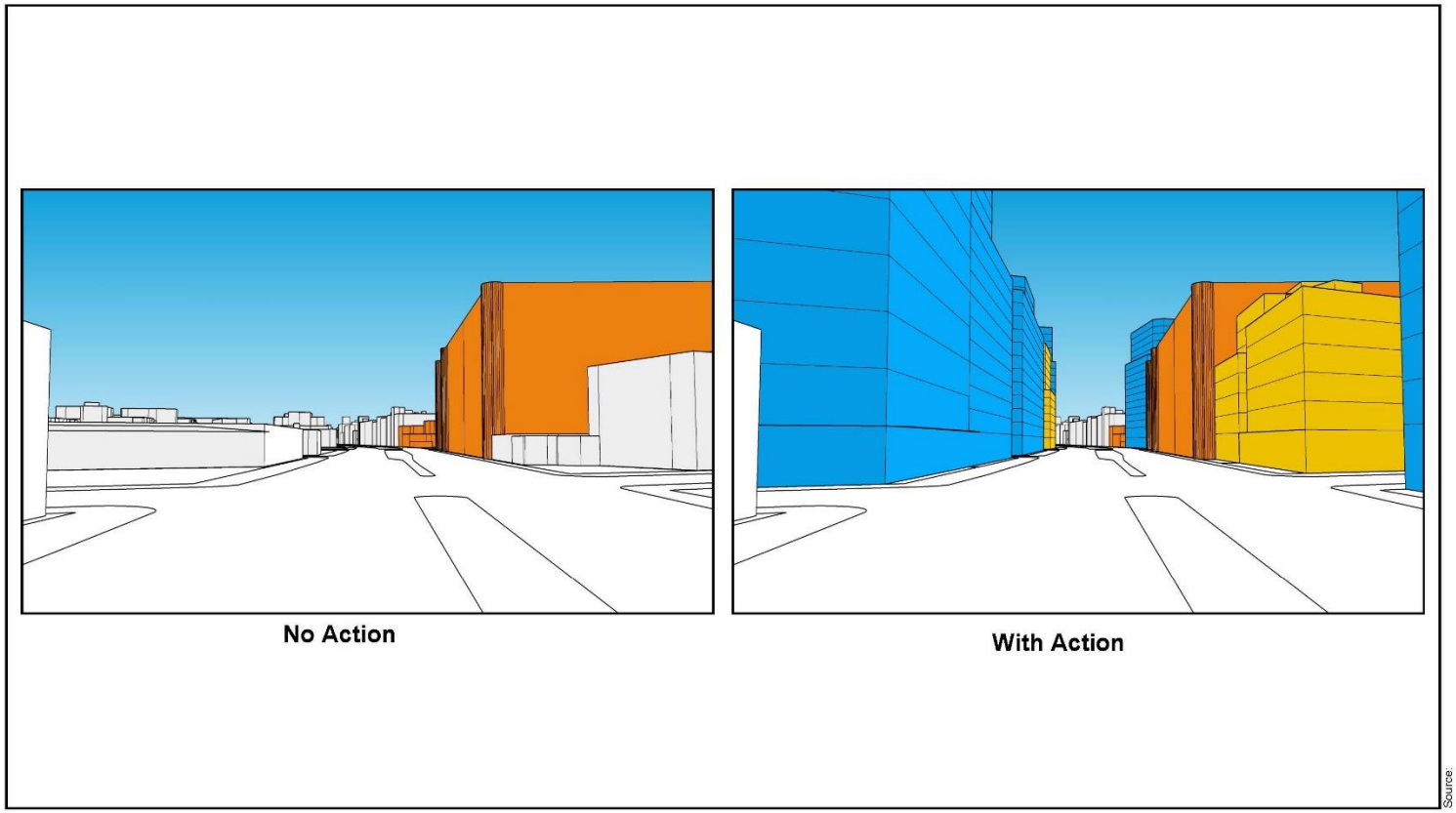
Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
					streetscape will be diminished. On the south side of the Armory, the proposed 115-foot/11-story building of projected development site 48 is only two stories lower than the NYC-L Imperial Apartments at the corner of Pacific Street and Bedford Avenue and thus the new building is not entirely out of scale for the area.
3	St. Bartholomew's Protestant Episcopal Church and Rectory (S/NR Listed; NYC-L)	No	Yes	No	Projected development site 20 is located within 90 feet of the St. Bartholomew's Protestant Episcopal Church and Rectory. S/NR-listed/NYC-L resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site 20, which would include a new building with a maximum height of 180 feet, would not obstruct significant views of the church or adversely alter its setting or visual relationships to the streetscape because the site is adjacent to the rear of the church, which has limited visibility to Atlantic Avenue due to trees and a brick wall. However, the church does have sunlight-sensitive stained-glass windows on the building's southern, eastern, and western facades and the projected development site 20 would generate incremental shadows that are expected to cover portions of the western-facing stained-glass windows for up to **three to four hours in the late spring and summer**. As these incremental shadows may have the potential to affect the public's enjoyment of this resource's sunlight-sensitive features, this is being considered a significant adverse shadow impact. Because there are no feasible and practical mitigation measures that can be implemented to mitigate this impact, it would remain unmitigated.
4	Renaissance Apartments (S/NR Listed; NYC-L)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
5	James W. and Lucy S. Elwell House (NYC-L)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
6	Nassau Brewery (S/NR Listed; NYC-E)	No	No	No	Potential development site J is located within 90 feet of the Nassau Brewery. S/NR-listed/NYC-L resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Site J is located adjacent to the resource but would not obstruct significant view of the resource or adversely alter its setting or visual relationships to the streetscape.
7	Kismet Temple (S/NR Listed; NYC-E)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
8	78th Police Precinct Station (S/NR Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
9	Commercial Building (S/NR Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
10	Peter F. Reilly's Sons Furniture Storage (S/NR Eligible)	No	No	Yes	Projected development sites 47 and 52 are located within 90 feet of Peter F. Reilly's Sons Furniture Storage Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on sites 47 and 52 could result in construction-related impacts to Peter F. Reilly's Sons Furniture Storage Building. Sites 47 and 52 would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape.
11	Commercial and Apartment Building (S/NR Eligible)	No	No	Yes	Projected development site 52 is located within 90 feet of Commercial and Apartment Building. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on site 52 could result in construction-related impacts to Commercial and Apartment Building. Site 52 would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape.
12	House (S/NR Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
13	St. Joseph's School (S/NR Eligible; NYC-E)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
14	St. Joseph's RC Church Rectory (S/NR Eligible; NYC-E)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
15	St. Joseph's RC Church complex (S/NR Eligible; NYC-E)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
16	Imperial Apartments (S/NR Listed; NYC-L)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
17	Montauk & Lennox Apts (S/NR Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
18	Carlton Club (S/NR Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
20	Girls' High School (S/NR Eligible; NYC-L)	No	No	No	Projected development site 54 occupies the vacant portion the NYC-L Girl's High School and is located completely within the Bedford Historic District. S/NR-listed/NYC-L resources are subject to construction protection under TPPN #10/88 and would therefore be protected from alteration and potential

