A. INTRODUCTION

This chapter considers the potential of the proposed actions to affect historic resources, both archaeological and architectural. It has been prepared in accordance with *City Environmental Quality Review (CEQR)* guidelines, which require that City agencies consider the effects of their actions on historic properties. In accordance with CEQR guidelines, this analysis identifies all historic resources that have been designated or determined to meet the eligibility requirements for local, state, or national designation, and it also identifies properties that may meet such eligibility requirements. In assessing potential project effects on historic resources, this analysis follows the guidance of the *CEQR Technical Manual.*

The *CEQR Technical Manual* recommends that a historic resources assessment be performed if a proposed action would result in any of the following actions: in-ground disturbance; new construction; physical alteration of any building; the change in scale, visual context, or visual setting of any building, structure, object, or landscape feature; or the screening or elimination of publicly accessible views; even if no known historic resources are located nearby. Since the proposed actions are expected to generate some of these results, a full analysis under CEQR was undertaken.

As described more fully below, the proposed actions would result in significant adverse impacts on historic resources. There would be direct impacts on 85 sites. With respect to archaeological resources, there would be impacts on twenty-three potential development sites. The sites are located at 139 East Houston Street, 32-36 East 3rd Street, 28 East 2nd Street, 239 East 3rd Street, 740 East 6th Street, 258-266 East 7th Street, 271 East 7th Street, 349 East 10th Street, 101 East 7th Street, 64 East 3rd Street, 100 East 4th Street, 68 East 7th Street, 73 St. Mark's Place, 215 East 12th Street, 22 Avenue C, 118 East 1st Street, and 108 East 1st Street.

With respect to architectural resources, there would be direct impacts on 62 sites, including one projected enlargement site, 14 potential development sites, and 47 potential enlargement sites. There would be no impacts on projected development sites. The projected enlargement site is located at 327 East 10th Street. The potential development sites are located at 311 East 12th Street, 68 East 7th Street, 32 East 3rd Street, 34 East 3rd Street, 36 East 3rd Street, 28 East 2nd Street, 108 East 1st Street, 320 East 3rd Street, 101-109 East 7th Street, 415 East 6th Street, 543 East 11th Street, 271 East 7th Street, 258-266 East 7th Street, and 113 Rivington Street. The potential enlargement sites are located at 62 East 4th Street, 74 East 4th Street, 30 East 3rd Street, 38 East 1st Street, 107 Suffolk Street, 180 Stanton Street, 210 East 9th Street, 31 East 7th Street, 37 East 7th Street, 85 East 4th Street, 13 East 3rd Street, 45 East 3rd Street, 47-49 East 3rd Street, 55 East 3rd Street, 59 East 2nd Street, 65 East 2nd Street, 166 First Avenue, 168 First Avenue, 174 First Avenue, 81 East 7th Street, 101 Avenue A, 517-519 East 11th Street, 604 East 11th Street, 236 East 7th Street, 131 Avenue B, 606 East 9th Street, 612 East 9th Street, 614 East 9th Street, 624 East 9th Street, 149 Avenue B, 165 Avenue B, 337 East 10th Street, 335 East 10th Street, 329 East 10th Street, 315 East 10th Street, 311 East 10th Street, 309 East 10th Street, 297 East 10th Street, 295 East 10th Street, 310 East 6th Street, 326 East 6th Street, 331

East 6th Street, 321 East 6th Street, 319 East 6th Street, 317 East 6th Street, 315 East 6th Street, and 313 East 6th Street.

B. METHODOLOGY

ARCHAEOLOGICAL RESOURCES

Archaeological resources are physical remains, usually buried, of past activities on a site. They can include remains from Native American people who used or occupied a site, including tools, refuse from tool-making activities, habitation sites, etc. Archaeological resources can also include remains from activities that occurred during the historic period (beginning with European colonization of the New York area in the 17th century) that include European contact with Native Americans, as well as battle sites, foundations, wells, and privies.

Archaeological resources in developed areas may have been disturbed or destroyed by grading, excavation, and infrastructure installation and improvements. However, some resources do survive in an urban environment. Deposits may have been protected either by being paved over or by having a building with a shallow foundation constructed above them. In both scenarios, archaeological deposits may have been sealed beneath the surface, protected from further disturbance.

