Chapter 7: Historic and Cultural Resources

A. INTRODUCTION

In accordance with the 2021 *City Environmental Quality Review (CEQR) Technical Manual,* this chapter considers the potential for the Proposed Actions to affect historic and cultural resources. Historic and cultural resources include both architectural and archaeological resources. Architectural resources generally include historically important buildings, structures, objects, sites, and districts. Archaeological resources are physical remains, usually subsurface, that can shed light on historic periods.

As described in Chapter 1, "Project Description," the New York City Department of City Planning (DCP) is proposing zoning changes (the Proposed Actions) to facilitate implementation of the Long Island City Neighborhood Plan (the Neighborhood Plan). The Neighborhood Plan is the subject of an ongoing community planning process to meet the long-term vision of Long Island City and surrounding neighborhoods as a unique, transit-rich, and culturally vibrant neighborhood. The area subject to the Proposed Actions (the Project Area) is an approximately 54-block area of the Long Island City neighborhood of Queens, generally bounded by Queens Plaza South and the midblock between 39th and 40th Avenues between 21st and 23rd Streets to the north; the East River, Anable Basin, and 5th Street to the west; 46th and 47th Avenues, 46th Road, and the midblock between 44th Drive and 45th Avenue to the south; and 11th, 23rd, and 24th Streets and the midblock between 24th and Crescent Streets to the east (see **Figure 7-1**).

The analysis characterizes existing conditions, evaluates changes to historic and cultural resources that are expected to occur independent of the Proposed Actions, and identifies and addresses any potential impacts to historic and cultural resources associated with the Proposed Actions.

PRINCIPAL CONCLUSIONS

An assessment was conducted based on the methodology set forth in the 2021 *CEQR Technical Manual* and consistent with the Final Scope of Work. As described below, this assessment concludes that the Proposed Actions would result in significant adverse impacts to architectural resources.

DIRECT (PHYSICAL) IMPACTS

- Development of Projected Development Site 40 in the future with the Proposed Actions would result in the demolition of the State and National Registers of Historic Places (S/NR)-eligible M. Henry Chernay Building at 10-03 44th Avenue (Resource No. 15), and the S/NR-eligible Jerome Perlstein Building at 43-58 11th Street (Resource No. 16).

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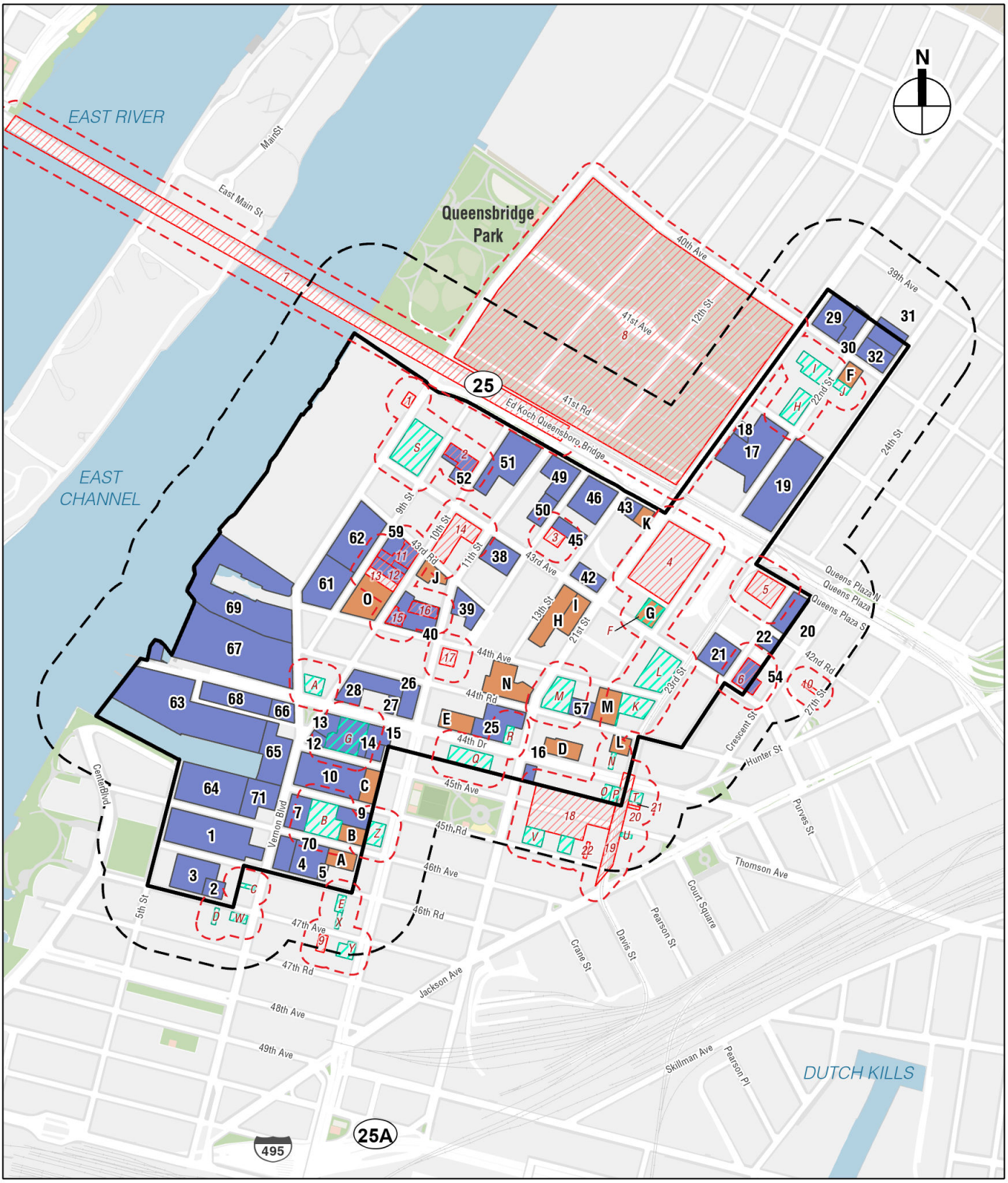

Project Area
Potential Development Site
Projected Development Site
Study Area (400-foot perimeter)
Known Architectural Resources
Potential Architectural Resources
90-foot perimeter

0 1,000 FEET

Architectural Resources Reference Map

- Development of Projected Development Site 52 would result in the demolition of the S/NR-eligible former New York and Queens Electric Light and Power Substation Number 4 (Resource No. 2).
- Development of Projected Development Site 59 would result in the demolition of the S/NR-eligible Walter Lippmann Building at 43-42 10th Street (Resource No. 11) and the S/NR-eligible building at 43-50 10th Street (Resource No. 12).
- Development of Potential Development Site G would result in the demolition of 21-23 43rd Avenue, which has been identified as a potential architectural resource (Resource F).

The With Action development anticipated on projected and potential development sites could also result in construction-related impacts to 10 known and 8 potential architectural resources located within 90 feet of the certain development sites, listed below: known Resource Nos. 2, 3, 4, 7, 11, 12, 13, 14, 15, and 16, and potential Resources B, I, J, K, M, N, S, and Z.

It is expected that the New York City Department of Building's (DOB) *Technical Policy and Procedure Notice (TPPN) #10/88* would be implemented for the With Action development on Projected Development Site 51, in relation to the New York City Landmark (NYCL) and S/NR-listed Queensboro Bridge (Resource No. 7). The other resources listed above would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since these resources are not S/NR-listed or designated NYCLs or New York City Historic Districts (NYCHD), they are not afforded special protections under *TPPN #10/88.* Since the projected and potential development sites within 90 feet of these resources are not City-owned and are not anticipated to be developed in accordance with City disposition or development agreements, there is no mechanism to require the implementation of *TPPN #10/88* or preparation of a Construction Protection Plan. Additional protective measures afforded under *TPPN #10/88* would only become applicable if the resources were listed on the S/NR or designated as NYCLs or NYCHDs in the future prior to the initiation of construction. If that does not occur, the resources would not be subject to *TPPN #10/88* and may therefore be adversely impacted by adjacent development resulting from the Proposed Actions.

The No Action development expected to occur on Projected Development Sites 2, 4, 7, 9, 10, 14, 15, 16, 17, 19, 20, 21, 25, and 70 could also potentially result in construction-related impacts to known and potential architectural resources located within 90 feet of these sites: known Resource Nos. 5, 6, and 18 and potential Resources B, C, D, G, H, R, and Z. These projected development sites are also anticipated to be developed in the With Action condition. It is expected that *TPPN #10/88* would be implemented for the No Action development on Projected Development Site 16, in relation to the S/NR-listed and NYCHD Hunters Point Historic District (Resource No. 18). It is anticipated that the S/NR-eligible Resource Nos. 5 and 6 and potential Resources B, C, D, G, H, R, and Z would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities; however, the protections to avoid construction-related damage to historic structures under *TPPN #10/88* would not be required for the No Action condition projects occurring within 90 feet of these S/NR-eligible and potential architectural resources.

INDIRECT IMPACTS

In the With Action condition, the new buildings on the projected and potential development sites could be considerably taller than the known and potential architectural resources within the Project Area and study area, which range from one story for some industrial buildings, two to four stories for most residential buildings, and up to seven stories for loft and factory buildings, which are generally located north and south of the Queensboro Bridge.

As detailed in Chapter 6, "Shadows," the potential for shadow-related impacts to the S/NR-eligible Queensbridge Houses North and South was considered, and the analysis concluded that the Proposed Actions would not have a significant adverse shadow-related impact on this architectural resource.

Project Area

With Action development would alter the setting of many known and potential architectural resources in the Project Area. This alteration to the setting of resources in the Project Area would be most pronounced and would be identified as significantly adverse where the existing setting is very low-scale (i.e., less than 3 stories in height), including much of Industrial Subarea 1, and where With Action development on projected and potential development sites could be more than 100 feet taller than adjacent architectural resources and buildings in the surrounding area. In contrast, the architectural resources within Inland Subarea 1 and Inland Subarea 2 already exist within a setting that includes dense, tall development as well as views to additional dense, tall development in the surrounding area; therefore, the alteration to the setting of resources in these subareas is not identified as significantly adverse. The context of the resources within and adjacent to the Waterfront Subarea would notably change in the With Action condition, with new high-rise, mixed-use buildings along the East River waterfront that would have no maximum height limit.

The known and potential resources in the Project Area would generally remain visible in surrounding street views. However, views of the 'Silvercup" metal-frame sign (located on the roof of the four-story portion of the complex and facing west) along Queens Plaza South and from the elevated bridge would be obscured by the new development along Queens Plaza South, west of 21st Street. As with the No Action condition development, the With Action development on Projected Development Sites 7, 10, and 70 would obscure most existing views to potential Resource B from Vernon Boulevard; however, potential Resource B would remain visible along 45th Road and 46th Avenue.

The mapping of new public streets in Block 488 and 489 along the East River waterfront and the creation of new required shore public walkways on Projected Development Sites 63, 64, 65, 67, 69, and 71 would be anticipated to create new viewpoints along the waterfront toward architectural resources in the area, particularly the Queensboro Bridge and resources on the south side of Roosevelt Island, such as the former Strecker Memorial Laboratory and Smallpox Hospital buildings, both NYCLs and S/NR-listed. Views to the Queensboro Bridge from Vernon Boulevard south of 44th Avenue would become more constrained with the new high-rise development around and north of Anable Basin, and elevated views from the bridge itself would be altered with the addition of multiple high-rise towers along the waterfront. In addition, the context of views south

along Vernon Boulevard to the New York Architectural Terra Cotta Works would change with the addition of multiple high-rise towers along the waterfront.

STUDY AREA

Other architectural resources in the 400-foot study area would not experience significant adverse indirect impacts. The closest development sites to study area architectural resources are located across streets from these architectural resources, and the cluster of known and potential architectural resources at the southeast corner of the study area is located at a greater distance from the Projected and Potential Development Sites. The Queensboro Bridge (Resource No. 7) would be located near the projected development sites on the south side of Queens Plaza South, and the With Action development on these sites would change views to the bridge from nearby streets as well as elevated views from the bridge to the surrounding area; elevated views from the bridge itself also would be altered with the addition of multiple high-rise towers along the East River waterfront. These elevated views already include high-rise development in close proximity to the bridge and the high-rise development along the river in Hunters Point. Views of~~to~~ the bridge would remain from multiple vantage points throughout the Project Area and study area.

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

B. METHODOLOGY

The analysis methodology is based on the guidelines of the *CEQR Technical Manual* and examines the effects of the Proposed Actions on historic and cultural, and determines the potential for the Proposed Actions to result in significant adverse impacts. As described in Chapter 1, "Project Description," in order to assess the possible effects of the Proposed Actions, a reasonable worst-case development scenario (RWCDS) was established for both the No Action and With Action conditions for the 2035 analysis, or "build" year.

The study area for archaeological resources for this ~~Draft~~ Final Environmental Impact Statement (FEIS) includes those locations within the Project Area where new excavation or ground disturbance is likely and would result in new in-ground disturbance as compared with No Action conditions. For the purposes of this analysis, the study area for archaeological resources is limited to sites that may be developed within the Project Area, which comprises the projected and potential development sites defined in Chapter 1, "Project Description" and mapped on Figure 1-11. In comment letters dated November 4, 2024 and January 29, 2025, the New York City Landmarks Preservation Commission (LPC) determined that none of the projected or potential development sites haves~~s~~

archaeological significance (see **Appendix D**). Therefore, this chapter focuses on architectural resources only.

Consistent with the guidance of the *CEQR Technical Manual*, in order to determine whether the Proposed Actions could potentially affect architectural resources, this attachment considers whether the Proposed Actions would result in a physical change to any resource, a physical change to the setting of any resource (such as context or visual prominence), and, if so, whether the change is likely to alter or eliminate the significant characteristics of the resource that make it important. More specifically, as set forth in the *CEQR Technical Manual*, potential impacts to architectural resources may include the following:

- Physical destruction, demolition, damage, alteration, or neglect of all or part of a historic property;
- Changes to an architectural resource that cause it to become a different visual entity;
- Isolation of the property from, or alteration of, its setting or visual relationships with the streetscape, including changes to the resource's visual prominence;
- 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, dewatering, flooding, subsidence, or collapse; and
- Introduction of significant new shadows, or significant lengthening of the duration of existing shadows, over a historic landscape or on a historic structure (if the features that make the resource significant depend on sunlight) to the extent that the architectural details that distinguish that resource as significant are obscured.

To evaluate potential effects due to on-site construction activities, and to account for visual or contextual impacts, the study area for architectural resources is defined as extending 400 feet from the Project Area (see **Figure 7-1**). As defined in DOB's *TPPN #10/88*, adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource.[1]

Consistent with the guidance of the *CEQR Technical Manual*, officially recognized (known) architectural resources that were analyzed include: NYCL, Interior Landmarks, Scenic Landmarks, NYCHD; resources calendared for consideration as one of the above by LPC; resources listed on or formally determined eligible for inclusion on the S/NR, or contained within a district listed on or formally determined eligible for listing on the Registers; resources recommended by the New York State Board for listing on the Registers; and National Historic Landmarks (NHL). In addition, a survey was conducted

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

to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria ("potential architectural resources").