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
					nearby construction impacts. Site 54, which would include a new building with a maximum height of 135 feet on the vacant part of the site, would obstruct views within the district and adversely alter the district's setting and visual relationship to the streetscape.
21	Alhambra Apartments (NYC-L)	No	Yes	No	Projected development site 54 is located within 90 feet of the Alhambra Apartments and completely within the Bedford Historic District. S/NR-listed/NYC-L resources are subject to construction protection under TPPN #10/88 and would therefore be protected from demolition and potential nearby construction impacts. Site 54, which would include a new building with a maximum height of 135 feet, would not obstruct significant views of the resource or adversely alter the district's setting and visual relationship to the streetscape. Site 54 would cast shadow on the main facade with highly carved ornamentation and design elements including arcades prominent rustication, which would affect the enjoyment of this resource for a total duration of **approximately 3.5 hours during the mornings**.
22	Row Houses - 1319-1325 Bedford (S/NR Eligible)	No	No	Yes	Projected development site 20 is located within 90 feet of Row Houses. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the potential development identified on site 20 could result in construction-related impacts to Row Houses. Site 20 would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape.
23	Former Olivet Church (S/NR Eligible[9])	Yes	No	Yes	Projected development site 52, which is expected to be a new 105-foot building in the With-Action condition, encompasses the former Olivet Church. The potential demolition of the site would result in an unavoidable significant adverse direct impact. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the potential development identified on site 52 could result in construction-related impacts. This site would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape.
24	Cathedral Condominiums (NYC-E)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
25	Dean Street Rowhouse (S/NR Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.