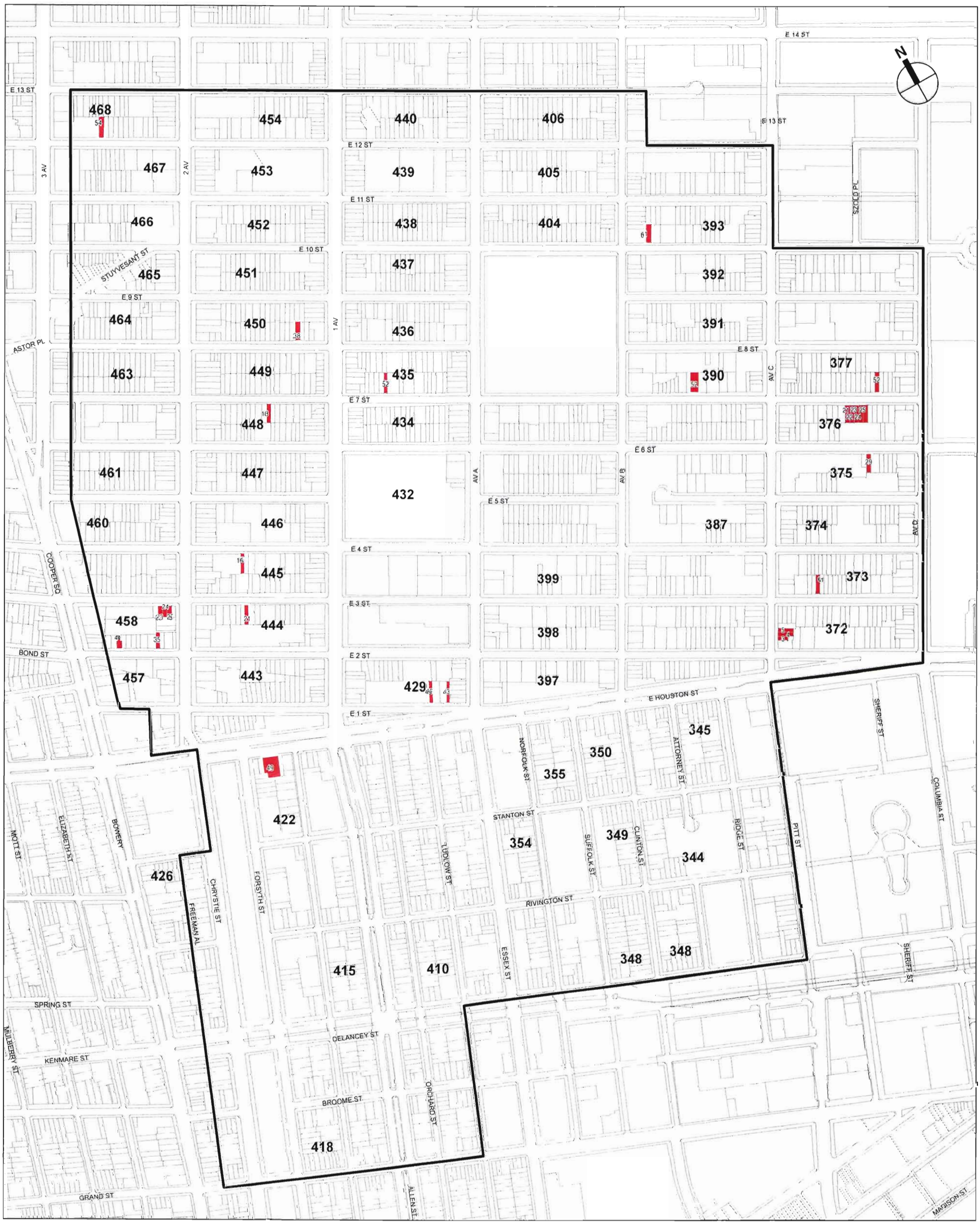
The study area for archaeological resources is the area where there would be increased ground disturbance as a result of the proposed actions. This includes forty projected and potential development sites that would experience incremental ground disturbance under the proposed actions, i.e., those development sites that would not also be redeveloped in the future without the proposed actions.[1] In 2007, the New York City Landmarks Preservation Commission (LPC) was contacted for its preliminary evaluation of the archaeological sensitivity of those forty sites. The LPC reviewed the City blocks and tax lots composing the sites for the purpose of identifying lots with the potential to contain archaeological resources, and LPC determined that 27 lots (on 17 blocks) appear to be potentially sensitive for archaeological resources. The potential development site lots that would experience incremental ground disturbance under the proposed actions and that LPC identified as having potential archaeological sensitivity are shown on Figure 7-1. Therefore, LPC recommended the preparation of an archaeological documentary study. The LPC further concluded that 21 lots (on 17 blocks), which appeared to have been disturbed by construction in the 20th century, do not have any archaeological sensitivity and do not require any further consideration. In March 2008, a Phase 1A Archaeological Assessment report was prepared and submitted to LPC for review. That report was revised in April 2008 in consultation with LPC and is summarized below.

ARCHITECTURAL RESOURCES

OVERVIEW

Architectural resources are defined as properties or districts listed on the State and National Registers of Historic Places (S/NR) or determined eligible for such listing, National Historic Landmarks (NHLs), New York City Landmarks (NYCLs) and Historic Districts, and properties

[1] Under the reasonable worst-case development scenario for the proposed actions, the remainder of the projected and potential development sites would be redeveloped in the future without the proposed actions. In addition, there would be no ground disturbance associated with the enlargement sites under the proposed actions.



Rezoning Study Area Boundary

Development Site Lots With Potential Archaeological Sensitivity - Identified by Landmarks Preservation Commission

348 *Block Number*

43 *Lot Number*

0 1000 FEET

SCALE

Historic Resources
Archaeological Sensitivity Map
Figure 7-1

that have been found by the LPC to appear eligible for designation, considered for designation ("heard") by LPC at a public hearing, or calendared for consideration at such a hearing (these are "pending" NYCLs).

The study area for architectural resources is determined based on the proposed action's area of potential effect on architectural resources, which accounts for both direct physical impacts and indirect impacts. Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. A resource could also be damaged by construction activities such as blasting, pile driving, falling objects, subsidence, collapse, or damage from construction machinery unless proper protection measures are put in place. Construction activity that would occur within 90 feet of an architectural resource, as defined in the New York City Department of Buildings (DOB) *Technical Policy and Procedure Notice (TPPN) #10/88*, may cause such damage.