CRITERIA AND REGULATIONS

Once the study area was determined, an inventory of officially recognized (known) architectural resources was compiled. Criteria for listing on the National Register are in the Code of Federal Regulations, Title 36, Part 63, and LPC has adopted these criteria for use in identifying architectural resources for CEQR review. Following these criteria, districts, sites, buildings, structures, and objects are eligible for the National Register if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: (1) are associated with events that have made a significant contribution to the broad patterns of history (Criterion A); (2) are associated with significant people (Criterion B); (3) embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or (4) may yield [archaeological] information important in prehistory or history. Properties less than 50 years of age are ordinarily not eligible, unless they have achieved exceptional significance. Official determinations of eligibility are made by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP).

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

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

C. EXISTING CONDITIONS

KNOWN ARCHITECTURAL RESOURCES

There are 20 known architectural resources, including one historic district, located in the Project Area. Six of the known architectural resources are located on projected and potential development sites. In addition, there are two known architectural resources located in the study area. The architectural resources are listed below in **Table 7-1** and shown in **Figure 7-1**. Descriptions of these resources are also provided below with photos shown on **Figures 7-2 through 7-13**. The relationship between projected and potential development sites and known architectural resources is illustrated on **Figure 7-1**.



New York and Queens Electric and Power Substation Number 4, 42-25 9th Street—Resource No. 2 **1**



42-61 24th Street—Resource No. 6 **2**

Known Architectural Resources on Development Sites



Walter Lippmann Building, 43-42 10th Street—Resource No. 11 **3**



43-50 10th Street—Resource No. 12 **4**

Known Architectural Resources on Development Sites

Figure 7-3



M. Henry Chemay Building, 10-03 44th Avenue—Resource No. 15 **5**



Jerome Perlstein Building, 43-58 11th Street—Resource No. 16 **6**

Known Architectural Resources on Development Sites



New York Architectural Terra Cotta Works, 42-10 to 42-16 Vernon Boulevard—Resource No. 1 **7**



Steinway Van Storage, 42-25 12th Street—Resource No. 3 **8**

Known Architectural Resources in Remainder of Project Area



Former Silvercup Bakery, view east from Queens Plaza South—Resource No. 4 **9**



Former Silvercup Bakery, view northwest on 22nd Street near 43rd Avenue—Resource No. 4 **10**

Known Architectural Resources in Remainder of Project Area

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23-10 Queens Plaza South, view east from 23rd Street—Resource No. 5 **11**



Fire Engine Company 258, Hook and Ladder Company 115, 10-38 47th Avenue—Resource No. 9 **12**

Known Architectural Resources in Remainder of Project Area



42-46 27th Street—Resource No. 10 **13**



43-55 10th Street—Resource No. 13 **14**

Known Architectural Resources in Remainder of Project Area



Tom Cat Bakery, 43-05 10th Street—Resource No. 14 **15**



Metropolitan Building, 44-01 11th Street—Resource No. 17 **16**

Known Architectural Resources in Remainder of Project Area



Hunters Point Historic District—Resource No. 18, view northwest on 45th Avenue **17**



Hunters Point Historic District—Resource No. 18, view southeast on 45th Avenue **18**

Known Architectural Resources in Remainder of Project Area

Figure 7-10



45th Road-Court House Square Subway Station—Resource No. 19 **19**



44-67 and 44-69 23rd Street—Resource Nos. 20 and 21 **20**

Known Architectural Resources in Remainder of Project Area

Figure 7-11



21-49 45th Road—Resource No. 22 **21**

Known Architectural Resources in Remainder of Project Area



Queensboro Bridge—Resource No. 7 **22**



Queensbridge Houses North and South—Resource No. 8 **23**

Known Architectural Resources in Study Area

PROJECTED AND POTENTIAL DEVELOPMENT SITES

Former New York and Queens Electric Light and Power Company Substation No. 4, 42-25 9th Street (S/NR-eligible)—Resource No. 2

The former New York and Queens Electric Light and Power Company building at 42-25 9th Street has been determined S/NR-eligible under National Register Criterion C as an example of the transitional Beaux Arts-style applied to an industrial municipal building and as an example of the work of William Welles Knowles, a prolific architect of municipal buildings in New York City. The three-story, light brown brick building was constructed by the New York and Queens Electric Light and Power Company (NYQELPC) between 1910 and 1913. A three-story portion of the substation was constructed in 1910, and in 1912 the substation was expanded with a 50-by-100-foot addition that was designed by William Welles Knowles. Knowles designed a number of buildings in Queens, including the Queens General Courthouse in Jamaica and many of NYQELPC's substations in the 1910s and 1920s, including the Flushing substation. This building is located on Projected Development Site 52 (see view 1 of **Figure 7-2**).

42-61 24th Street (S/NR-eligible)—Resource No. 6

The industrial loft building at 42-61 24th Street has been determined S/NR-eligible under Criterion C. The five-story portion of the building was constructed in 1921, and the larger four-story portion was built 1924-1925. The building was originally built by the Comolite Corporation, which manufactured heels for boots and shoes. The building is of reinforced concrete construction with a mushroom column support system. The building retains large window opening with historic multi-lights. Also featured are decorative roof parapets at the corners and arched recessed entrance openings with classical square moldings. Much of the ground level has been infilled. This building is located on Projected Development Site 54 (see view 2 of **Figure 7-2**).

Walter Lippmann Building, 43-42 10th Street (S/NR-eligible)—Resource No. 11

The Walter Lippmann Building at 43-42 10th Street was designed by Jerome Perlstein and built in 1967. It has been determined eligible under Criterion C as an example of mid-century Modernism applied to an industrial building and as an example of the work of Jerome Perlstein, a prolific architect of the Modernist style, particularly in Queens. The Walter Lippmann Building is a one-story industrial building, clad in Roman brick set in a stack bond with concrete framing used to visually divide the façade and add visual interest. The primary (east) façade is broken into two main sections. The northern section contains three garage bays and two pedestrian entrances. Projecting above the roofline and centered on this section is a concrete-framed mosaic executed by the Mosaic Tile Company based in New York City, complemented by small additional tile mosaics located at the south end of the façade above the smaller of the garage entrances. The main mural has been altered with the insertion of three windows being cut into it. The building is located on Projected Development Site 59 (see view 3 of **Figure 7-3**).

Table 7-1
Known Architectural Resources

Ref. No	Block/Lot	Address	Name	S/NR-Listed	S/NR-Eligible	NYCL/NYCHD
Projected/Potential Development Sites						
2	461/13	42-25 9th Street	Former New York and Queens Electric Light and Power Substation Number 4		X	
6	429/3	42-61 24th Street	—		X	
11	454/22	43-42 10th Street	Walter Lippmann Building		X	
12	454/21	43-50 10th Street	—		X	
15	453/1	10-03 44th Avenue	M. Henry Chernay Building		X	
16	453/1	43-58 11th Street	Jerome Perlstein Building		X	
Remainder of Project Area						
1	477/20	42-10 to 42-16 Vernon Boulevard	New York Architectural Terra Cotta Works	X		X
3	458/83	42-45 12th Street	Steinway Van Storage		X	
4	427/27, 60	42-22 22nd Street	Former Silvercup Bakery		X	
5	425/5	23-10 Queens Plaza South	—		X	
9	46/34	10-38 47th Avenue	Fire Engine Company 258, Hook and Ladder Company 115		X	X
10	430/19	42-46 27th Street	—		X	
13	454/20	43-56 10th Street	—		X	
14	455/5	43-05 10th Street	Tom Cat Bakery		X	
17	446/30	44-01 11th Street	Metropolitan Building		X	
18	77 and 78/Multiple	21-09 to 21-55 and 21-12 to 21-48 45th Avenue; 44-70 to 44-78 23rd Street	Hunters Point Historic District	X		X
19	N/A	N/A	45th Road - Court House Square Subway Station	X		
20	79/126	44-67 23rd Street	—		X	
21	79/27	44-69 23rd Street	—		X	
22	77/123	21-49 45th Road	—		X	
Study Area						
7	465/375 (part), 400 (part), 425 (part); 477/1 (part); Manhattan Block 1474/8 (part), 1454/1 (part), 1434 (part)	N/A	Queensboro Bridge	X		X
8	465/1, 100 470/1, 100, 200	40-01 12th Street	Queensbridge Houses North and South		X	

Notes:
NYCL: New York City Landmark
NYCHD: New York City Historic District
NYCL-eligible: determined by LPC to appear to meet NYCL eligibility criteria
S/NR: Listed on the State and National Registers of Historic Places
S/NR-eligible: Officially determined eligible for listing on the State and National Registers of Historic Places
S/NR-certified: Certified by the National Park Service as National Register eligible as a "certified local historic district."
NHL: National Historic Landmark
Sources:
Discover NYC Landmarks at https://www1.nyc.gov/site/lpc/index page accessed January 2025; New York State Historic Preservation Office Online Resources (CRIS) at https://cris.parks.ny.gov/ accessed January 2025.

43-50 10th Street (S/NR-eligible)—Resource No. 12

The industrial building located at 43-50 10th Street was designed by architect Jerome Perlstein in 1969. It has been determined S/NR-eligible under Criterion C as an example of mid-century Modernism applied to an industrial building and as an example of the work of Jerome Perlstein (see discussion above). Similar to other industrial buildings designed by Perlstein on the same block, the one-story, through-block building at 43-50 10th Street is clad in Roman brick set in a stack bond, but unlike the other designs in the area, this building has long slit windows framed in concrete. The primary (east) façade fronts onto 10th Street and is visually separated into three sections. The southernmost section features an off-center single garage entrance. The center section, which is the largest portion of the façade, contains a recessed pedestrian entrance at the south end and four regularly spaced slit windows are located above. The windows are framed in concrete and have single-pane, fixed glass with a simple, linear gilded detail. The northern section is framed in concrete and is slightly taller than the rest of the façade. It contains one elongated slit window, framed in concrete, with a fixed-glass pane and a similar linear gilded detail. A pedestrian entrance is located just north of the window. Along 9th Street, the rear (west) façade is simpler than the primary façade and visually separated into two sections. Unlike the primary façade, the Roman brick is laid in a running bond. The smaller, northern section is framed in concrete with an elongated slit window with fixed-glass and a linear gilded detail framed in concrete and a pedestrian entrance. A garage entrance and adjacent pedestrian entrance are located at the south end of the façade. This building is located on Projected Development Site 59 (see View 4 of **Figure 7-3**).

M. Henry Chernay Building, 10-03 44th Avenue (S/NR-eligible)—Resource No. 15

The M. Henry Chernay Building, named in honor of a New York City tax accountant and director of the United States Fire Insurance Company of America who died in 1967, has been determined eligible under Criterion C as an example of mid-century Modernism applied to an industrial building and as an example of the work of Jerome Perlstein. This one-story building was redesigned in 1967 by Perlstein and exhibits many characteristics most often associated with Perlstein's alterations including Roman brick and white concrete framing. The western portion of the building was recently painted and renovated. This building is located on Projected Development Site 40 (see View 5 of **Figure 7-4**).

Jerome Perlstein Building, 43-58 11th Street (S/NR-eligible)—Resource No. 16

The Jerome Perlstein Building, located at 43-58 11th Street, was built in 1962 and designed by Perlstein. Similar to other nearby industrial buildings designed by Perlstein, the Jerome Perlstein Building includes concrete framing and a metallic screen (now covered with signage) to add texture and visual interest. The building has been determined eligible under Criterion C as an example of mid-century Modernism applied to an industrial building and as an example of the work of Jerome Perlstein. This building is located on Projected Development Site 40 (see View 6 of **Figure 7-4**).

REMAINDER OF PROJECT AREA

New York Architectural Terra Cotta Works Building (NYCL, S/NR-listed)—Resource No. 1

The New York Architectural Terra Cotta Works Building is a two-story building situated along Vernon Boulevard just south of the Queensboro Bridge (see View 7 of **Figure 7-5**).

The site is the former office headquarters of New York Architectural Terra Cotta Company, the only major manufacturer of architectural terra cotta in New York. When built in 1892, the building stood against a backdrop of the company's manufacturing, warehouse, and shipping operation. The building is clad in brick and terra cotta and combines elements of the Renaissance and Tudor Revival styles in its design. It is rectangular in plan, with its longer sides parallel to Vernon Boulevard. The landmarked building is the last remaining remnant of the company. It is currently vacant.

Steinway Van Storage, 42-45 12th Street (S/NR-eligible)—Resource No. 3

The Steinway Van & Storage Company building is a seven-story Neo-Gothic warehouse, located on the east side of 12th Street between Queens Plaza South and 43rd Avenue (see View 8 of **Figure 7-5**). This warehouse building has been determined eligible for the National Register under Criterion C as an example of early 20th century Neo-Gothic architecture applied to an industrial building. The 1936 Sanborn map indicates that the building, at 42-45 12th Street (historically known as Sherman Place), was constructed in 1920 and was then used as a furniture storage warehouse. Since 1937, the building has served as the warehouse of the Steinway Van and Storage Company. The building has a flat roof with a complex parapet wall along the primary (west) façade. The building is constructed of brown brick laid in running bond, and its decorative features are constructed in a combination of stone and brick. The bays, of uneven width, are divided by full-height brick piers ornamented with paired vertical lines of angled bricks evoking Gothic buttresses with stonework at each story level and incorporating three-foiled ogee arches, trefoils, and finials. A large square section of the ground story façade has been sealed with white brick; a metal plaque has been affixed to this brick bearing the words "Steinway Van & Storage Co." The company maintained offices elsewhere in Queens and used the facility at 42-45 12th Street as a furniture storage warehouse, from which it occasionally auctioned off goods.

Former Silvercup Bakery, 42-22 22nd Street (S/NR-eligible)—Resource No. 4

The full-block former Silvercup Bakery complex at 42-22 22nd Street was designed in the Art Deco style and constructed in phases between the late 1920s and the 1930s. It was developed by the Gordon Baking Company, a national bread-making company based in Detroit that began expanding its operations on the east coast in the late 1920s. One of Gordon's most famous products was its line of Silvercup bread products, which were advertised as being part of a healthy and balanced diet as a result of its being made with whole milk and enriched with vitamins and freshly baked twice a day. The complex has been determined S/NR-eligible under Criterion C as an example of the Art Deco-style applied to an industrial and commercial building and under Criterion A as part of the industrial history of Long Island City.