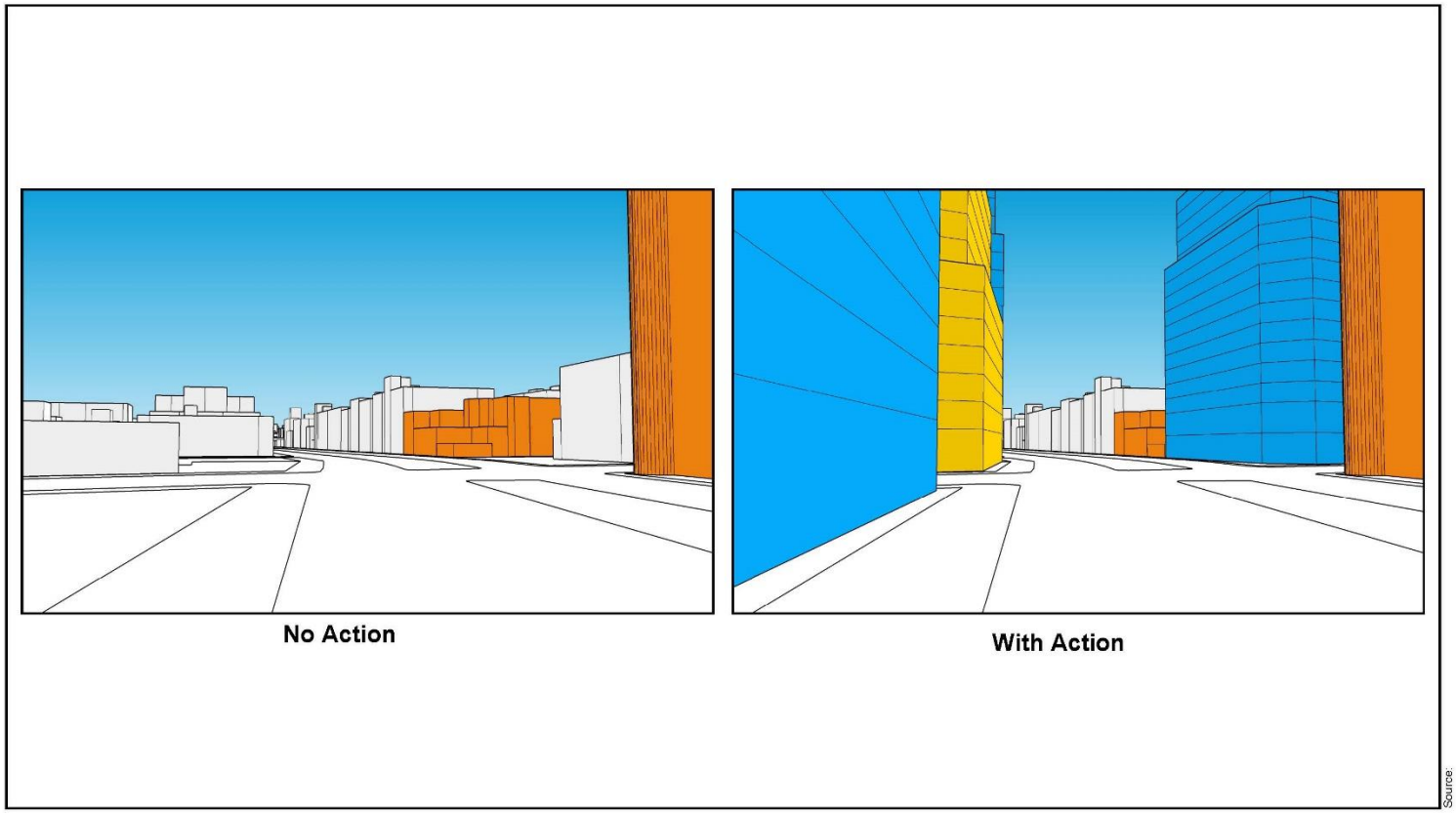
[9] For the purposes of this draft EIS, it is assumed that the Olivet Church is S/NR eligible. SHPO consultation on the final eligibility determination of the Olivet Church will be completed between the draft and final EIS.