Indirect impacts are contextual or visual impacts that could result from project construction or operation. As described in the *CEQR Technical Manual*, indirect impacts could result from blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource's setting; or introducing shadows over a historic landscape or an architectural resource with sun-sensitive features that contribute to that resource's significance (i.e., a church with stained glass windows). Significant adverse direct or indirect impacts can occur if a project would cause a change in the quality of a property that qualifies it for S/NR listing or for designation as a NYCL.

To account for potential physical and contextual impacts, the architectural resources study area for the East Village/Lower East Side Rezoning Proposal is defined as the proposed rezoning area and the area within approximately 400 feet of the rezoning area (see Figure 7-2). This architectural resources study area is divided into four subareas for this analysis: the East Village Rezoning Area, the Lower East Side Rezoning Area, the East Village 400-Foot Study Area, and the Lower East Side 400-Foot Study Area. The two rezoning subareas encompass the blocks that would be directly affected by the proposed actions, and the full rezoning area was separated into the two subareas to account for the distinct East Village and Lower East Side neighborhoods that are divided by East Houston Street. The two 400-foot subareas include the blocks within 400 feet of the borders of the two rezoning subareas. The 400-foot subareas are included to account for potential physical impacts to architectural resource that may be located outside of the rezoning area but still close enough (i.e., within 90 feet) to experience accidental construction damage, and also to account for potential visual and contextual impacts to architectural resources outside the rezoning area that may have visual relationships to development pursuant to the proposed actions. Beyond 400 feet, it is not expected that there would be any visual relationship between any additional architectural resources and development pursuant to the proposed actions. It should be noted that the subareas for the architectural resources analysis are not further subdivided into the subareas used in Chapter 2, "Land Use, Zoning, and Public Policy." In terms of identifying and describing architectural resources, area distinctions beyond that of the East Village and Lower East Side subareas were determined not to be relevant.

CRITERIA AND REGULATIONS

Once the study area was determined, an inventory of officially recognized ("designated and eligible") architectural resources was compiled. Criteria for listing on the National Register are in the Code of Federal Regulations, Title 36, Part 63, and the 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 that are younger than 50 years of age are ordinarily not eligible, unless they have achieved exceptional significance. Official determinations of eligibility are made by the New York State Office of Parks, Recreation and Historic Preservation.

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, New York City Charter, Administrative Code, Title 25, Chapter 3. Buildings, properties, or objects are eligible for landmark status when a part is at least 30 years old. Landmarks have a special character or special historical or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the city, state, or nation. There are four types of landmarks: individual landmark, interior landmark, scenic landmark, and historic district.

In addition to identifying architectural resources officially recognized in the study area (referred to herein as known architectural resources), an inventory was compiled of potential architectural resources within the study area. For this project, potential architectural resources were those that appeared to meet one or more of the National Register criteria (described above), and they were identified based on a field survey and by using historical sources, such as documents at the New York Public Library and Avery Architectural Library at Columbia University, the Municipal Archives, and the DOB archives. The inventory of 91 potential resources was submitted to LPC for their evaluation and determination of eligibility.