The brick-clad complex of buildings is primarily one story in height; however, a portion of the building along 22nd Street (Harry Suna Place) rises four stories and the center section of the 21st street (west) façade rises two stories (see Views 9 and 10 of **Figure 7-6**). The complex is minimally ornamented, with most details articulated in brick. Along 22nd Street and 21st Street, the building has brick pilasters that extend the full height of the façade and rise slightly above the parapet with a terra-cotta ziggurat capital. Above the upper windows, the bricks form a rectangular detail pattern on the parapet. Along the Queens Plaza South (north) façade, the building is more simply ornamented with pilasters that

have a flat terra-cotta cap. The Queensboro Bridge approach (south) façade is unornamented. A large metal-frame sign is located on the roof of the four-story portion of the complex and faces west. The sign features the word 'Silvercup' in large red letters with the word 'Studios' below in smaller letters. Constructed ca. 1930, the sign originally read 'Silvercup Bread' for the baked good prepared at the former bakery, but was altered in the 1980s when the building was renovated and converted into a theatrical, television, and film production facility.

23-10 Queens Plaza South (S/NR-eligible)—Resource No. 5

The building at 23-2 to 23-10 Queens Plaza South has been determined S/NR-eligible under Criterion C as an intact early twentieth century industrial building and under Criterion A for its association with the industrial development of Long Island City. The building was constructed between 1920 and 1921. Originally planned as a five-story service station, it was constructed for the Pittsburgh-based Standard Steel Car Company and designed by architect J.J. Gloster. It was later used as loft space with a garage and lacquer spraying facilities and by the Eagle Electric Manufacturing Company. 23-10 Queens Plaza South is a concrete-frame, five-story, early 20th century industrial building with parapets at the center and corners (see view 11 of **Figure 7-7**). Groups of replacement multi-light windows pierce the frame at regular intervals. The building is also decorated with diamonds, triangles, and keystones, several painted red and blue.

Fire Engine Company 258, Hook and Ladder Company 115 (S/NR-eligible, NYCL)—Resource No. 9

Built in 1902-4, Fire Engine Company No. 258, Hook and Ladder Company No. 115 is located on 47th Avenue. Designed by Bradford Lee Gilbert, the Dutch Renaissance Revival-style structure was erected as part of a campaign to expand fire protection in Queens and improve working conditions for Queens firefighters. Long Island City was the first area in the borough to have a professional fire department and both Fire Company 258 and Hook and Ladder Company trace their origins to an act by the New York State Legislature in 1890. The firehouse was among the most ambitious structures planned by the expanded department after 1898. During this period, Long Island City was a major political and industrial center. The four-and-a-half story building is distinguished by a prominent step gable, a feature often associated with early 17th century architecture in Holland, especially work by the Dutch sculptor and architect Hendrick de Keyser (see view 12 of **Figure 7-12**). More than 50 feet wide, the imposing façade has Flemish bond brick with burnt headers, projecting metal cant window bays, and oversized masonry details. The ground floor is heavily rusticated, and there is a large vehicular opening for each company. The windows on the upper floors have keyed surrounds, and there are two bronze cant-bay windows on the second floor. Stone cornices mark each step of the gable, and a stone pediment caps the peak.

42-46 27th Street (S/NR-eligible)—Resource No. 10

42-46 27th Street (originally 31 Prospect Street) is a rowhouse located on the west side of 27th Street between 42nd Road and 43rd Avenue in Hunters Point (see view 13 of **Figure 7-8**). It has been determined S/NR-eligible under Criterion C as an unusually intact example of an Italianate rowhouse architecture. The building was constructed ca. 1880. It is set back a few feet from the sidewalk with a small front yard, surrounded by a low brick wall capped with an iron picket fence. The flat-roofed, rectangular-plan brick

building faces east towards 27th Street and is two stories in height with a raised basement. The building displays elements of the Italianate style. It is constructed of red brick laid in running bond and is rectangular in plan. The primary (east) façade is three bays wide. The entry occupies the southern bay and is accessed via a stoop that is flanked by iron railing. The doorway is capped with a segmental-arched projecting hood with a decorative molding; the arch is supported by corbels and is topped with a cast-iron foliate ornament. Each of the long rectangular windows that occupy the other bays at first and second story level are capped with similar hoods. A cornice decorates the eaves of the house; it features dentils and large foliate brackets. A demolition permit for the building was issued in 2022, and construction fencing currently surrounds the site.

43-56 10th Street (S/NR-eligible)—Resource No. 13

The one-story industrial building at 43-56 10th Street was designed by Jerome Perlstein and built between 1968 and 1969. It has been determined S/NR-eligible under Criterion C as an example of mid-century Modernism applied to an industrial building and as an example of the work of Jerome Perlstein. The building is clad in Roman brick laid in a stack bond with a large garage opening at the south end of the primary (east) façade. A tile mosaic featuring geometric shapes is located above the garage and set within a concrete frame (see view 14 of **Figure 7-8**). The façade is dominated by an oversized window opening with fixed-glass-panes set within a concrete frame. The rear (west) façade fronts onto 9th Street and is similar in design to the 10th Street façade.

Tom Cat Bakery, 43-05 10th Street (S/NR-eligible)—Resource No. 14

The building currently occupied by Tom Cat Bakery is located at 43-05 10th Street, on the southeast corner of the block bounded by 43rd Avenue, 10th Street, 43rd Road, and 11th Street. It has been determined S/NR-eligible under Criterion C as an example of mid-century Modernist architecture applied to an industrial building. 43-05 Tenth Street was constructed in 1956 for use by the Sterling Last Corporation which was planning to relocate its manufacturing facility from Manhattan to Queens. The firm manufactured shoe lasts, the model form used to mold and produce shoes. The brick-clad, one-story building has an L-shaped plan with the primary (west) façade fronting onto 10th Street and extending the length of the block. The northern portion of the primary façade contains the main entry flanked by ribbon windows with cast-stone surrounds (see view 15 of **Figure 7-9**). The entryway is framed in cast-stone and differentiated from the rest of the façade by a lighter shade of brick. A glass double-door entrance is slightly recessed within the entry and is flanked by a window opening that extends from the base of the building to the same height as the entryway. The windows throughout the building have an aluminum frame containing a translucent blue fiberglass that mimics multi-pane sashes. Metal letters spelling out “Tom Cat” are centered above the entrance and window. The southern portion of the 10th Street façade has a low, brick-clad knee wall with windows that extend to the roof line above. A garage entrance with a metal rolling door and three secondary pedestrian entrances with metal doors are located near 43rd Road.

Metropolitan Building, 44-01 11th Street (S/NR-eligible)—Resource No. 17

The four-story brick building at 44-01 11th Street was constructed in 1910 for the Metropolitan Switchboard Company, later known as the Metropolitan Electric Manufacturing Company, which was involved in the early days of the commercial electricity business and produced related equipment such as panels, switchboards, and

switches. The building has been determined S/NR-eligible under Criterion C in the area of architecture as an intact example of an early 20th century factory building. The primary (west) façade is nine-bays wide with a centered clipped triangular pediment, carved stone building nameplate, and bulkheads above the outermost bays (see view 16 of **Figure 7-9**). Along the 44th Avenue (north) elevation, the building is seven bays wide. Each bay contains paired 12-over-12 light window sash. The window bays and spandrel panels are slightly recessed, and above the fourth-floor windows each brick course steps out to become flush with the parapet above. Raised pedestrian entrances are located at the two outer bays and the two center bays of the 11th Street façade. The International Mutoscope Reel Co., Inc. moved into the space in 1939 and appears to have continued to occupy the building through the mid-20th century.

Hunters Point Historic District (S/NR-listed, NYCL)—Resource No. 18

The Hunters Point Historic District is an approximately one-block district, located along 45th Avenue between 21st and 23rd Streets. It is noted for its rowhouses comprising a unique variety of architectural styles ranging from Italianate to French Second Empire (see views 17 and 18 of **Figure 7-10**). The rowhouses began construction in the 1870s and the block continued to be built out into the end of the 19th century. The buildings in the historic district were clad in stone, at a time when most structures in Hunters Point were built of wood. During the Great Depression, the houses were converted to multi-unit dwellings.

45th Road-Court House Square Subway Station (S/NR-listed)—Resource No. 19

The 45th Road-Court House Square Subway Station (Dual System IRT, Flushing Line, No. 7 Train) was built between 1914 and 1916 as part of the Dual Contracts System Contract 3. The S/NR-listed station is significant under Criterion A in the areas of transportation, community planning and development and social history. The station also meets Criterion C in the areas of engineering and architectural design. It is a typical two-track, side platform, elevated station and is the first elevated station after the portal marking the end of the Steinway Tunnel. The station is aligned in a north-south direction above and parallel to 23rd Street, between 45th Road and 44th Drive. A platform extension was added to the northern end of the station during the 1950s. A single control house is located above 45th Road at the southern end of the platform (see view 19 of **Figure 7-11**). The control house is located below the track level and is accessed via canopied stairways that lead out from the control house on the east and west sides. The wooden deck of the structure rests on a series of webbed trusses attached to four riveted steel piers located on each of the four corners of the station. The steel support trusses are reinforced by diagonal struts.

44-67 23rd Street (S/NR-eligible)—Resource No. 20

The rowhouse at 44-67 23rd Street is part of a set of five houses located between 44-61 and 44-69 23rd Street, historically known as 44 through 36 Ely Avenue (see view 20 of **Figure 7-11**). It has been determined S/NR-eligible under Criterion C as an example of the Romanesque Revival style popular at the turn of the 20th century. The rowhouse has also been determined significant under Criterion A for its social history as an alternative form of affordable housing during the early development boom in Queens. The row of five houses w<u>as</u>~~ere~~ constructed by the New York Land and Warehouse Company (NYLWC) ca. 1902. In the first years of the twentieth century, NYLWC owned approximately 3,500

lots in the city, and many rows of houses were constructed by the company in Long Island City to provide lower-cost housing. The two-and-a-half story, three-bay-wide rowhouse was designed in the Romanesque Revival style. It is clad in Roman brick with stone details. The raised entry is located at the south bay and contains double-doors and a round-arched transom window with stained glass. The paired window on the first floor has a three-centered arch transom with stained glass. The window opening and entryway are topped with elongated splayed stone lintels with a carved-stone keystone with a stylized acanthus leaf detail. The three round-arched windows on the second floor have splayed Roman brick lintels with an elongated carved stone keystone. A carved stone beltcourse featuring interlaced vegetal forms provides the base for the arched lintels. The rowhouse is topped with two ogee-arched gables with cartouches.

44-69 23rd Street (S/NR-eligible)—Resource No. 21

The rowhouse at 44-69 23rd Street is also part of the set of five houses located between 44-61 and 44-69 23rd Street (see view 20 of **Figure 7-11**). It has been determined S/NR-eligible under Criterion C, and under Criterion A for its social history as an alternative form of affordable housing during the early development boom in Queens. The rowhouse was constructed ca. 1902 and designed in an eclectic style with elements of the Queen Anne and Romanesque styles. The two-and-a-half story, three-bay-wide building is clad in Roman brick with stone details. The raised entry is located at the south bay and contains double-doors and a round-arched transom window with stained glass. The paired window on the first floor has a three-centered arch transom with stained glass. The window opening and entryway have splayed Roman-brick lintels that spring form a carved-stone beltcourse. The keystone over the entry is an elongated carved-stone keystone with a stylized acanthus leaf detail. An oriel window is located above the paired windows. A small, oval window containing a two-over-two sash is located above the entry bay. The second-floor windows have pressed metal details including stylized vegetal forms and a cartouche. The rowhouse is topped with a draped-arch gable.

21-49 45th Road (S/NR-eligible)—Resource No. 22

The building at 21-49 45th Road, historically known as 167 Eleventh Street, is a rowhouse designed in the Romanesque Revival style and constructed in the 1890s (see view 21 of **Figure 7-12**). It has been determined S/NR-eligible under Criterion C as an example of the Romanesque Revival style popular at the end of the 19th century. The three-and-a-half story, two-bay-wide rowhouse has a quarry-faced brownstone ashlar-clad basement and first floor with Roman brick above. The western bay contains a double-door entryway with a chamfered transom with stained glass. The paired window located in the eastern bay also has a chamfered transom with stained glass. A rounded box bay window is located centrally on the second floor; it contains four window units, each containing one-over-one-light sash and separated by an attenuated column with stylized capitals. The top of the box bay window forms a third-floor balcony with terra-cotta relief, onto which a centered round-arched window opens. The window has a lintel of quarry-faced stone emblematic of the Romanesque style. The building is capped with a front-gable parapet wall with textural terra-cotta decorating the tympanum. The gable feature has terra-cotta coping, with a finial at the apex and foliate stops at the lower termini.

STUDY AREA

Queensboro Bridge (S/NR-listed, NYCL)—Resource No. 7

The Queensboro Bridge is a two-span, through cantilever truss bridge (see view 22 of **Figure 7-13**). The main span bridges the East River from Manhattan to Roosevelt Island; the second span bridges the river from Roosevelt Island to Queens. It was designed by Henry Hornbostel and completed in 1908 and opened to the public in 1909 for pedestrian, vehicle, and trolley use. At the time of its completion, it was the longest, largest, and heaviest cantilever bridge ever built. It was also built as a symbol of the unification of City of New York in 1903; the Queensboro, Manhattan, and Williamsburg Bridges were all built soon after unification, all being completed by 1909. The steel superstructure of the bridge stands on four piers of rusticated granite, one each in Manhattan and Queens and two on Roosevelt Island. The bridge has two roadways, an upper and a lower deck. The bridge approach on the Queens side consists of steel frame structures stiffened below the lower roadway.

Queensbridge Houses North and South (S/NR-eligible)—Resource No. 8

Queensbridge Houses North and South is a public housing complex owned by the New York City Housing Authority (NYCHA), on the six superblocks bounded by Vernon Boulevard, 21st Street, 40th Avenue, and 41st Road and the Queensboro Bridge. The complex was built 1939-1940 to the design of chief architect William F.R. Ballard. It has been determined S/NR-eligible under Criterion A in the areas of social history, politics/government, and community development, by serving to alleviate a housing shortage among low-income residents. The complex also meets Criterion C under the themes of architecture and community planning and development. Queensbridge Houses, along with Red Hook Houses and Williamsburg Houses in Brooklyn and the Harlem River Houses and First Houses in Manhattan, were the earliest public housing developments in New York City built under the National Housing Act of 1934 and the United States Housing Act of 1937, which provided local public housing agencies with federal subsidies to improve living conditions for low-income families. To the south, the North and South parts of the complex are separated by 41st Avenue. It is the largest public housing project in the United States, with 3,149 units and roughly 7,000 occupants. There are 26 six-story brick-faced apartment buildings, plus a community building and what was originally a children's center sited in the middle of the development. Each of the six blocks is arranged with the apartments around the perimeter, with open space in each center (see view 23 of **Figure 7-13**).

POTENTIAL ARCHITECTURAL RESOURCES

As described above, a survey was conducted to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria ("potential architectural resources"). Nineteen potential architectural resources were identified within the Project Area, and an additional seven potential architectural resources were identified within the 400-foot study area. Two of the potential architectural resources identified are located on Projected and Potential Development Sites. The potential architectural resources are listed below in **Table 7-2** and shown in **Figure 7-1**. Descriptions of these resources are also provided below with photos shown on **Figures 7-14 through 7-29**.