Map No.	Name	Direct Impact	Indirect Impact	Construction Impact	Comments
26	Dean Street Baptist Church (S/NR Eligible)	No	No	No	No projected/potential development sites are located within or in proximity to this resource.
27	Dean Street Rowhouse (S/NR Eligible)	No	No	Yes	Projected development site 46 is located within 90 feet of the Dean Street Rowhouse at 521-527 Dean Street. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on site 46 could result in construction-related impacts to the Dean Street Rowhouse. Site 46 would not obstruct significant views of the resource or adversely alter its setting or visual relationships to the streetscape.



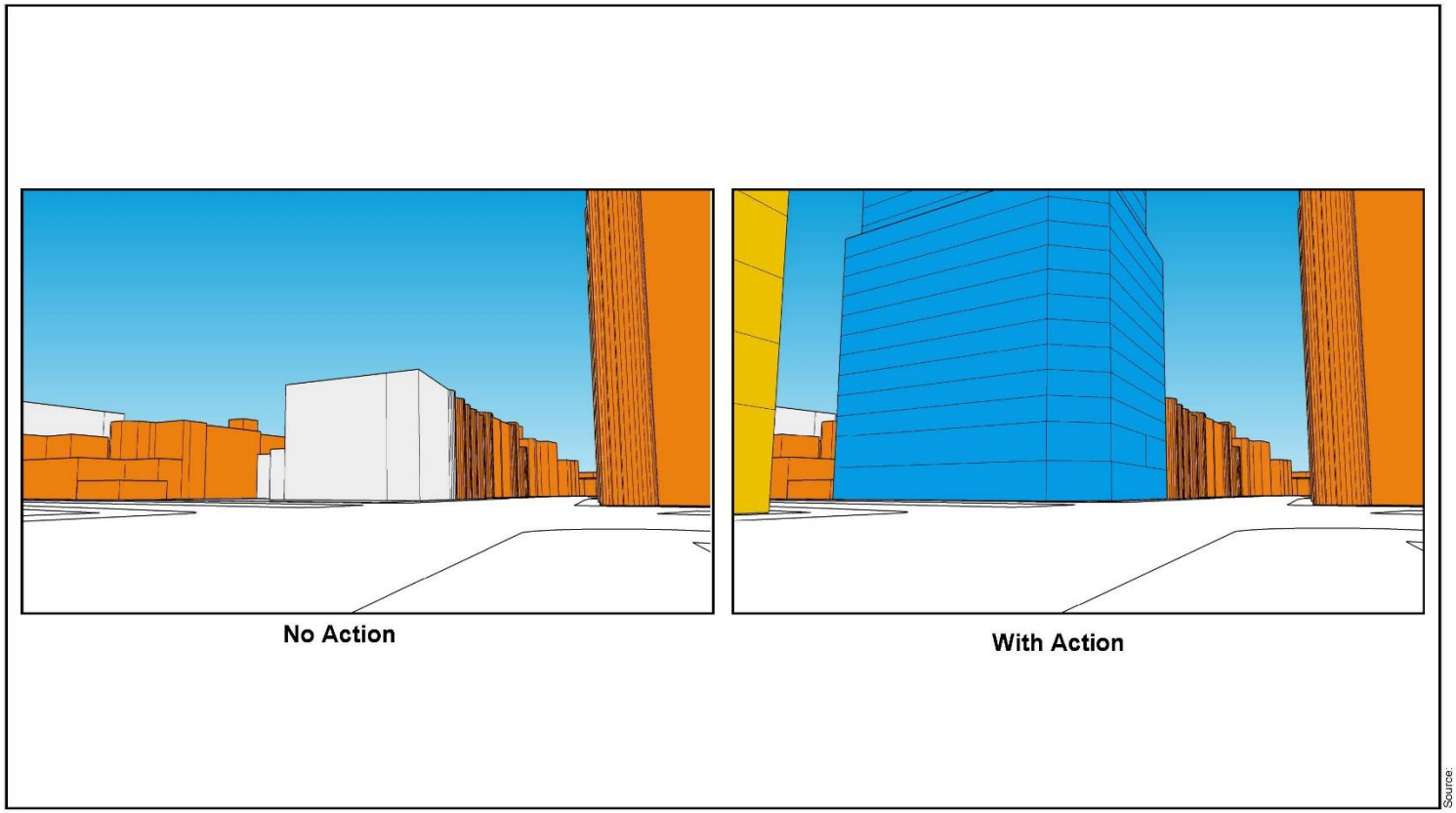
Atlantic Avenue Mixed-Use Plan

Figure 7-4a
Urban Design Site 14 Facing East