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

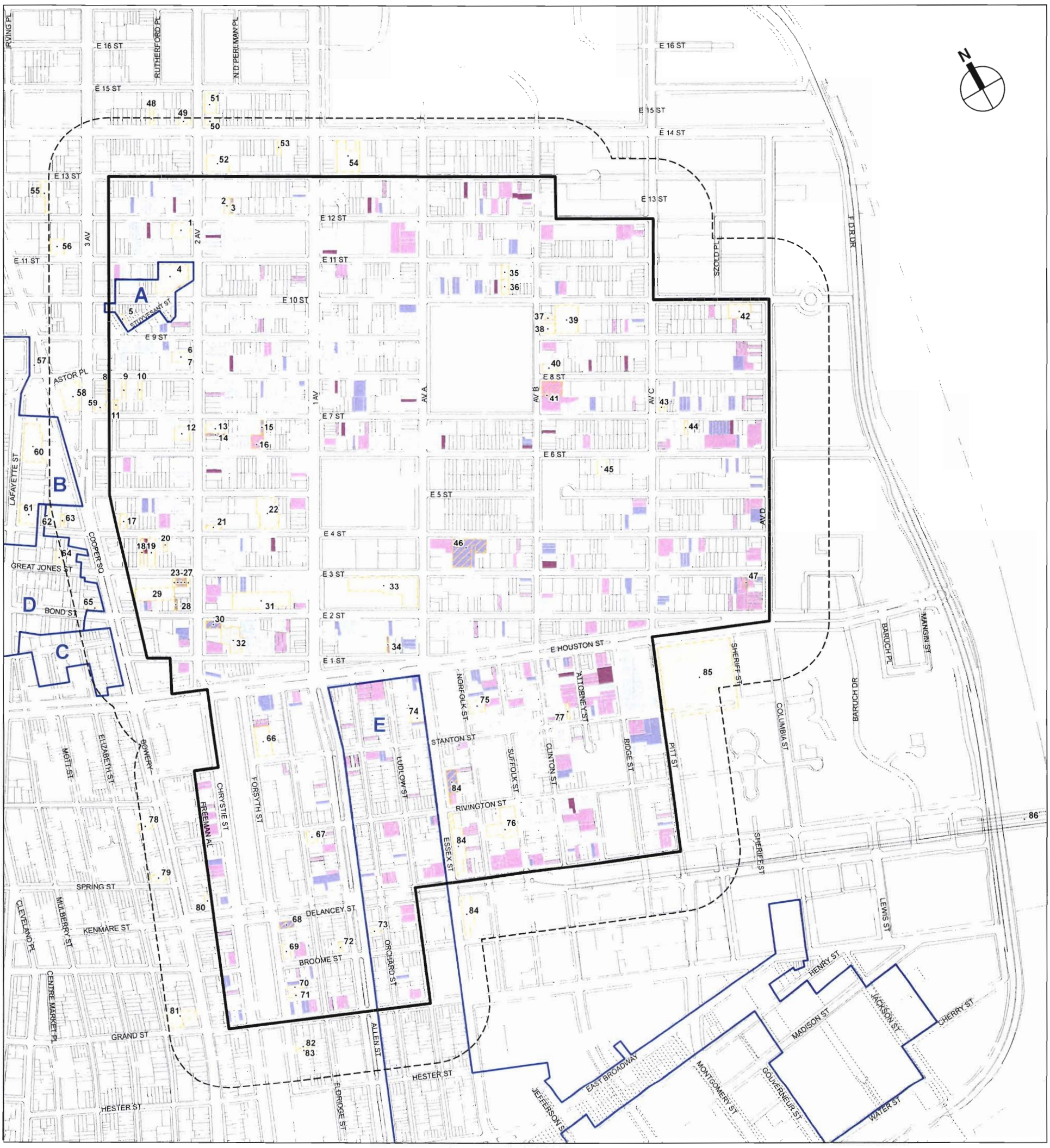
ARCHAEOLOGICAL RESOURCES

LPC reviewed the City blocks and tax lots composing the forty projected and potential development sites that would experience increased ground disturbance under the proposed actions, historic maps, and archaeological sensitivity models. LPC determined that there is the potential for the recovery of archaeological resources on 25 of the potential development sites; none of the projected development sites was found to be archaeologically sensitive. The potential archaeological sensitivity of those sites is related to remains from former cemeteries and 19th-century occupation. LPC concluded that the remaining projected and potential development sites that would experience incremental ground disturbance are not sensitive for archaeological resources due to 20th-century construction disturbance. (Those sites are Projected Development Site 32 and Potential Development Sites 191, 206, 217, 225, 235, 253, 264, 268, part of 269, 274, 276, 279, 286, 288, 298, and 302,)

The 25 sites identified by LPC comprise 27 tax lots on 17 City blocks and they are shown on Figure 7-1 and listed in Table 7-1. As requested by LPC, a Phase 1A Archaeological Assessment Report[1]

[1] Bergoffen, Celia J., Ph.D., R.P.A., *Lower East Side Rezoning, Phase 1A Archaeological Assessment Report*. April 16, 2008.

4.29.08



Rezoning Study Area Boundary

400-Foot Study Area Boundary

1 *Known Architectural Resources*

A *St. Mark's Historic District (NYCL, S/NR)*

B *Noho Historic District (NYCL)*

C *Noho East Historic District (NYCL)*

D *Proposed Noho Historic District Extension (NYCL)*

E *Lower East Side Historic District (S/NR)*

Potential Site (New Development)

Potential Enlargement

Projected Site (New Development)

Projected Enlargement

0 1000 FEET

SCALE

EV/LES East Village/Lower East Side Rezoning

Historic Resources
Known Architectural Resources

Figure 7-2

was prepared for the identified lots and submitted to LPC for review. In an Environmental Review letter dated April 10, 2008, LPC asked that the draft Phase 1A be revised to demonstrate that the potential for human remains associated with former cemeteries was considered and to include a discussion of the burial grounds that were once within the project area. In addition, LPC asked for additional information concerning why the construction of small rear-yard buildings and/or additions without basements was concluded to have destroyed potential archaeological resources on certain sites. The Phase 1A report was subsequently revised in consultation with LPC to address the concerns expressed in the Environmental Review letter. LPC concurred with the conclusions of the revised report in April 2008.

Table 7-1
Potential Development Sites Identified by LPC as Having Potential Archaeological Sensitivity

Development Site #	Block	Lot	Address	Sensitive	Not Sensitive	Resource Type
199	422	49	139 East Houston Street	X		Human remains
209	458	23	32 East 3rd Street	X		19th-century shaft features
210	458	24	34 East 3rd Street	X		19th-century shaft features
211	458	25	36 East 3rd Street	X		19th-century shaft features
212	458	35	28 East 2nd Street	X		19th-century shaft features
237	373	61	239 East 3rd Street	X		Jewish ritual bath and 19th-century shaft features
240	375	29	740 East 6th Street	X		19th-century shaft features
242	376	21	258 East 7th Street	X		19th-century shaft features
243	376	24	264 East 7th Street	X		19th-century shaft features
244	376	25	266 East 7th Street	X		19th-century shaft features
247	376	22	260 East 7th Street	X		19th-century shaft features
248	376	23	262 East 7th Street	X		19th-century shaft features
250	377	52	271 East 7th Street	X		19th-century shaft features
257	390	52	207 East 7th Street		X	
258	393	61	349 East 10th Street	X		19th-century shaft features
269	435	52	101 East 7th Street	X		19th-century shaft features
271	444	21	64 East 3rd Street	X		19th-century shaft features
272	445	16	100 East 4th Street	X		Jewish ritual bath and 19th-century shaft features
273	448	18	68 East 7th Street	X		19th-century shaft features
275	450	38	73 St. Mark's Place	X		19th-century shaft features
277	458	44	10 East 2nd Street		X	
283	468	54	215 East 12th Street	X		19th-century shaft features
294	372	3	18 Avenue C		X	
294	372	4	20 Avenue C		X	
294	372	5	22 Avenue C	X		Jewish ritual bath
298	429	43	118 East 1st Street	X		19th-century shaft features
299	429	49	108 East 1st Street	X		Jewish ritual bath and 19th-century shaft features

Sources: NYC Landmarks Preservation Commission, Environmental Review letter, June 28, 2007
Bergoffen, Celia J., Ph.D., R.P.A., Lower East Side Rezoning, Phase 1A Archaeological Assessment Report. March 14, 2008.