21-23 43rd Avenue—Resource F **24**



Fanie Schuman Building, 10-15 and 10-27 45th Avenue—Resource G **25**

Potential Architectural Resources in Project Area



Fanie Schuman Building, 10-16 44th Drive—Resource G **26**



44-45 Vernon Boulevard—Resource A **27**

Potential Architectural Resources in Project Area

Figure 7-15



10-15 and 10-27 46th Avenue—Resource B, view northwest from 46th Avenue **28**



10-15 and 10-27 46th Avenue—Resource B, view southeast from Vernon Boulevard and 45th Road **29**

Potential Architectural Resources in Project Area

Figure 7-16



46-36 Vernon Boulevard—Resource C **30**



5-42 47th Avenue—Resource D **31**

Potential Architectural Resources in Project Area



10-48 to 10-52 46th Road—Resource E **32**



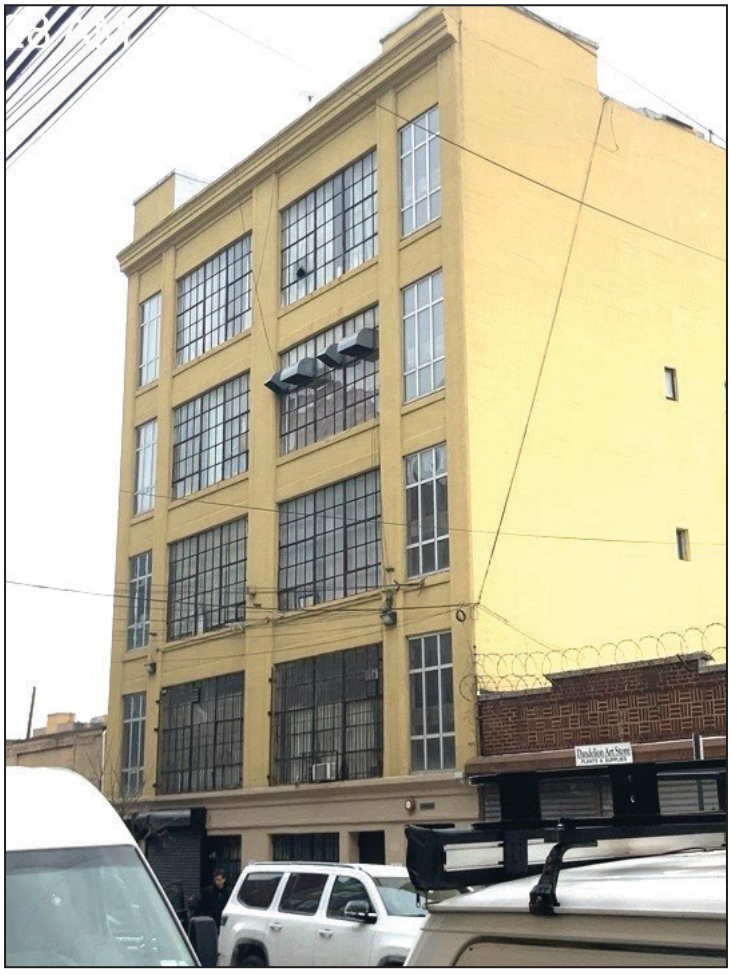
40-36 22nd Street—Resource H **33**

Potential Architectural Resources in Project Area

Figure 7-18



40-18 22nd Street—Resource I **34**



40-15 22nd Street— Resource J **35**

Potential Architectural Resources in Project Area



44-02 23rd Street—Resource K **36**



43-10 23rd Street—Resource L **37**

Potential Architectural Resources in Project Area



43-10 23rd Street—Resource L **38**



44-01 21st Street—Resource M **39**

Potential Architectural Resources in Project Area

Figure 7-21



21-49 44th Drive—Resource N **40**



21-50 to 21-54 44th Drive—Resource O **41**

Potential Architectural Resources in Project Area



44-62 to 44-68 23rd Street—Resource P **42**



11-34 to 11-46 44th Drive—Resource Q **43**

Potential Architectural Resources in Project Area



11-34 to 11-46 44th Drive—Resource Q **44**



11-51 and 11-53 44th Drive—Resource R **45**

Potential Architectural Resources in Project Area

Figure 7-24



42-25 Vernon Boulevard—Resource S **46**

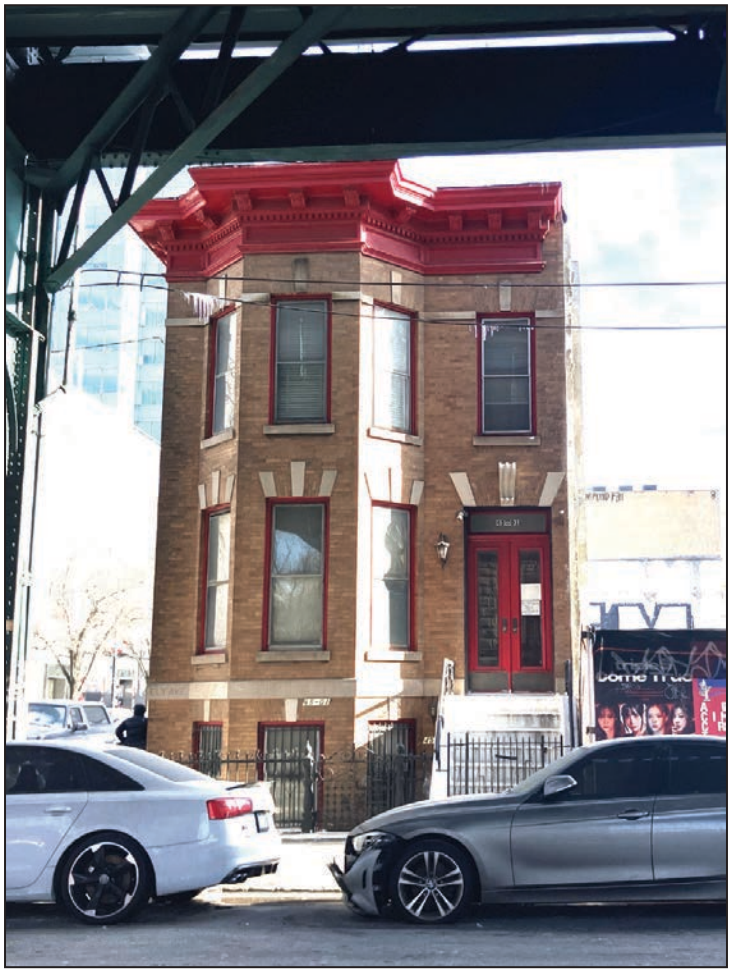


42-25 Vernon Boulevard—Resource S **47**

Potential Architectural Resources in Project Area



44-61, 44-63, and 44-65 23rd Street—Resource T **48**



45-01 23rd Street—Resource U **49**

Potential Architectural Resources in Project Area



21-13 to 21-23 45th Road—Resource V **50**



21-33 to 21-39 45th Road—Resource V **51**

Potential Architectural Resources in Project Area



47-04 Vernon Boulevard—Resource W **52**



10-41 47th Avenue—Resource X **51**

Potential Architectural Resources in Project Area

Figure 7-28

1.24.25



47-02 to 47-10 11th Street—Resource Y **54**



45-32 to 45-44 11th Street—Resource Z **55**

Potential Architectural Resources in Project Area

Table 7-2
Potential Architectural Resources

Ref. No	Block/Lot	Address
Projected/Potential Development Sites		
F	427/11	21-23 43rd Avenue
G	51/6, 11, 38	Fanie Schuman Building, 10-16 44th Drive, 10-15 to 10-27 45th Avenue
Remainder of Project Area		
A	450/2	44-45 Vernon Boulevard
B	49/6, 10	10-15 and 10-27 46th Avenue
C	28/48	46-36 Vernon Boulevard
D	29/41	5-42 47th Avenue
E	47/31, 32, 132	10-48 to 10-52 46th Road
H	410/38	40-36 22nd Street
I	410/30	40-18 22nd Street
J	409/18	40-15 22nd Street
K	439/39	44-02 23rd Street
L	440/1	43-10 23rd Street
M	439/14	44-01 21st Street
N	438/4	21-49 44th Drive
O	78/35, 36, 136	21-50, 21-52, 21-54 44th Drive
P	78/33, 34, 133, 134	44-62 to 44-68 23rd Street
Q	52/33, 35, 36, 38, 39, 41, 42	11-34 through 11-46 44th Drive
R	447/3, 4	11-51 and 11-53 44th Drive
S	462/1	42-25 Vernon Boulevard
Study Area		
T	79/25, 26, 126	44-61, 44-63, and 44-65 23rd Street
U	80/8	45-01 23rd Street
V	77/5, 6, 7, 8, 9, 16, 17, 18, 19, 7502	21-13 to 21-23 and 21-33 through 21-39 45th Road
W	29/46	47-04 Vernon Boulevard
X	47/19	10-41 47th Avenue
Y	46/27, 28, 29, 30, 130	47-02 to 47-10 11th Street
Z	49/22, 23, 24, 25, 26, 27, 124	45-32 to 45-44 11th Street

PROJECTED AND POTENTIAL DEVELOPMENT SITES

21-23 43rd Avenue—Resource F

The one-story building at the northwest corner of 22nd Street and 43rd Avenue (Block 427, Lot 11) appears to be part of the former Silvercup Bakery complex described above. It is faced in the same light brown brick as the buildings in the complex and shares their decorative brick detailing at the roofline. The buildings in the complex were built between the late 1920s and the 1930s, and the building at 21-23 43rd Avenue was constructed in either 1932 or 1938, according to DOB new building permits (NB 1544-32 and NB 9841-38). It is currently in use as dressing rooms accessory to the studio, according to the building's Certificate of Occupancy. It is four bays wide on its 43rd Avenue frontage and six bays wide on its 22nd Street frontage. The windows on the 43rd Avenue frontage have been replaced with glass block, and one of bays has been converted to a vehicular entrance. The former building entrance in the corner bay has been removed and a modern, single-door entrance has been inserted on the western side of the bay. The windows on the 22nd Street frontage have been replaced with solid panels. This building may meet Criterion C as an example of the Art Deco-style applied to an industrial and

commercial building and Criterion A as part of the industrial history of Long Island City. The building is located on Potential Development Site G (see View 24 of **Figure 7-15**).

Fanie Schuman Building, 10-16 44th Drive and 10-15 to 10-27 45th Avenue—Resource G

The three one-story industrial buildings located at 10-16 44th Drive and 10-15 to 10-27 45th Avenue were designed by architect Jerome Perlstein ca. 1963-1969, based on DOB New Building permits from those dates (NB 417-69 for 10-15 45th Avenue and NB 1374-63 for 10-16 44th Drive). A narrow segment of the 10-16 44th Drive building extends through the block to 45th Avenue, where it is flanked by the other two. All three buildings use the same Roman brick and concrete framing as at Perlstein's other buildings in Long Island City (see above). The eastern portion of the 10-16 44th Drive façade is surrounded by a wider concrete frame, and the façade is then divided into five segments by narrower strips of concrete. The western portion of the façade is separately framed in concrete and has patterned concrete block at its base, topped by a band of windows and a band of Roman brick. This portion of the façade is bookended by garage entrances with roll-down gates. On 45th Avenue, the portion of the 10-16 44th Drive building that extends through the block is separately framed in concrete and has a grid of windows at the upper left corner. The 45th Avenue buildings flank this element, and their roofline concrete bands extend over it. The western building (10-15 45th Avenue) has two square grids of windows (one of which has been covered over) and a large-scale garage entrance at its western side. The eastern building (10-27 45th Avenue) has a central band of windows and a large-scale garage entrance. As with Perlstein's other buildings in Long Island City, this building complex may meet National Register Criterion C as an example of mid-century Modernism applied to an industrial building and as an example of the work of Jerome Perlstein. These buildings are located on Projected Development Site 13 (see views 25 and 26 of **Figures 7-14 and 7-15**).

REMAINDER OF PROJECT AREA

44-45 Vernon Boulevard—Resource A

The four-story brick factory at 44-45 Vernon Boulevard dates to at least 1901 when it housed the G. A. Willey Paint Factory. In 1916, the Organic Salt and Acid Company leased the factory. The building has a corner tower at the intersection of Vernon Boulevard and 44th Drive (see View 27 of Figure 7-15). Architectural embellishments in brick include piers framing the corner tower, segmental-arched window openings with projecting lintels, entablatures, and a corbelled cornice. There are arched basement windows set at sidewalk level. Most of the windows and doors appear to be non-original, but otherwise the exterior appears largely intact. This building may meet National Register Criterion A for its association with the historical development of Long Island City and Criterion C for its architectural design.

10-15 and 10-27 46th Avenue—Resource B

The factory complex at 10-15 and 10-27 46th Avenue was built between 1904 and 1907. The complex consists of two through-block four-story brick buildings separated by a service drive still surfaced in stone pavers (see views 28 and 29 of **Figure 7-16**). The buildings also front on 45th Road where they are connected by a two-story brick building. The two factory buildings are similarly designed with recessed bays framed by piers, large window openings with steel lintels embossed with roundels, brick corbelling at the top of

each recessed window bay, and decorative brick cornices at the roofline. The small connector building on 45th Road also has a decorative brick cornice. Alterations include infilled window openings on the connector building, infilled ground-floor openings on the 45th Road façade of the building at 10-27 46th Avenue, and partially infilled ground-floor openings on the 46th Avenue façade of the building at 10-15 46th Avenue. This complex may meet National Register Criterion A for its association with the historical development of Long Island City.

46-36 Vernon Boulevard—Resource C

The three-story tenement building at 46-36 Vernon Boulevard dates to at least 1902, when Frank Ewers was the owner. Like many other tenement buildings in New York City from the turn of the 20th-century, this building has a bracketed metal cornice at the roof parapet and stone window lintels and doors, but it appears to retain its original wood storefront, making it more unique. The storefront has two projecting display windows that are framed with slender half-columns and set on brackets with decorative panels underneath, wood doors, and a bracketed cornice (see view 30 of **Figure 7-17**). The residential entrance is on the south side of the storefront. Although the residential entrance is ornamented with stone blocks, the door and door framing have been modernized. This building may meet National Register Criterion C in the area of architecture.