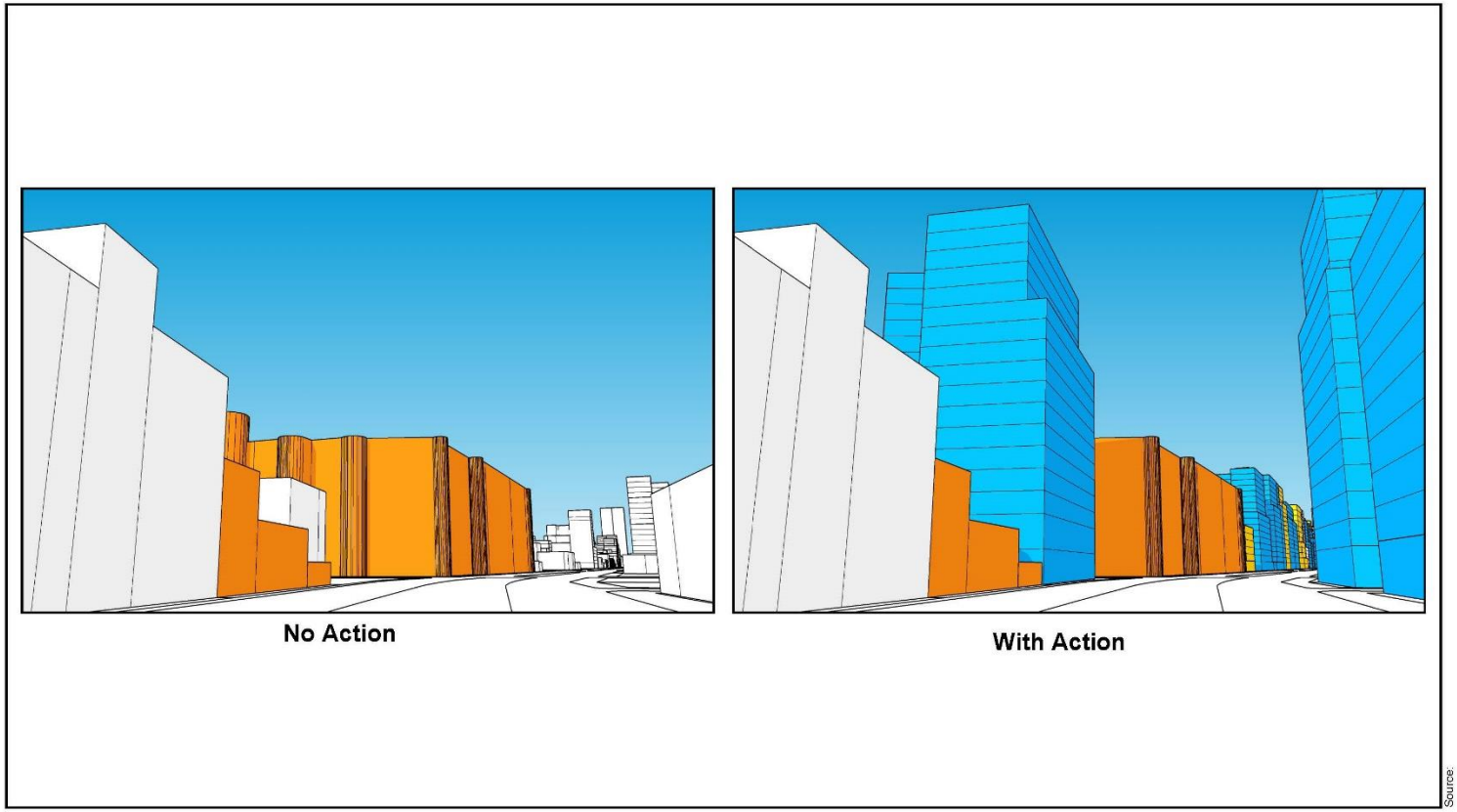
Atlantic Avenue Mixed-Use Plan

Figure 7-4b
Urban Design Site 20 Facing East



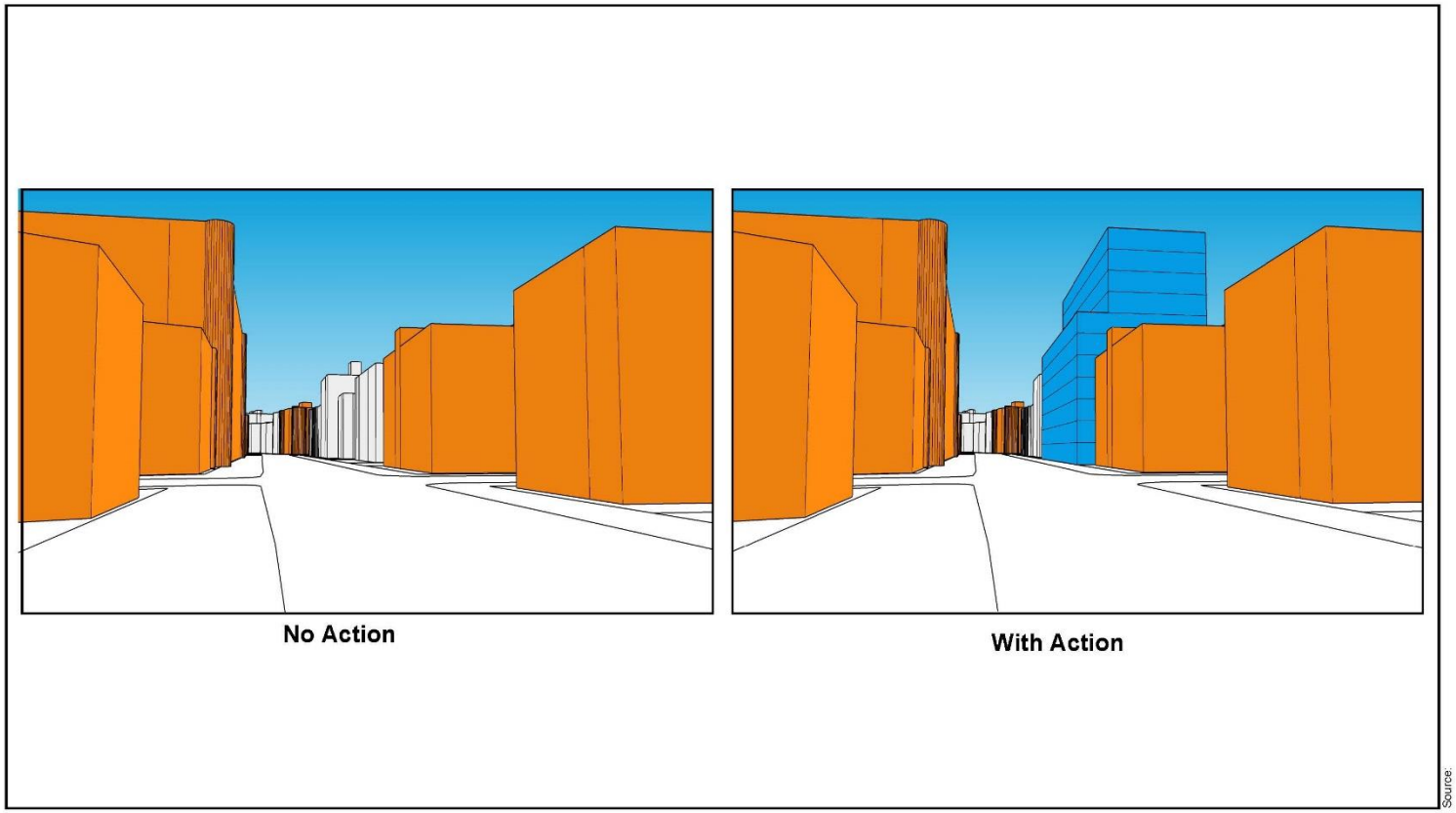
Atlantic Avenue Mixed-Use Plan

Figure 7-4c
Urban Design Site 20 Facing South



Atlantic Avenue Mixed-Use Plan

Figure 7-4d
Urban Design Site 20 Facing West



Atlantic Avenue Mixed-Use Plan

Figure 7-4e
Urban Design Site 48 Facing East