The Phase 1A report focuses on 19th- and early-20th-century archaeological resources, and the sensitivity assessment was based on a review of prior archaeological studies, cartographic research, the date at which public water and sanitary facilities became available throughout the area, and a review of documentary materials. The Phase 1A report concludes that the development sites do not possess archaeological sensitivity for Native American resources, because the project area is densely developed with 19th and 20th-century buildings. Similarly, the project area does not possess archaeological sensitivity for Colonial-period remains.

The Phase 1A report concludes that of the twenty-five sites analyzed, twenty-three are archaeologically sensitive. Due to subsurface disturbance, two are not. The conclusions of the Phase 1A report as they pertain to the projected and potential development sites are summarized below.

Twenty-one potential development sites may have remaining shaft features associated with former 19th-century residences and/or businesses due to the lack of subsurface disturbance across all or portions of those sites. Development prior to the mid-19th century predated municipal water and sewer installation, and individual lots would have required wells, cisterns, and privies, which were typically located in rear yards. These shaft features can provide important archaeological resources, because they were frequently filled with domestic and business refuse after the construction of water and sewage infrastructure. In addition, development in the mid-19th century, and even into the late 1800s, did not necessarily occur at the same time as the installation of water and sewer lines. As late as the 1860s, not all locations within the proposed rezoning area were connected to the public water supply system and wells and cisterns were still in use. In addition, large portions of the area were not yet connected to the public sewer system in 1865.

Four potential development sites are potentially sensitive for remains of 19th- and early-20th-century Jewish ritual pools or mikvahs. Ritual pools were located in the basements of purpose-built synagogue buildings and in the basements of tenement buildings that were adjacent to synagogues or that contained rooms used by a congregation. These pools were typically small, tiled pools used for individual immersion by women. Jewish ritual pools can provide information regarding the religious and social practices of the Jewish community. In the project study area, the presence of a synagogue on the ground or upper story of a building was the criterion used in the Phase 1A report for determining a project site's potential sensitivity for a ritual pool. In 2003, a Jewish ritual pool was excavated in the basement of the tenement building at 308 East 3rd Street on Block 372.

One potential development site is potentially sensitive for human remains associated with a former common cemetery of the Reformed Dutch Church on Block 422, which was used from 1796 to 1851. New York City prohibited burials below 86th Street in 1851 and while bodies were removed from the cemetery in 1874, the site is still considered potentially sensitive for human remains. Interments may have been missed when remains were disinterred and relocated, the reinterment site is unknown, and bone fragments or other remains connected with the burials may remain on site.

ARCHITECTURAL RESOURCES

KNOWN ARCHITECTURAL RESOURCES: OVERVIEW

There are eighty-six known individual architectural resources and five known historic districts located within the project study area. The known architectural resources date from the turn of the 18th century to the early 20th century, and they represent a range of mostly residential and institutional building types and architectural styles that illustrate multiple periods from the area's historical development as an immigrant neighborhood. The known resources also include some commercial buildings and two cemeteries. They are listed below in Table 7-2 and shown on Figure 7-2; historic districts are given a letter reference and individual resources are numbered. Photographs of the majority of architectural resources are included in Appendix D of this EIS. (Photographs are not provided of the resources north of East 14th Street and west of Third Avenue and Cooper Square/Bowery, because these resources have no visual relationship to the projected and potential development and enlargement sites due to distance.)