5-42 47th Avenue—Resource D

The two-story brick and stone residential building with Beaux Arts features at 5-42 47th Avenue appears to have originally been a factory office and residence. A 1915 Sanborn Fire Insurance map labels the building as a dwelling with an office on the first floor, and the adjacent building to the east in 1915 was the Joseph Huber wagon and truck factory. Preliminary research indicates that the Hubers lived in the building at 5-42 47th Avenue (which had an original address of 82 Eighth Street) in the early 20th century. The block and lot has DOB new building form numbers for 1909 and 1911 (NB 690-09 and NB 3673-11). The building is set back from the street behind an iron fence that is mostly non-original but does retain the original gate posts. The building façade is divided into three recessed bays framed by piers, and the building has an offset, arched entrance surmounted by a heavy, round-arched stone cornice set on scrolled brackets (see view 31 of **Figure 7-17**). On the ground floor, one of the original window openings has been partially infilled. On the second floor, the round-arched windows have stone archivolts with keystones and carved shields set within the arches. The three bays also contain decorative brick panels and corbelling. A projecting metal cornice caps the building. This building may meet National Register Criterion A for its association with the historical development of Long Island City and Criterion C for its architectural design.

10-48 to 10-52 46th Road—Resource E

Three attached, vernacular wood rowhouses are located at 10-48, 10-50, and 10-52 46th Road (see view 32 of **Figure 7-18**). NYCityMap indicates that these three buildings date to 1871. As shown on a map from 1901–1904, these rowhouses were originally part of a row of eight attached houses that extended west (originally incorporating 142-156 Ninth Street). The remaining houses are set back from the street behind small yards, with 10-50 and 10-52 sharing a yard. Each house has a projecting ground-floor bay with a bracketed cornice, a raised entrance with a bracketed and hipped-roof canopy, and a

bracketed cornice at the roofline. The brackets of the entrance canopies are scrolled, and the brackets of the bay and roof cornices are also ornately carved. Each entrance appears to retain an original transom light. The doors of 10-50 and 10-52 46th Road are similar with fanlights; the door of 10-48 has four small arched, glazed openings. None of the doors may be original. 10-50 and 10-52 46th Road are clad in the same rounded wood shingles, while 10-48 46th Road has square shingles. The sidewalk in front of the three row houses is paved with large granite slabs. The row houses may meet National Register Criterion A for their association with the historical development of Long Island City and Criterion C for their architectural design.

40-36 22nd Street—Resource H

The industrial loft building at 40-36 22nd Street, originally 77 Sunswick Street, was built in 1913-1914 by the Truoff & Karp (alternately spelled Carp) Corporation. It was designed by H. Karp and built for a cost of $95,000. Originally occupied by the S.G.V. Auto Co. on the ground floor, for a service plant; by the Walters Piano Co. on the second through fourth floors; and by Mendlin A. Roseman, manufacturer of yarns, silks, and thread, on the fifth floor, it was later occupied (as of 1923) by the United Metal Box Company, Inc. The building is five stories with small one-story elements on 22nd Street and 41st Avenue (see view 33 of **Figure 7-18**). The building is of reinforced concrete construction, with brick columns and bands of windows separated by concrete panels. The original multi-paned windows have been removed, and the entries within the one-story building elements have been closed off. The loft building may meet National Register Criterion A for its association with the industrial development of Long Island City and Criterion C for its architectural design.

40-18 22nd Street—Resource I

The industrial loft building at 40-18 22nd Street, originally 87-93 Sunswick, was built in 1915 by the Truoff & Carp (Karp) Corporation. It was originally occupied by the Wahle Phillips Co, manufacturers of electrical goods, on the basement, first, and second floors, with the other three floors leased to other industries. The building is five stories with a narrow three-story element at its southern edge (see view 34 of **Figure 7-19**). The bottom of the three-story element is open, providing passage to the rear of the lot. The building is of reinforced concrete construction, clad in concrete with bands of windows. The original multi-paned windows have been removed. The loft building may meet National Register Criterion A for its association with the industrial development of Long Island City and Criterion C for its architectural design.

40-15 22nd Street—Resource J

The five-story industrial loft building at 40-15 22nd Street was built in 1924. It is of reinforced concrete construction and clad in concrete with simple details (see view 35 of **Figure 7-19**). The main façade on 22nd Street is four bays wide. The outer two bays are narrower, and the two inner bays are wider. The inner bays retain their multi-paned windows, but the windows in the outer bays have been replaced. On the building's side façades, some multi-paned windows remain, and others have been replaced. A garage entrance has been added at the second bay of the ground floor. The loft building may meet National Register Criterion A for its association with the industrial development of Long Island City and Criterion C for its architectural design.

44-02 23rd Street—Resource K

The industrial loft building at 44-02 23rd Street was built in 1919. The original owner and occupants are not known; however, there is a decorative name panel "Renetti," in blue script surrounded by blue patterned tile, centered at the top of the 44th Avenue façade (see view 36 of **Figure 7-20**). Originally a four-story structure, the building has been altered with rooftop additions along its 44th Avenue façade, removing the original rooftop decorative elements at the edges of the building. The building's brickwork has been painted over, and its original multi-paned windows have been replaced. The building is currently in commercial/office use. It may meet National Register Criterion A for its association with the industrial development of Long Island City and Criterion C for its architectural design.

43-10 23rd Street—Resource L

The factory building at 43-10 23rd Street was built in 1924 for I. Miller and Sons, the shoe manufacturer and merchant. The building complex originally included rubber cement storage and storage of boxes, barrels, and lasts in the middle of the site, and there was an iron bridge connecting the factory to the building to the west at the third and fifth floors. As of 1976, the building was still in factory use, based on a DOB Certificate of Occupancy from that date; the building is now in commercial/office use. It is a seven-story building faced in concrete and brick, currently painted over. The original multi-paned windows have been replaced. Decorative detail around a secondary entrance on 43rd Avenue has been removed, and the seventh story has been expanded, bringing it to the edge of the building's 44th Avenue façade. The original one-story building extension on the 44th Avenue façade has been expanded to three levels, and a modern metal canopy has been attached above the main entrance on 44th Avenue (see views 37 and 38 of **Figures 7-20 and 7-21**). The factory building may meet National Register Criterion A for its association with the industrial development of Long Island City and Criterion C for its architectural design.

44-01 21st Street—Resource M

The factory building at 44-01 21st Street, formerly 268 Van Alst Avenue, was built in 1920 by the Inter-State Landholding Company for the C.E. Sheppard Company, manufacturers of loose-leaf devices and binders. C.E. Sheppard remained at the building through at least 1950, based on the Sanborn map of that date, and Sheppard entities appear to have maintained control of the building until 2002. The building remains in industrial/manufacturing use. It is a 3-story, concrete- and red brick-clad building with minimal detail, other than a plaque with carved "CESCO" lettering above the main entrance on 21st Street and carved "The C.E Sheppard Co." lettering at the roofline on 21st Street (see view 39 of **Figure 7-21**). The original multi-paned windows have been replaced. The factory building may meet National Register Criterion A for its association with the industrial development of Long Island City and Criterion C for its architectural design.

21-49 44th Drive—Resource N

The tenement building at 21-49 44th Drive (originally 233 Nott Avenue) was built in 1907 (NB permit 2587-07). The red brick building is four stories with a raised basement. It has a bracketed metal cornice at the roof parapet, stone window and entry surrounds, and

narrow stone stringcourses above the first and third floors (see view 40 of **Figure 7-22**). ~~At~~ On the fourth floor, the brickwork between windows is recessed in horizontal bands. The residential entrance is on the east side of the building, accessed by a shallow stoop. The ground floor brickwork, which is light brown, a contrast to the rest of the building, is also recessed in horizonal bands. The building appears to retain its original entry door and transom window. This building may meet National Register Criterion C in the area of architecture.

21-50, 21-52, and 21-54 44th Drive—Resource O

The set of three rowhouses at 21-50, 21-52, and 21-54 44th Drive appears to have been constructed before 1898 and are clad in stone; both characteristics are consistent with the rowhouses in the adjoining Hunters Point Historic District. The rowhouses are two stories tall with a tall, raised basement. The end houses are designed with stepped gables, and the middle house has a peaked-gable (see view 41 of **Figure 7-22**). The buildings have raised entries accessed by stoops with metal railings are located at the east bay of each house and contain double-doors and a round-arched transom window with stained glass (44-61 and 44-53; 44-65 has a rectangular transom window). The entrances to 21-52 and 21-50 are surrounded by canopies, as is the entrance to the ground-floor restaurant at 21-50. These buildings may meet National Register Criterion C in the area of architecture.

44-62 to 44-68 23rd Street—Resource P

The set of four rowhouses at the southwest corner of 44th Drive and 23rd Street were constructed in 1907, based on the DOB New Building permit 174-07 for 44-62 and 44-64, making them slightly older than those within the adjoining Hunters Point Historic District and the adjacent rowhouses at 21-50 to 21-54 44th Drive. They are two stories with a raised basement, clad in light brown brick (see view 42 of **Figure 7-23**). All have bracketed metal cornices and horizontal bands of recessed brickwork at the first floor; the buildings alternate between arched and rectangular window openings at the second floor. The buildings have raised entries accessed by shallow stoops, and the location of the entries alternates; the northernmost and third rowhouses have entries in their southern bays, and the second and southernmost rowhouses have entries in their northern bays. The buildings appear to be relatively unaltered and may meet National Register Criterion C in the area of architecture.

11-34 to 11-46 44th Drive—Resource Q

11-34 to 11-46 44th Drive, originally 158-172 Nott Avenue, is a set of seven 4-story walk-up apartment buildings. The buildings were constructed in 1907 based on DOB New Building permits from that date (NB 920-07 for 11-34, 11-36, 11-38, and 11-40, and NB 335-07 for 11-42, 11-44, and 11-46). All of the buildings share the same design and are six bays wide, clad in brick, with an entrance centered on the main façade (see views 43 and 44 of **Figures 7-23 and 7-24**). They are topped with metal cornices with brackets and stamped swag and wreath designs. The stone lintels and door hood have prominent scrolls. The buildings appear to be relatively unaltered and may meet National Register Criterion C in the area of architecture.

11-51 and 11-53 44th Drive—Resource R

The two rowhouses at 11-51 and 11-53 44th Drive were built in 1905, based on DOB New Building permits (1680-04) from that date. They are two stories with a tall, raised basement, and are clad in light brown brick (see view 45 of **Figure 7-24**). Decorative details include metal cornices with brackets and wreaths, stone window sills and lintels, and stone pediments above the building entrances, which have double-doors and a transom window above. The east side of each rowhouse ~~is~~ has a bay front. The rusticated stone on the sides of the stoops leading to the building entrances appears to have been removed. Otherwise, the buildings appear to be relatively unaltered and may meet National Register Criterion C in the area of architecture.

42-25 Vernon Boulevard—Resource S

The factory complex at 42-25 Vernon Boulevard was built in 1906 as the Emil Calman and Co. Varnish Works. The complex included a tank room, gum house, cooper shop, melting and mixing rooms, a laboratory, and storage. The building was purchased by the Mayflower Ice Cream Corp. in 1941, and the company manufactured ice cream and other frozen desserts at this location until the mid-1980s. The Albra Metal Foundry also operated on the site, with differing reports as to the length of its tenure.

The buildings within the complex are one and two stories in height and clad in red brick (see views 46 and 47 of **Figure 7-25**). They have minimal decorative detail other than stone window sills and lintels, and a rusticated stone base along 43rd Avenue. The buildings once had painted signage along their 43rd Avenue façade, advertising varnishes and enamels. At the southeast corner of the complex, at the northwest corner of 43rd Avenue and 9th Street, one of these signs remains; it reads “Albra Metal Foundry Co. Inc.” At the northern end of the complex along Vernon Boulevard, there is a brick arched entrance to the interior of the lot; above the arch is a carved stone panel that reads “Emil Calman & Co.” Along 9th Street, several low-scale, gable-roofed structures are separated by long chimney walls, venting what was formerly the mixing and melting rooms. The factory complex may meet National Register Criterion A for its association with the industrial development of Long Island City.

STUDY AREA

44-61, 44-63, and 44-65 23rd Street—Resource T

The three rowhouses at the southeast corner of 44th Drive and 23rd Street are part of a set of five that also include~~s~~ 44-67 and 44-69 23rd Street. 44-67 and 44-69 are the southern two rowhouses in the set and have been determined S/NR-eligible under Criterion C, and also under Criterion A for their social history as an alternative form of affordable housing during the early development boom in Queens. The rowhouses were constructed ca. 1902 and are designed in an eclectic style (see view 48 of **Figure 7-26**). The two-and-a-half story, three-bay-wide buildings are clad in Roman brick with stone details. The coloration of the Roman brick alternates between houses; 44-61, 44-65, and 44-69 are clad in lighter-colored brick, while 44-63 and 44-67 are clad in darker-colored brick. The designs of 44-61 and 44-69 are paired, and the design of 44-65 has no arched windows, providing a contrast as the middle point of the development. Raised entries accessed by stoops with cast iron railings are located at the south bay of each house and contain double-doors and a round-arched transom window with stained glass (44-61 and

44-53; 44-65 has a rectangular transom window). The paired window on the first floor of 44-61 has a three-centered arch transom with stained glass. The houses are designed with a variety of peaked-gable and Dutch- and Flemish-styled gables, crowned by shallow mansard roofs. The rowhouses at 44-61, 44-63, and 44-65 23rd Street may meet National Register Criterion C and Criterion A for their social history during the early development boom in Queens, similar to 44-67 and 44-69 23rd Street.

45-01 23rd Street—Resource U

45-01 23rd Street is a two-story rowhouse with a raised basement, located at the southeast corner of 23rd Street and 45th Avenue (see view 49 of **Figure 7-26**). It was built between 1898 and 1915, based on the Sanborn maps from those dates. While four other rowhouses—no longer extant—were built adjacent and to the south of 45-01 23rd Street within the same time period, they are not consistent stylistically and do not appear to have been built as a set. The building is clad in light brown brick with a bracketed metal cornice and stone details, including stone window sills. A two-story bay window extends out from the building's 45th Avenue façade. A shallow, one-story rear addition, constructed ca. 1947-1950, is also visible along 45th Avenue east of 23rd Street. The rowhouse at 45-01 23rd Street may meet National Register Criterion C in the area of architecture.

21-13 to 21-23 and 21-33 to 21-39 45th Road—Resource V

The rowhouses at 21-13 to 21-23 and 21-33 to 21-39 45th Road, 10 buildings in total, appear consistent with the rowhouses in the adjoining Hunters Point Historic District and could merit consideration as an extension to that district. (It is noted that 21-37 and 21-19, 21-21, and 2-23 have been previously determined not National Register eligible as individual resources.) All of the buildings were constructed prior to 1898, based on the Sanborn map of that date. 21-13 and 21-15 45th Road are three stories and clad in red brick (see views 50 and 51 of Figure 7-27). They have bracketed metal cornices, shallow stoops, and simple stone window sills and lintels. 21-17, 21-19, and 21-21 45th Road are three stories and clad in brick; 21-19 is currently painted. They each have a bay front on the western side of their front façade, a bracketed metal cornice, and a shallow stoop leading to the main entrance on the eastern side of their front façade. 21-23 45th Road is three stories with a tall, raised basement. The raised basement is clad in rusticated stone; the upper stories are clad in red brick with stone windows and sills. There is a narrow band of patterned brick at the top of the building, just below a bracketed metal cornice. 21-33, 21-35, and 21-37 are two stories tall with tall, raised basements; 21-33 and 21-37 are clad in stone, while 21-35 is clad in brick. All have raised entries reached by stoops. 21-33 has a bay front on the eastern side of its façade, and 21-37 has arched windows. 21-39 is three stories tall with a raised basement and is similar in style to 21-13 and 21-15, with a red brick façade, bracketed metal cornice, shallow stoop, and simple stone window sills and lintels.

47-04 Vernon Boulevard—Resource W

The three-story red brick building at the southwest corner of 47th Avenue and Vernon Boulevard was constructed ca. 1924-26, based on DOB New Building permits from those dates (NB 9956-24 and 3234-26). As of 1941, the building's Certificate of Occupancy shows it as a dwelling on the upper floors, with storage and recreation in the cellar (assumed to refer to the ground level); it is still in mixed use. The building has pedimented

stone window surrounds on the second floor and curved stone window surrounds on the third floor of both street-facing façades, as well as pedimented stone window surrounds on the ground floor of the 47th Avenue façade (see view 52 of **Figure 7-28**). The building edges are decorated with stone quoins. A cornice tops the building on both street-facing façades, and there is a cornice above the ground level on the northern portion of the Vernon Boulevard façade. The original pedimented stone entrance surrounds on 47th Avenue have been removed, as have the original storefronts on Vernon Boulevard as well as the original cornice above the ground level on the southern portion of the Vernon Boulevard façade. The building at 47-04 Vernon Boulevard may meet National Register Criterion A for its association with the historical development of Long Island City and Criterion C for its architectural design.

10-41 47th Avenue—Resource X

10-41 47th Avenue is a three-story red brick residential building. It was built before 1898, based on the Sanborn map of that date. As of 1954, there was a machine shop operating on the ground floor and residential above, based on a DOB Certificate of Occupancy from that date; it is still in mixed use. The building has a prominent bracketed metal cornice and projecting stone sills and lintels surrounding segmental arched windows (see view 53 of **Figure 7-28**). The original storefront and cornice above the first floor have been removed. The building at 10-41 47th Avenue may meet National Register Criterion C for its architectural design.

47-02 to 47-10 11th Street—Resource Y

47-02 to 47-10 11th Street is a set of five 3-story red brick rowhouses with raised basements (see view 54 of Figure 7-29). The rowhouses were built between 1915 and 1936, based on Sanborn maps from those dates. The southern three rowhouses have stone lintels and sills with connecting brick patterning at the lintel level and additional brick patterning below each window sill. The buildings are topped by cornices. Shallow stone stoops lead to the buildings' entrances. The rowhouses are set back slightly from the street line, creating narrow paved front yards surrounded by low metal fences. The northern two rowhouses have the same design, other than the brick patterning. The rowhouses may meet National Register Criterion A for their association with the historical development of Long Island City and Criterion C for their architectural design.

45-32 to 45-44 11th Street—Resource Z

45-32 to 45-44 11th Street is a set of seven rowhouses on the east side of 11th Street between 45th Road and 46th Avenue (see view 55 of **Figure 7-29**). They are two stories tall with raised basements and constructed in 1902, based on a DOB New Building permit from that date (NB 419-02). The buildings have an alternating pattern; every other house has a bay front on the north side, connecting to the adjacent house's bay front on the south side, creating three double-wide bays in the middle of the set as well as one single bay front at the northern end of the set. All of the buildings are topped with metal cornices with brackets and stamped scroll designs and have brick patterning and stone stringcourses above and below the first- and second-floor windows. They are set back from the front lot line, creating shallow, paved front yards that are surrounded by low fences, all of which appear non-original. The southernmost rowhouse in the set, 45-44 11th Street, has been covered with a rough stucco treatment. Otherwise, the buildings

appear to be relatively unaltered and may meet Criterion A for their association with the historical development of Long Island City and Criterion C in the area of architecture.

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

PROJECT AREA

As described in Chapter 1, "Project Description," in order to assess the possible effects of the Proposed Actions, a RWCDS was established for both the No Action and With Action conditions for the 2035 analysis year. Table 2-13 of Chapter 2, "Land Use, Zoning and Public Policy" lists the projected development sites which would experience as-of-right redevelopment by 2035. As indicated in the table, in the future without the Proposed Actions (the No Action Condition), 26 of the 52 projected development sites are expected to be redeveloped, enlarged, or undergo conversion to a new use consistent with the existing zoning regulations. On these sites, the No Action condition would result in the development of a total of 2,311 dwelling units (DUs), 341,300 square feet of retail space, 53,470 square feet of other commercial space, 1,808,364 square feet of office space, and 1,456,677 square feet of industrial space, including 821,932 square feet of warehouse space.

In addition, two other sites in the Project Area are expected to be independently developed in the future without the Proposed Actions: 23-15 44th Road and 23-10 42nd Road (see Figure 2-8 and Table 2-13). These are planned developments that are under construction or proposed that would be developed within the 2035 analysis year independent of any changes in land use contemplated by the Proposed Actions.

PROJECTED AND POTENTIAL DEVELOPMENT SITES

Development expected to occur as-of-right in the Project Area in the No Action condition that could affect architectural resources is described below and summarized in **Table 7-3**.

- Projected Development Site 54 (Block 429, Lot 3) is located on the block bounded by 42nd Road, 43rd Avenue, 24th Street, and Crescent Street. Lot 3 is the site of Resource No. 6, 42-61 24th Street, a<u>n</u> S/NR-eligible industrial loft building. It is anticipated that Projected Development Site 54 would be redeveloped in the No Action condition with a mixed-use development containing 98 dwelling units, 19,593 square feet of retail, and 39,188 square ~~of~~ feet <u>of</u> office, necessitating the demolition of this S/NR-eligible resource.
- Projected Development Site 13 (Block 51, Lots 6, 11, 28, 33, 36, 38, and 42) is located on the block bounded by 44th Drive, 45th Avenue, 10th Street, 11th Street, and Vernon Boulevard. It includes Lots 6, 11, and 38, which comprise the site of potential Resource G, the Fanie Shuman Building, a complex of three one-story industrial buildings designed by architect Jerome Perlstein. It is anticipated that Projected Development Site 13 would be redeveloped in the No Action condition with a 134,145-square-foot warehouse, necessitating the demolition of this potential architectural resource.

The No Action development anticipated on projected and potential development sites could also potentially result in construction-related impacts to architectural resources located within 90 feet of the relevant sites, listed below:

- Projected Development Site 16 is located within 90 feet of Resource No. 18, the Hunters Point Historic District (S/NR-listed, NYCHD);
- Projected Development Site 20 is located within 90 feet of Resource No. 5, 23-10 Queens Plaza South (S/NR-eligible);
- Projected Development Site 21 is located within 90 feet of Resource No. 6, 42-61 24th Street (S/NR-eligible), which is on the site of Projected Development Site 54 and will be redeveloped in the No Action condition (see above);
- Projected Development Sites 10, 14, and 15 are located within 90 feet of potential Resource G, the Fanie Schuman Building, which is on the site of Projected Development Site 13 and will be redeveloped in the No Action condition (see above);
- Projected Development Site 2 is located within 90 feet of potential Resource C, 46-36 Vernon Boulevard, and potential Resource D, 5-42 47th Avenue;
- Projected Development Sites 4, 7, 9, 10, and 70 are located within 90 feet of potential Resource B, 10-15 and 10-27 46th Avenue;
- Projected Development Site 9 is located within 90 feet of potential Resource Z, 45-32 to 45-44 11th Street;
- Projected Development Sites 17 and 19 are located within 90 feet of potential Resource H, 40-36 22nd Street; and
- Projected Development Site 25 is located within 90 feet of potential Resource R, 11-51 and 11-53 44th Drive.

The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. A second protective measure, DOB's *TPPN #10/88*, applies to NYCLs, properties within NYCHDs, and S/NR-listed properties. *TPPN #10/88* supplements the standard building protections afforded by the New York City Building Code by requiring a monitoring program to reduce the likelihood of construction damage to adjacent NYCLs and S/NR-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

It is expected that *TPPN #10/88* would be implemented for the No Action development on Projected Development Site 16, in relation to the S/NR-listed and NYCHD Hunters Point Historic District. It is anticipated that the S/NR-eligible Resource Nos. 5 and 6 and potential Resources B, C, D, G, H, R, and Z would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities; however, the protections to avoid construction-related damage to historic structures under *TPPN #10/88* would not be required for the No Action condition projects occurring within 90 feet of these S/NR-eligible and potential architectural resources.

The projected development sites that are expected to be developed in the No Action condition generally fall within in four areas: the Project Area directly north of Queensboro Bridge, which includes potential Resources H, I, and J (Inland Subarea 1); the Project Area along 24th Street between Queens Plaza South and 43rd Avenue, which includes

known Resource Nos. 5 and 6 (Inland Subarea 2); the area roughly bounded by Vernon Boulevard, 44th Road, 11th Street, and 46th Road, at the southern end of the Project Area, which includes potential Resources B and G (Inland Subarea 3); and at two sites on the East River waterfront between 44th Avenue and 44th Road, which does not include any known or potential Rresources. No Action condition development is not expected to occur on the projected and potential development sites within Industrial Subarea 1, except along its southern boundary along 44th Road. The redevelopment of the projected development sites will replace some vacant parcels and surface parking and would be consistent with existing zoning. Buildings that are expected to be constructed on the potential and projected development sites in the No Action condition would generally be between 75 to 180 feet tall in Inland Subarea 1, 145 to 285 feet tall in Inland Subarea 2, and 15 to 85 feet tall in Inland Subarea 3. The two waterfront sites anticipated to be developed in the No Action condition (Projected Development Sites 69 and 71) would have new buildings between 215 and 295 feet in height.

As detailed above, the No Action condition development would result in the demolition of S/NR-eligible Resource No. 6 (42-61 24th Street) and potential Resource G (the Fanie Shuman Building).

The three potential architectural resources located on 22nd Street between 40th and 41st Avenues (potential Resources H, I, and J) are bookended by Projected Development Sites 17, 18, and 19 on the block to the south and Projected Development Site 32 on the block to the north, which would be developed in the No Action condition. Projected Development Sites 17, 18, and 29 are also located across 21st Street from the S/NR-eligible Queensbridge Houses North and South (Resource No. 8). Potential Resources H, I, and J are all five-story former loft buildings, and the Queensbridge Houses are six stories in height. The No Action development on these projected development sites is anticipated to be between 75 and 180 feet in height, which is approximately 15 to 130 taller than the adjacent known and potential architectural resources.

The five-story industrial building at 23-10 Queens Plaza South (Resource No. 5) is located across 24th Street from Projected Development Site 20, which would be developed in the No Action condition with a building anticipated to be 150 feet in height.

Within Inland Subarea 3, potential Resource R is directly adjacent to Projected Development Site 25 and opposite Projected Development Site 16, both of which would be developed in the No Action condition; Potential Resource Q also would be opposite the No Action development on Site 25. Potential Resource R comprises two 2-story rowhouses at 11-51 and 11-53 44th Drive, and potential Resource Q comprises seven 4-story walk-up apartment buildings. The No Action development on Sites 16 and 25 is anticipated to be 85 feet in height, or approximately 45 to 65 feet taller than potential Resources R and Q.

Potential Resource B would be bookended by No Action condition development on Projected Development Sites 7 and 9 and Potential Development Site B and would be opposite Projected Development Site 10 on the north side of 45th Road and opposite Projected Development Sites 4 and 70 on the south side of 46th Avenue. Potential Resource B comprises two through-block four-story factory buildings at 10-15 and 10-27 46th Avenue. The No Action condition development on the surrounding projected development sites is anticipated to be 15 feet tall on Site 10, 45 feet tall on Sites 4 and 9, 65 feet tall on Site 70, and 75 feet tall on Site 7, which would be either shorter than or

up to 35 feet taller than potential Resource B. The No Action development on Sites 7, 10, and 70 could obscure some existing views ofto this resource from Vernon Boulevard; however, potential Resource B would remain visible along 45th Road and 46th Avenue.

Potential Resource Z would be directly adjacent to the No Action condition development on Projected Development Site 9. Potential Resource Z comprises seven 2-story rowhouses at 45-32 to 45-44 11th Street. The No Action condition development on Site 9 is anticipated to be 45 feet tall, which would be approximately 25 feet taller than potential Resource Z.

The No Action condition development on Projected Development Site 2 would be opposite potential Resources D and W on the south side of 47th Avenue. Potential Resource D is a 2-story brick and stone residential building, and potential Resource W is a 3-story mixed-use brick building. The No Action condition development on Site 2 is anticipated to be 45 feet tall, which would be approximately 15 to 25 feet taller than potential Resource W and potential Resource D, respectively.

The No Action condition development on Projected Development Sites 69 and 71 within the Waterfront subarea is anticipated to be 295 and 215 feet tall, respectively. There are no known or potential architectural resources located in close proximity to these projected development sites.

The No Action condition development would not be expected to alter the relationship of the other known or potential architectural resources in the Project Area to the streetscape, since the No Action condition development would be consistent with existing zoning, would not alter the existing street pattern, and would not introduce incompatible visual, audible, or atmospheric elements to the setting of any known or potential architectural resources.

REMAINDER OF THE PROJECT AREA

Two other sites in the Project Area are expected to be independently developed in the future without the Proposed Actions: 23-15 44th Road and 23-10 42nd Road. The development at 23-15 44th Road, which is currently under construction, is located within 90 feet of potential Resource K (44-02 23rd Street) and potential Resource L (43-10 23rd Street). It is anticipated that these potential architectural resources would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities; however, the protections to avoid construction-related damage to historic structures under TPPN #10/88 would not be required.