Table 7-2
Known Architectural Resources Within the Study Area

Map Ref. Letter/#	Name/Type	Address	NYCL	NYCL-eligible	NHL	S/NR	S/NR-eligible
East Village Rezoning Area							
A	St. Mark's Historic District	Stuyvesant and East 10th Streets between Third and Second Avenues	X			X	
1	Louis N. Jaffe Art Theater	189 Second Avenue	X			X	
2	Elizabeth Home for Girls	307 East 12th Street	X				
3	Greek Revival Row house	311 East 12th Street					X
4	St. Mark's-in-the-Bowery Church	East 10th Street at Second Avenue	X			X	
5	Stuyvesant Fish House	21 Stuyvesant Street	X		X	X	
6	NYPL, Ottendorfer Branch	135 Second Avenue	X			X	
7	Deutsches Dispensary	137 Second Avenue	X			X	
8	Hamilton-Holly House	4 St. Mark's Place	X				
9	German American Shooting Society Clubhouse	12 St. Mark's Place	X				
10	Daniel Leroy House	20 St. Mark's Place	X			X	
11	McSorley's Old Ale House	15 East 7th Street					X
12	Saul Bims Building	107-113 Second Avenue					X
13	Middle Collegiate Church	112-114 Second Avenue					X
14	Isaac T. Hopper House	110 Second Avenue				X	
15	Italianate House	68 East 7th Street		X		X	
16	German Evangelical Lutheran Church of St. Mark	323 East 6th Street				X	
17	Loft Buildings	59-61 East 4th Street					X
18	Commercial Building	62 East 4th Street					X
19	Turn Hall	66 East 4th Street					X
20	LaMama Experimental Theater Club	74 East 4th Street					X
21	Industrial National Bank	72 Second Avenue					X
22	Public School 751	113 East 4th Street					X
23	Greek Revival Row House	30 East 3rd Street					X
24	Greek Revival Row House	32 East 3rd Street		X			X
25	Greek Revival Row House	34 East 3rd Street		X			X
26	Greek Revival Row House	36 East 3rd Street		X			X
27	Greek Revival Row House	38 East 3rd Street					X
28	Greek Revival Row House	28 East 2nd Street		X			X
29	New York Marble Cemetery	Second Avenue at East 2nd Street	X			X	
30	Third District Magistrates Court Building	32 Second Avenue					X
31	New York City Marble Cemetery	52-74 East 2nd Street	X			X	
32	Public School 79	38 East 1st Street					X
33	First Houses	29-41 Avenue A, 112-138 East 3rd Street	X				X
34	Congregation Beth Yitzack	108 East 1st Street		X			X
35	11th Street Public Bath	538 East 11th Street	X				
36	NYPL, Tompkins Square Branch	331 East 10th Street	X				X
37	Charlie Parker Residence	151 Avenue B	X			X	
38	Christodora House	147 Avenue B				X	
39	Public School 64	605-615 East 9th Street	X				X
40	Tompkins Square Lodging House for Boys	296 East 8th Street	X				
41	St. Brigid's RC Church	119 Avenue B					X
42	Wheatsworth Factory	444 East 10th Street	(heard)				
43	Public National Bank of New York	106 Avenue C	(heard)				
44	Congregation Beth Hamedrash Hagadol Anshe Ungam	242 East 7th Street	X				
45	Sixth Street Industrial School	630 East 6th Street					X
46	Church of the Most Holy Redeemer Complex	161-165 East Third Street and 206-212 East 4th Street					X
47	Orthodox Home	320 East 3rd Street					X

Table 7-2 (cont'd)
Known Architectural Resources Within the Study Area

Map Ref. Letter/#	Name/Type	Address	NYCL	NYCL-eligible	NHL	S/NR	S/NR-eligible
East Village 400-Foot Study Area							
B	Noho Historic District	Roughly bounded by Lafayette Street, Broadway, East 9th Street, and East Houston Street	X				
C	Noho East Historic District	Bleecker Street between Lafayette Street and Bowery	X				
D	Proposed Noho Historic District Extension	Great Jones and Bond Streets between Lafayette Street and Bowery	(heard)				
48	Italian Labor Center	231 East 14th Street					X
49	Apartment Buildings	231-237 Second Avenue					X
50	Mechanics and Metals Bank	230 Second Avenue					X
51	Hebrew Technical School for Girls	238-246 Second Avenue					X
52	New York Eye and Ear Infirmary	218-222 Second Avenue					X
53	Fire Engine Co. No. 5	340 East 14th Street					X
54	Grace Chapel and Hospital	406-412 East 14th Street	X			X	
55	Van Tassell & Kearney's Horse Auction Mart	126-128 East 13th Street	(heard)				X
56	Webster Hall	119 East 11th Street	X				
57	Astor Place IRT Station	Astor Place	X			X	
58	Cooper Union	Cooper Square	X		X		
59	Metropolitan Savings Bank	9 East 7th Street	X			X	
60	Astor Library	425 Lafayette Street	X			X	
61	De Vinne Press Building	393-399 Lafayette Street	X			X	
62	Old Merchant's House	29 East 4th Street	X		X	X	
63	Samuel Tredwell Skidmore House	37 East 4th Street	X			X	
64	Fire Engine Co. No. 33	44 Great Jones Street	X			X	
65	Bond Street Savings Bank	330 Bowery	X			X	
Lower East Side Rezoning Area							
E	Lower East Side Historic District	Roughly bounded by Allen, Essex, East Houston, and Canal Streets and includes parts of East Broadway, Henry Street, and Madison Street				X	
66	Public School 91	198 Forsyth Street					X
67	University Settlement House	184 Eldridge Street				X	
68	Seventh-Day Adventist Church of Union Square	128 Forsyth Street					X
69	Tenement	110 Forsyth Street					X
70	Tenement	104 Forsyth Street					X
71	Tenements	100-102 Forsyth Street					X
72	Kehila Kadosha Janina Synagogue	280 Broome Street	X			X	
73	Lower East Side Tenement Museum	97 Orchard Street			X	X	
74	Substation 409	163 Essex Street				X	
75	Anshe Chesed Synagogue	172-176 Norfolk Street	X				
76	Public School 160	107 Suffolk Street					X
77	Stanton Street Shul	180 Stanton Street				X	
Lower East Side 400-Foot Study Area							
78	Young Men's Institute Building	222 Bowery	X				
79	Germania Bank Building	190 Bowery	X				
80	Treemark Shoes Store	6 Delancey Street					X
81	Bowery Savings Bank	130 Bowery	X			X	
82	Tenement	82 Forsyth Street					X
83	Tenement/Synagogue	80 Forsyth Street					X
84	Essex Street Market	78-90, 120-128, and 130-144 Essex Street					X
85	Hamilton Fish Park Play Center	130 Pitt Street	X				
86	Williamsburg Bridge	Delancey Street					X

Notes:
NYCL: New York City Landmark
Heard: Application has been heard at LPC
NYCL-eligible: Determined to appear eligible for designation as a New York City Landmark
NHL: National Historic Landmark
S/NR: Listed on the State and National Registers of Historic Places
S/NR-eligible: Officially determined eligible for listing on the State and National Registers of Historic Places
Sources: Guide to New York City Landmarks, Third Edition; LPC Public Hearing Calendar; LPC correspondence dated December 18, 2007; New York State Historic Preservation Office Online Resources

KNOWN ARCHITECTURAL RESOURCES: EAST VILLAGE REZONING AREA

One historic district and forty-seven of the eighty-six known individual architectural resources are located within the East Village portion of the rezoning area.