STUDY AREA

There are 10 developments expected to occur as-of-right in the 400-foot study area by the 2035 analysis year. Three of these developments could affect architectural resources in the No Action condition, as described below and summarized in **Table 7-3**:

Table 7-3
Summary of Potential Direct and Construction-Related Effects to Resources

Ref. No	Status	Name/Address	Demolition (No Action)	Within 90 feet of Construction (No Action)	Demolition (With Action)	Within 90 feet of Construction (With Action)
Projected/Potential Development Sites						
2	S/NR-eligible	Former New York and Queens Electric Light and Power Substation Number 4 / 42-25 9th Street			X	X
6	S/NR-eligible	42-61 24th Street	X	X		
11	S/NR-eligible	Walter Lippmann Building / 43-42 10th Street			X	X
12	S/NR-eligible	43-50 10th Street			X	X
15	S/NR-eligible	M. Henry Chernay Building / 10-03 44th Avenue			X	X
16	S/NR-eligible	Jerome Perlstein Building / 43-58 11th Street			X	X
F		21-23 43rd Avenue			X	
G		Fanie Schuman Building, 10-16 44th Drive, 10-15 to 10-27 45th Avenue	X	X		
Remainder of Project Area						
3	S/NR-eligible	Steinway Van Storage / 42-45 12th Street				X
4	S/NR-eligible	Former Silvercup Bakery / 42-22 22nd Street				X
5	S/NR-eligible	23-10 Queens Plaza South		X		X
9	S/NR-eligible, NYCL	Fire Engine Company 258, Hook and Ladder Company 115 / 10-38 47th Avenue				X
10	S/NR-eligible	42-46 27th Street				X
13	S/NR-eligible	43-56 10th Street				X
14	S/NR-eligible	Tom Cat Bakery / 43-05 10th Street				X
18	S/NR, NYCHD	Hunters Point Historic District / 21-09 to 21-55 and 21-12 to 21-48 45th Avenue; 44-70 to 44-78 23rd Street		X		X
B		10-15 and 10-27 46th Avenue		X		X
C		46-36 Vernon Boulevard		X		X
D		5-42 47th Avenue		X		X
H		40-36 22nd Street		X		X
I		40-18 22nd Street				X
J		40-15 22nd Street				X
K		44-02 23rd Street				X
L		43-10 23rd Street				X
M		44-01 21st Street				X
N		21-49 44th Drive				X
R		11-51 and 11-53 44th Drive		X		X
S		42-25 Vernon Boulevard				X
Study Area						
7	S/NR, NYCL	Queensboro Bridge				X
Z		45-32 to 45-44 11th Street		X		X

Notes:
NYCL: New York City Landmark
NYCHD: New York City Historic District
S/NR: Listed on the State and National Registers of Historic Places
S/NR-eligible: Officially determined eligible for listing on the State and National Registers of Historic Places

- No Build #3 is a planned development with approximately 9,953 square feet of community facility space, located at 10-37 47th Road. It is located within 90 feet of Fire Engine Company 258, Hook and Ladder Company 115, which is a NYCL and S/NR-eligible (Resource No. 9).

- No Build #11 is a planned development with approximately 56 dwelling units and 12,334 square feet of retail space, located at 42-38 27th Street. It is located within 90 feet of S/NR-eligible 42-46 27th Street (Resource No. 10).
- No Build #13 is a planned development with approximately 59 dwelling units, 7,131 square feet of retail, and 30 parking spaces, located at 46-06 11th Street. It is located within 90 feet of 45-44 11th Street, part of potential Resource Z.

It is expected that *TPPN #10/88* would be implemented for No Build #3, in relation to the NYCL and S/NR-eligible Fire Engine Company 258, Hook and Ladder Company 115. It is anticipated that Resource No. 10 and potential Resource Z would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities; however, the protections to avoid construction-related damage to historic structures under TPPN #10/88 would not be required.

In the No Action condition, the status of architectural resources could change. S/NR-eligible resources could be listed on the Registers, NYCL-eligible properties could be calendared for a designation hearing, and properties pending designation as NYCLs could be designated. It is also possible, given the project's completion year of 2035, that additional sites could be identified as architectural resources in this time frame.

Changes to architectural resources or to their settings could occur in the No Action condition. For instance, indirect impacts from future projects could include blocking public views of a resource, isolating a resource from its setting or relationship to the streetscape, altering the setting of a resource, introducing incompatible visual, audible, or atmospheric elements to a resource's settings or introducing shadows over an architectural resource with sun-sensitive features. It is also possible that some architectural resources in the Project Area could deteriorate or experience direct impacts through alteration or demolition, while others could be restored.

Architectural resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection under Section 106 of the National Historic Preservation Act from the effects of projects sponsored, assisted, or approved by federal agencies. Although preservation is not mandated, federal agencies must attempt to avoid adverse effects on such resources through a notice, review, and consultation process.

Properties listed on the Registers are similarly protected against effects resulting from projects sponsored, assisted, or approved by State agencies under the State Historic Preservation Act. However, private owners of properties eligible for, or even listed on, the Registers using private funds can alter or demolish their properties without such a review process. Privately owned properties that are NYCLs, in New York City Historic Districts, or pending designation as landmarks are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur, regardless of whether the project is publicly or privately funded. Publicly owned resources are also subject to review by LPC before the start of a project; however, the LPC's role in projects sponsored by other City or State agencies generally is advisory only.

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

DIRECT (PHYSICAL) IMPACTS

Development expected to occur on the projected and potential development sites in the future with the Proposed Actions that could result in direct (physical) impacts to architectural resources is described below and summarized in **Table 7-3**.

Projected Development Site 40 (Block 453, Lot 1) is located on the block bounded by 43rd Road, 44th Avenue, 10th Street, and 11th Street. Lot 1 is the site of the S/NR-eligible M. Henry Chernay Building at 10-03 44th Avenue (Resource No. 15) and the S/NR-eligible Jerome Perlstein Building at 43-58 11th Street (Resource No. 16). In the With Action scenario, Projected Development Site 40 would be redeveloped with approximately 277,037 gross square feet (gsf) of new industrial/manufacturing uses. This would necessitate the demolition of S/NR-eligible Resource Nos. 15 and 16.

Projected Development Site 52 (Block 460, Lots 10, 16, 30, and 40) is located on the block bounded by Queens Plaza South, 43rd Avenue, 9th Street, and 10th Street. Lot 13 is the site of the S/NR-eligible former New York and Queens Electric Light and Power Substation Number 4 (Resource No. 2). In the With Action scenario, Projected Development Site 52 would be redeveloped with approximately 194,654 gsf of new uses, including approximately 180,066 gsf of new commercial/office use and approximately 14,588 gsf of new industrial/manufacturing use. This would necessitate the demolition of S/NR-eligible Resource No. 2.

Projected Development Site 59 (Block 454, Lots 21, 22, 25, 26, and 39) is located on the block bounded by 43rd Road, 44th Avenue, 9th Street, and 10th Street. Lot 21 is the site of the S/NR-eligible Walter Lippmann Building at 43-42 10th Street (Resource No. 11) and the S/NR-eligible building at 43-50 10th Street (Resource No. 12). In the With Action scenario, Projected Development Site 59 would be redeveloped with approximately 277,840 gsf of new uses, including 228,623 gsf of new commercial/office use and approximately 49,217 gsf of new industrial/manufacturing use. This would necessitate the demolition of S/NR-eligible Resource Nos. 11 and 12.

Potential Development Site G (Block 427, Lot 11) is located on the block bounded by Queens Plaza South, 43rd Avenue, 21st Street, and 22nd Street. Lot 11 is the site of 21-23 43rd Avenue, which has been identified as a potential architectural resource (Resource F). In the With Action scenario, Potential Development Site G would be redeveloped with approximately 150,660 gsf of new commercial/office uses. This would necessitate the demolition of potential Resource F.

Development expected to occur on Projected Development Sites 13 and 54 would affect known and potential architectural resources, as detailed below; however, since as-of-right development of these sites is projected to occur in the No Action condition, these effects are not identified as significant adverse impacts to historic and cultural resources.

- Development of Projected Development Site 54 would result in the demolition of Resource No. 6, 42-61 24th Street, an S/NR-eligible industrial loft building.
- Development of Projected Development Site 13 would result in the demolition of potential Resource G, the Fanie Shuman Building, a complex of three one-story industrial buildings designed by architect Jerome Perlstein.

The With Action development anticipated on the projected and potential development sites could also potentially result in construction-related impacts to architectural resources located within 90 feet of the relevant sites, listed below:

- Projected Development Site 51 is located within 90 feet of the S/NR-listed and NYCL Queensboro Bridge (Resource No. 7);
- Projected Development Site 51 is also located within 90 feet of the S/NR-eligible former New York and Queens Electric Light and Power Substation Number 4 at 42-25 9th Street (Resource No. 2), which is on the site of Projected Development Site 52 and will be redeveloped in the With Action Scenario (see above);
- Projected Development Sites 45 and 50 are located within 90 feet of the S/NR-eligible Steinway Van Storage building at 42-45 12th Street (Resource No. 3);
- Potential Development Sites G and K are located within 90 feet of the S/NR-eligible former Silvercup Bakery at 42-22 22nd Street (Resource No. 4);
- Projected Development Site 62 and Potential Development Site J are located within 90 feet of the S/NR-eligible Walter Lippmann Building at 43-42 10th Street (Resource No. 11), which is on the site of Projected Development Site 59 and will be redeveloped in the With Action condition (see above);
- Projected Development Sites 40 and 62 and Potential Development Site J are located within 90 feet of the S/NR-eligible building at 43-50 10th Street (Resource No. 12), which is on the site of Projected Development Site 59 and will be redeveloped in the With Action condition (see above);
- Projected Development Sites 40, 59, 61, and 62 are located within 90 feet of the S/NR-eligible building at 43-56 10th Street (Resource No. 13);
- Projected Development Sites 38 and 59 and Potential Site J are located within 90 feet of the S/NR-eligible Tom Cat Bakery at 43-05 10th Street (Resource No. 14);
- Potential Development Site O is located within 90 feet of the S/NR-eligible M. Chernay Building at 10-03 44th Avenue (Resource No. 15), which is on the site of Projected Development Site 40 and will be redeveloped in the With Action condition (see above);
- Projected Development Site 39 is located within 90 feet of the S/NR-eligible Jerome Perlstein Building at 43-58 11th Street (Resource No. 16), which is on the site of Projected Development Site 40 and will be redeveloped in the With Action condition (see above);
- Potential Development Sites A and B are located within 90 feet of Potential Resource B (10-15 and 10-27 46th Avenue);
- Potential Development Site F is located within 90 feet of Potential Resource I (40-18 22nd Street) and Potential Resource J (40-15 22nd Street);

- Potential Development Site M is located within 90 feet of Potential Resource K (44-02 23rd Street);
- Projected Development Site 57 and Potential Development Site N are located within 90 feet of Potential Resource M (44-01 21st Street);
- Potential Development Site L is located within 90 feet of Potential Resource N (21-49 44th Drive);
- Projected Development Site 52 is located within 90 feet of Potential Resource S (42-25 Vernon Boulevard); and
- Potential Development Site B is located within 90 feet of Potential Resource Z (45-32 to 45-44 11th Street).

It is expected that *TPPN #10/88* would be implemented for the development of Projected Development Site 51 in relation to the NYCL and S/NR-listed Queensboro Bridge (Resource No. 7); however, as the other known and potential architectural resources that would be within 90 feet of construction activity at projected and potential development sites in the With Action condition are not S/NR-listed, NYCLs, or NYCHDs, the protections to avoid construction-related damage to historic structures under *TPPN #10/88* would not be required. Since the projected and potential development sites within 90 feet of these resources are not City-owned and are not anticipated to be developed in accordance with City disposition or development agreements, there is no mechanism to require the implementation of *TPPN #10/88* or the preparation of a Construction Protection Plan. Additional protective measures afforded under *TPPN #10/88* would only become applicable if the resources were listed on the State/National Registers or designated as NYCLs or NYCHDs in the future prior to the initiation of construction. If that does not occur, the resources would not be subject to *TPPN #10/88* and may therefore be adversely impacted by adjacent development resulting from the Proposed Actions.

As noted above, the No Action development expected to occur on Projected Development Sites 2, 4, 7, 9, 10, 14, 15, 16, 17, 19, 20, 21, 25, and 70 could also potentially result in construction-related impacts to known and potential architectural resources located within 90 feet of these sites: known Resource Nos. 5, 6, and 18 and potential Resources B, C, D, G, H, R, and Z. These projected development sites are also anticipated to be developed in the With Action condition.

INDIRECT (CONTEXTUAL) IMPACTS

As set forth in the *CEQR Technical Manual*, visual and contextual impacts on architectural resources can include isolation of a property from or alteration of its setting or visual relationship with the streetscape; introduction of incompatible visual, audible, or atmospheric elements to a resource's setting; elimination or screening of publicly accessible views of a resource; or introduction of significant new shadows or significant lengthening of the duration of existing shadows, over a historic landscape or on a historic structure (if the features that make the resource significant depend on sunlight) to the extent that the architectural details that distinguish that resource as significant are obscured.

As detailed in Chapter 6, "Shadows," the potential for shadow-related impacts to the S/NR-eligible Queensbridge Houses North and South was considered, and the analysis

concluded that the Proposed Actions would not have a significant adverse shadow-related impact on this architectural resource.

In the With Action condition, the new buildings on the projected and potential development sites could be considerably taller than the known and potential architectural resources within the Project Area and study area, which range from one story for some industrial buildings, two to four stories for most residential buildings, and up to seven stories for loft and factory buildings, which are generally located north and south of the Queensboro Bridge (see Figure 8-4 of Chapter 8, "Urban Design and Visual Resources.")

PROJECT AREA

A number of individual architectural resources are located in greater proximity to projected and potential development sites. These are described below by subarea.

Inland Subarea 1 / Industrial Subarea 2

The three potential architectural resources located on 22nd Street between 40th and 41st Avenues (potential Resources H, I, and J) are bookended by Projected Development Sites 17, 18, and 19 on the block to the south and Projected Development Sites 29, 30, 31, and 32 on the block to the north. In addition, Potential Development Site F is located directly adjacent to potential Resource J on 22nd Street. Projected Development Sites 17, 18, and 29 are also located across 21st Street from the S/NR-eligible Queensbridge Houses North and South (Resource No. 8). Potential Resources H, I, and J are all five-story former loft buildings, and the Queensbridge Houses are six stories in height. Projected Development Sites 29, 30, 31, and 32 and Potential Development Site F would be developed with buildings up to 205 feet tall, which is approximately 150 taller than the existing loft buildings and approximately 140 feet taller than the Queensbridge Houses. The new buildings on Projected Development Sites 17, 18, and 19 would have no height limit. For the purposes of this environmental review, the new buildings on these sites are assumed to be 605, 255, and 715 feet tall, respectively; in comparison, the No Action condition development on these sites is anticipated to be 180, 75, and 90 feet tall, respectively. The With Action development would alter the setting of these known and potential R~~r~~esources; however, it would be more consistent with other new development along Queens Plaza North, including the 21-story building at 41-42 24th Street. Potential Resources H, I, and J would remain visible in views along 22nd Street, and the Queensbridge Houses would remain visible in views along 21st Street, as well as other streets bounding and extending through that six-block development.

Inland Subarea 2

The five-story industrial building at 23-10 Queens Plaza South (Resource No. 5) is located across 24th Street from Projected Development Site 20, which would be developed with a 457,052-gsf building with no maximum height in the With Action condition. For the purposes of this environmental review, the new building on this site is assumed to be 345 feet tall; in comparison, the No Action condition development on this site is anticipated to be 150 feet tall. The With Action development on this site would alter the setting of Resource No. 5; however, it would be consistent with other new high-rise development in the immediate area, including the adjacent 44-story building at 23-01 42nd Road and the 35-story building at 23-10 42nd Road. 23-10 Queens Plaza South

would remain visible in views along 23rd Street, 24th Street, and Queens Plaza South, as well as from the elevated Queensboro Bridge.

Industrial Subarea 1

The former Silvercup Bakery complex at 42-22 22nd Street (Resource No. 4) is located across 21st Street from Potential Development Site K and is separated from Potential Development Site G by on-ramps to the Queensboro Bridge. This resource is separated from Projected Development Sites 17, 18, and 19 by the elevated Queensboro Bridge, Queens Plaza South, and Queens Plaza North, and does not have a visual relationship with the Project Area north of the bridge. In the With Action condition, Potential Development Site K would be developed with a building up to 205 feet tall, and Potential Development Site G would be developed with a building up to 245 feet tall. The tallest portion of the former Silvercup Bakery complex is four stories; therefore, the adjacent new development on these sites would be approximately 165 and 205 feet taller than the tallest portion of this resource. The With Action development on these sites would alter the setting of Resource No. 4; however, it would be consistent with other new high-rise development to the east, including the 44-story building at 23-01 42nd Road and the 35-story building at 23-10 42nd Road. The former Silvercup Bakery complex would remain visible in views along 21st Street, 22nd Street, and Queens Plaza South, as well as from the elevated Queensboro Bridge. Views of the 'Silvercup" metal-frame sign (located on the roof of the four-story portion of the complex and facing west) along Queens Plaza South and from the elevated bridge would be obscured by the new development along Queens Plaza South west of 21st Street.

The seven-story Steinway Van & Storage Company building (Resource No. 3) would be located adjacent to the With Action development on Projected Development Site 45 and opposite the With Action development on Projected Development Site 50 on the west side of 12th Street. Projected Development Sites 45 and 50, as well as Projected Development Sites 46 and 49 directly to their north, would be developed with buildings up to 205 feet tall. The adjacent new development on these sites would be approximately 135 taller than the Steinway Van & Storage Company building, and the existing buildings in the surrounding area are all low scale. Therefore, the With Action development on these sites would alter the setting of Resource No. 3. The Steinway Van & Storage Company building would remain visible in views along 12th Street and nearby portions of 43rd Avenue.

The With Action development on Projected Development Site 38 would be located across 11th Street from the Tom Cat Bakery (Resource No. 14), a one-story industrial building. Projected Development Site 38 would be developed with a new building up to 155 feet tall, or approximately 145 feet taller than the Tom Cat Bakery, and the existing buildings in the surrounding area are all low scale. Therefore, the With Action development on this site would alter the setting of Resource No. 14. The Tom Cat Bakery would remain visible in views along 10th Street, 11th Street, 43rd Avenue, and 43rd Road.

Resource No. 13, the one-story, through-block industrial building at 43-56 10th Street, would be bookended by the With Action development on Projected Development Site 59 and Potential Development Site O, as well as the With Action development on Projected Development Sites 61 and 62 on the west side of 9th Street and on Projected Development Site 40 and Potential Development Site J on the east side of 10th Street. The new buildings on these sites could be up to 155 feet tall for Sites 40, 59, J, and O,

and up to 205 feet tall for Sites 61 and 62. This would be 145 to 195 feet taller than Resource No. 13, and the existing buildings in the surrounding area are all low scale. Therefore, the With Action development on these sites would alter the setting of Resource No. 13. This resource would remain visible on adjacent portions of 9th Street and 10th Street.

The new building on Projected Development Site 40 would be located opposite the four-story Metropolitan Building (Resource No. 17), which is located at the southeast corner of 44th Avenue and 11th Street. The new building on Potential Development Site N would be located east of Resource No. 17 on the south side of 44th Avenue. The With Action development on these sites would be up to 145 and 245 feet tall (for Sites 40 and N, respectively). This would be approximately 105 to 205 feet taller than Resource No. 17, and the existing buildings in the surrounding area are low scale with the exception of a six-story building at the southwest corner of 11th Street and 44th Avenue. Therefore, the With Action development on these sites would alter the setting of Resource No. 17. This resource would remain visible along 44th Avenue and 11th Street.

Potential Resource M, the three-story factory building at 44-01 21st Street, would be bookended by the With Action development on Projected Development Site 57 directly adjacent to the east, as well as the With Action development on Projected Development Site 25 and Potential Development Site N on the west side of 21st Street. The new buildings on these sites could be up to 205 feet tall for Site 57 and up to 245 feet tall for Sites 25 and N. This would be up to 215 feet taller than potential Resource M. While the With Action development on these sites would alter the setting of Potential Resource M, surrounding views also include the high-rise development near Court Square. This resource would remain visible along 21st Street, 44th Avenue, and 44th Road.

Potential Development Site M would be directly adjacent to potential Resource K and opposite potential Resource L on the north side of 44th Avenue at 23rd Street. Potential Resource K is a 5-story loft building at 44-02 23rd Street, and potential Resource L is a seven-story factory building at 43-10 23rd Street. The new buildings on Potential Development Site M could be up to 205 feet tall, which would be approximately 135 to 155 feet taller than potential Resources L and K, respectively; however, the setting of these potential R~~r~~esources also includes the 67-story development at 43-30 24th Street, on the east side of 23rd Street opposite both resources. Both resources would remain visible in views along 44th Avenue and 23rd Street below the train viaduct, and potential Resource L would also remain visible in views along 43rd Avenue.

Industrial Subarea 4

There are no projected or potential development sites within the one-block Industrial Subarea 4. Therefore, the one- and two-story former factory complex at 42-25 Vernon Boulevard (potential Resource S) and the two-story New York Architectural Terra Cotta Works Building (Resource No. 1) on the opposite side of Vernon Boulevard would not be affected by any With Action development within this subarea. However, Projected Development Site 52—located opposite potential Resource S on the east side of 9th Street within Industrial Subarea 1)—would be developed with a new building up to 205 feet tall or approximately 185 feet taller than the potential Resource S complex. This With Action development would alter the setting of potential Resource S; however, this setting currently includes a nine-story building directly to the north. Potential Resource S would remain visible in views along Vernon Boulevard, 9th Street, and 43rd Avenue.

Inland Subarea 3

In views north from 44th Drive on 23rd Street below the train viaduct, the new building on Potential Development Site L would be visible together with potential Resource N and Resource No. 19, the elevated 45th Road-Court House Square Subway Station. Potential Resource N is a four-story tenement building at 21-49 44th Drive. The With Action development on Potential Development Site L would be up to 245 feet tall. This would be approximately 205 feet taller than potential Resource N; however, the setting of this potential resource also includes the 67-story development at 43-30 24th Street, on the east side of 23rd Street. The elevated station would remain visible in views along 23rd Street, and potential Resource N would remain visible in views along 44th Drive and 23rd Street below the train viaduct.

Potential Resource R would be directly adjacent to Projected Development Site 25 and opposite Projected Development Site 16 on the southeast corner of 44th Drive and 21st Street. Potential Resource R comprises two 2-story rowhouses at 11-51 and 11-53 44th Drive. The new buildings on Sites 16 and 25 could be up to 155 and 245 feet tall, respectively, which would be approximately 135 to 225 feet taller than potential Resource R; in comparison, the No Action condition development on these sites is anticipated to be 85 feet tall. While the With Action development on these sites would alter the setting of potential Resource R, surrounding views along 44th Drive also include the high-rise development near Court Square to the east. This resource would remain visible along nearby portions of 44th Drive and 21st Street.

Potential Resource Q would be opposite Potential Development Site E and Projected Development Site 25 on the north side of 44th Drive. Potential Resource Q comprises seven 4-story walk-up apartment buildings at 11-34 to 11-46 44th Drive. The new buildings on Sites E and 25 could be up to 155 and 245 feet tall, respectively, which would be approximately 115 to 205 feet taller than potential Resource Q; in comparison, the No Action condition development on Site 25 is anticipated to be 85 feet tall. While the With Action development on these sites would alter the setting of potential Resource Q, surrounding views along 44th Drive also include the high-rise development near Court Square to the east. This resource would remain visible along 44th Drive and nearby portions of 11th and 21st Streets.

Potential Resource B would be bookended by new development on Projected Development Sites 7 and 9 and Potential Development Site B and would be opposite Projected Development Site 10 and Potential Development Site C on the north side of 45th Road and opposite Projected Development Sites 4 and 70 and Potential Development Site A on the south side of 46th Avenue. Potential Resource B comprises two through-block four-story factory buildings at 10-15 and 10-27 46th Avenue. The new buildings on the surrounding projected and potential development sites would be up to 95 feet for Sites 9, A, B, and C; up to 125 feet for Sites 4, 7, and 70; and up to 145 feet for Site 10, which would be approximately 55 to 105 feet taller than potential Resource B. In comparison, the No Action condition development on the surrounding projected development sites is anticipated to be 15 feet tall on Site 10, 45 feet tall on Sites 4 and 9, 65 feet tall on Site 70, and 75 feet tall on Site 7. While the With Action development on these sites would alter the setting of potential Resource B, views to the west along 45th Road and 46th Avenue include the high-rise development along the East River waterfront south of Anable Basin. As with the No Action condition development, the With Action

development on Projected Development Sites 7, 10, and 70 would obscure most existing views to this resource from Vernon Boulevard; however, potential Resource B would remain visible along 45th Road and 46th Avenue.

Potential Resource Z would be directly adjacent to the new development on Projected Development Site 9 and Potential Development Site B. Potential Resource Z comprises seven 2-story rowhouses at 45-32 to 45-44 11th Street. The With Action development on Sites 9 and B would be up to 95 feet, which would be approximately 75 feet taller than potential Resource Z; in comparison, the No Action condition development on Site 9 is anticipated to be 45 feet tall. Views of potential Resource Z along nearby portions of 11th Street, 45th Road, and 46th Avenue would remain, and would include the With Action development on Sites 9 and B in the background; however, these views also include the high-rise development along the East River waterfront south of Anable Basin.

Waterfront Subarea

The new development on Projected Development Site 2 would be opposite potential Resources D and W on the south side of 47th Avenue. Potential Resource D is a 2-story brick and stone residential building, and potential Resource W is a 3-story mixed-use brick building. The With Action development on Site 2 would be up to 145 feet tall, which would be approximately 115 to 125 feet taller than potential Resource W and potential Resource D, respectively; in comparison, the No Action condition development on Site 2 is anticipated to be 45 feet tall. While the With Action development on Projected Development Site 2 and the adjacent Projected Development Site 3 to the west would alter the setting of potential Resources D and W, views to the west along 47th Avenue include the high-rise development along the East River waterfront south of Anable Basin. Views ~~to~~ of potential Resources D and W would remain along 47th Avenue, and views of~~to~~ potential Resource W would remain along Vernon Boulevard.

The only known or potential architectural resource located within the remainder of the Waterfront Subarea is the New York Architectural Terra Cotta Works (Resource No. 1), which is located just south of the Queensboro Bridge, outside of the waterfront area identified as projected development sites. Potential Resource A is located opposite Projected Development Sites 66 and 67, on the east side of Vernon Boulevard at 44th Drive. Potential Resource A is a four-story brick factory building at 44-45 Vernon Boulevard.

The context of these resources would notably change in the With Action condition, with low-scale buildings to be replaced by new development to the east on 44th Drive that would be up to 155 feet tall, and new high-rise, mixed-use buildings along the East River waterfront that would have no maximum height limit. In particular, the projected development sites with existing manufacturing uses around Anable Basin—Projected Development Sites 63, 64, 65, and 71—and Projected Development Sites 67 and 69 north of 44th Drive would be developed at some of the highest residential densities in the area, up to an FAR of 9.0. (These sites could also be developed for community facility use to an FAR of 10.0.) For the purposes of this environmental review, the With Action development on these sites is assumed to be 1,175 feet tall on Site 67, 1,035 feet tall on Site 63, 995 feet tall on Site 69, 695 feet tall on Site 64, 570 feet tall on Site 65, and 415 feet tall on Site 71. In comparison, the No Action condition development on Projected Development Sites 69 and 71 is anticipated to be 295 and 215 feet tall, respectively.

The proposed modifications to the Northern Hunters Point Waterfront Access Plan (WAP) would require a shore public walkway around the southern, eastern, and northern edges of Anable Basin and then north along the East River shoreline, as well as upland connections to the shore public walkway at three Anable Basin locations and at four locations between 44th Avenue and Queens Plaza South. Thus, portions of the six projected development sites directly on the water (Projected Development Sites 63, 64, 65, 67, 69, and 71) would include required shore public walkway areas in the future with the Proposed Actions.

With the exception of the mapping actions noted below, all streets in the Project Area and study area would remain open and each resource's relationship with the street pattern would remain unchanged in the future with the Proposed Actions. The portions of 44th Road and 44th Avenue west of Vernon Boulevard proposed for demapping are not located in close proximity to any identified architectural resources. The proposed demapping of portions of 44th Drive west of Vernon Boulevard and narrowing of portions of 44th Drive between Vernon Boulevard and 5th Street would change the relationship of potential Resources A and G to the streetscape, and the proposed street widening of portions of 45th Avenue between Vernon Boulevard and 5th Street would change the relationship of potential Resource G to the streetscape; however, these changes are not expected to be adverse.

The mapping of new public streets in Block 488 and 489 along the East River waterfront and the creation of new required shore public walkways on Projected Development Sites 63, 64, 65, 67, 69, and 71 would be anticipated to create new viewpoints along the waterfront toward architectural resources in the area, particularly the Queensboro Bridge and resources on the south side of Roosevelt Island, such as the former Strecker Memorial Laboratory and Smallpox Hospital buildings, both NYCLs and S/NR-listed.

Views west along 44th Drive of potential Resource A include the high-rise towers of Midtown Manhattan in the distance, and views east include the high-rise towers at Court Square; in the future with the Proposed Actions, these views would also include high-rise towers directly adjacent to this low-rise resource. Views to the Queensboro Bridge from Vernon Boulevard south of 44th Avenue would become more constrained with the new high-rise development around and north of Anable Basin, and elevated views from the bridge itself would be altered with the addition of multiple high-rise towers along the waterfront as well as the other changes noted below. In addition, the context of views south along Vernon Boulevard to the New York Architectural Terra Cotta Works would change with the addition of multiple high-rise towers along the waterfront.

STUDY AREA

Other architectural resources in the 400-foot study area would not experience significant adverse indirect impacts. The closest development sites to study area architectural resources are located across streets from these architectural resources, and the cluster of known and potential architectural resources at the southeast corner of the study area is located at a greater distance from the Projected and Potential Development Sites. The Queensboro Bridge (Resource No. 7) would be located near the projected development sites on the south side of Queens Plaza South, and the With Action development on these sites would change views to the bridge from nearby streets as well as elevated views from the bridge to the surrounding area; elevated views from the bridge itself also

would be altered with the addition of multiple high-rise towers along the East River waterfront. These elevated views already include high-rise development in close proximity to the bridge and the high-rise development along the river in Hunters Point. Views ~~to~~ of the bridge would remain from multiple vantage points throughout the Project Area and study area.

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

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