Saint Mark's Historic District (A)

Located between Third and Second Avenues, the St. Mark's Historic District (NYCL, S/NR) comprises most of the north side of Stuyvesant Street, three properties on the south side of Stuyvesant Street, most of the north and south sides of East 10th Street, and the St. Mark's-in-the-Bowery Church (see description of #4 below). This residential historic district of 3-, 4-, and 5-story buildings, which has its own street pattern, is one of the oldest developments in this section of the city. Located on land that was once part of Peter Stuyvesant's farm ("bouwerie" in Dutch), the district includes two early Federal residences; mid-19th-century Greek Revival, Italianate, and Anglo-Italianate brick row houses; and the late-18th-century church. Characteristic building details—brick facades with limestone trim, rusticated basements, projecting cornices, and cast iron railings and balustrades—give an architectural coherence to the district. Laid out in 1787, Stuyvesant Street, which runs diagonally due east and west through the Manhattan street grid, followed a lane that divided Peter Stuyvesant's property. Peter's great-grandson, Petrus Stuyvesant, divided the farm into building lots in the late 18th century, and three buildings—the church and 21 and 44 Stuyvesant Street—date from this period. Beginning in 1816, the Manhattan street grid was cut through the original street pattern in the area, affecting the existing property patterns in the district.

Louis N. Jaffe Art Theater (#1)

The Louis N. Jaffe Art Theater (NYCL, S/NR) at 189 Second Avenue was built as the home of the Yiddish Art Theater by Jewish civic leader Louis Jaffe in 1925-26. Designed by Harrison Wiseman, the 3-story theater features Moorish, Byzantine, and Middle Eastern motifs on its large central arch, paired arch windows, and gold-colored cast-stone ornament framing the central arch's window. It reflects the cultural history of this area along Second Avenue, which developed as a Yiddish theater district and was known in the 1920s as the Yiddish Rialto. Previously converted to a movie house for a brief time in the 1940s, it was permanently converted in 1991 into a multiplex. Much of the original polychromatic lobby, proscenium, and auditorium ornament have been preserved and are a designated New York City Interior Landmark.

Elizabeth Home for Girls (#2)

Located at 307 East 12th Street, the former Elizabeth Home for Girls (NYCL) was built in 1891 for the Children's Aid Society, an organization founded in 1852 to house and educate poor children. Calvert Vaux designed the 5-story brick building in the Queen Anne style, and notable features include a stepped gable, a central chimney, an arched entrance surmounted by a bracketed balcony, and dormers. The design also features sandstone trim. The Children's Aid Society used the building until 1930 to teach girls housekeeping and trade skills. It is now a residential building and was recently restored. There are two other Children's Aid Society buildings—a school and a boy's lodging house and school—located in the project study area (see #40 and #45 below).

Greek Revival Row House (#3)

The Greek Revival row house (S/NR-eligible) at 311 East 12th Street likely dates to the mid-19th century. It is a narrow, 3½-story brick house. Characteristic Greek Revival-style architectural details include the rusticated stone basement, stoop, recessed entrance framed by pilasters and an entablature, simple window lintels and sills, and the bracketed cornice. In an Environmental Review letter dated December 18, 2007, LPC determined that this building appears to be eligible for S/NR listing.

Saint Mark's-in-the-Bowery Church (#4)

Built in 1799 on the site of Peter Stuyvesant's 17th-century private chapel, St. Mark's-in-the-Bowery Church (NYCL, S/NR) is the second oldest church building in Manhattan. The fieldstone body of the church is Georgian in design with round-arched windows. The limestone Greek Revival steeple was designed by Towne and Thompson and erected in 1828. The cast-iron Italianate portico was constructed in 1854. Surrounded by a large churchyard and an 1830's iron fence, the church fronts on Stuyvesant Street at the intersection with East 10th Street and Second Avenue.

Nicholas and Elizabeth Stuyvesant Fish House (#5)

The Nicholas and Elizabeth Stuyvesant Fish House (NYCL, NHL, S/NR) at 21 Stuyvesant Street within the St. Mark's Historic District is a 3½-story, brick Federal residence. Petrus Stuyvesant built this house in 1804 for his daughter Elizabeth and her husband Nicholas Fish, who was an army officer during the American Revolution and a friend of Alexander Hamilton. The three-bay house has splayed stone window lintels, two arched dormers, a stoop, and a recessed doorway with sidelights and a fanlight. Nicholas and Elizabeth's son, Hamilton Fish, who was born in the house, was Governor of New York State, a U.S. Senator, and the U.S. Secretary of State.

New York Free Circulating Library, Ottendorfer Branch (#6)

In 1884 the philanthropists Oswald Ottendorfer and his wife, Anna, built a library and adjacent medical dispensary at 135 and 137 Second Avenue to serve New York's German immigrant community. William Schickel designed both buildings in an Italian Renaissance style. The New York Free Circulating Library, Ottendorfer Branch (NYCL, S/NR) at 135 Second Avenue, donated by the Ottendorfers to the private New York Free Circulating Library, is a narrow, 3-story building that complements the dispensary (described below) in style and materials. The Italian Renaissance-style library is clad in red brick, with terra-cotta ornament that incorporates symbols of wisdom and education, such as globes, owls, books, and torches. The interior retains much of its original architectural detailing, including the original cast-iron bookshelves. The building is now a branch of the New York Public Library system.

Deutsches Dispensary (#7)

The Deutsches Dispensary (NYCL, S/NR) at 137 Second Avenue is 3 stories, clad in red brick and terra cotta, and designed in an Italian Renaissance style like the adjacent library. The facade has elaborate terra-cotta window surrounds, an entrance portico, and a frieze below the cornice with busts of important figures in medicine. It most recently served as the Stuyvesant Polyclinic and is now vacant.

Hamilton-Holly House (#8)

The Greek Revival Hamilton-Holly House (NYCL) at 4 Saint Mark's Place was built in 1831. Elizabeth Schuyler Hamilton, the widow of Alexander Hamilton, lived here with her daughter from 1833 until 1842. The 3½-story house is similar in appearance to the Daniel Leroy House (see #10 below) at 20 St. Mark's Place. The main entrance is raised above the street and set within a marble Gibbs entrance surround (a banded architrave with a massive keystone). The windows have splayed lintels, and there are two dormer windows.

German-American Shooting Society Clubhouse (#9)

Located at 12 St. Marks Place, the German-American Shooting Society (NYCL) is a 5-story, German Renaissance-style clubhouse designed by William C. Frohne. Built in 1889 as the headquarters for 24 shooting clubs, the building originally housed, in addition to the club spaces, shooting ranges and a bowling alley in the basement. Clad in brick and terra cotta and set on a rusticated, arched base, it is decorated with small terra cotta panels of floral swags and a large terra cotta relief of targets, rifles, and an eagle with outstretched wings. A mansard roof with ornate dormers caps the structure. Above the second floor, an entablature reads, "Deutsch-Amerikanische Schutzen Gesellschaft."

Daniel Leroy House (#10)

The Daniel Leroy House (NYCL, S/NR) is located at 20 St. Marks Place. This 3½-story, Greek Revival-style brick house was built by Thomas E. Davis in 1832 as part of a row of speculative houses. The only extant survivor, it has two small dormer windows, a stone cornice and window lintels, a marble-clad basement with rusticated door enframements, a stoop, and a marble Gibbs entrance surround.

McSorley's Old Ale House (#11)

Reputedly established in 1854, McSorley's Old Ale House (S/NR-eligible) is one of the oldest continuously operating taverns in New York City. Located on the ground floor of the 5-story brick tenement at 15 East 7th Street, it likely dates to the mid-1860's. Made famous by Joseph Mitchell's 1943 book *McSorley's Wonderful Saloon* and in paintings by the Ashcan School painter John Sloan, the ale house has a cast-iron storefront with large shopfront windows. In 1970 after a court case, the establishment admitted women for the first time. LPC determined that this building appears eligible for S/NR listing in 2002 as part of the environmental review of the Cooper Union for the Advancement of Science and Art Final Environmental Impact Statement (August 22, 2002).

Saul Birns Building (#12)

The Saul Birns building (S/NR-eligible) at 107-113 Second Avenue is a 5-story commercial building that is a notable example of early-20th century commercial design. Built in 1928-29 for the businessman Saul Birns and designed by Ralph Segal, the building features a highly ornamented terra cotta facade. Ornamental features include several cornices, balconies, Art Deco geometric reliefs, and arched windows.

Middle Collegiate Church (#13)

Samuel Burrane Reed designed the Middle Collegiate Church (S/NR-eligible) at 112-114 Second Avenue. It was built in 1891, and the rusticated stone façade of the Gothic-inspired church features two spires of different heights, a large, central pointed-arch window, buttresses,

and a pointed-arch entrance portico. The church is also notable for its Tiffany stained-glass windows and an early-19th-century bell that is among the oldest in America. A decorative iron fence and a landscaped strip are located in front of the church.

Isaac T. Hopper House (#14)

The Greek Revival-style Isaac T. Hopper House (S/NR) at 110 Second Avenue was built circa 1840. The 3½-story house is clad in brick, except for the attic story that is faced in wood. A high brownstone stoop leads to a portico supported by a pair of Ionic columns, and a wrought iron balcony extends below the first-floor windows. The house is set back from the street behind an iron fence. It was acquired in 1874 by the Women's Prison Association (WPA), founded by Isaac T. Hopper, a Quaker abolitionist and penal reformer. The WPA established the first halfway house in the United States for women recently released from prison. The house at 110 Second Avenue was the WPA's third home and continues to house the organization.

Italianate House (#15)

The 3½-story brick row house (NYCL-eligible, S/NR) at 68 East 7th Street was built speculatively in 1835 by Thomas E. Davis. Sometime in the 1850s or 1860s, the original Greek Revival façade was updated with Italianate details that include the triangular and segmental window pediments and the frieze located below the original cornice. The house retains its original stoop and railings and Greek Revival entrance frame. In 1882, the house was sold to the Protestant Episcopal Church Society for Promoting Christianity Among the Jews who occupied it until 1904, when the house became a Jewish religious school operated by the Machzikei Talmud Torah. It was then subsequently a synagogue. The house was returned to private residential use in 1960. In an Environmental Review letter dated December 18, 2007, LPC determined that this building appears to be eligible for NYCL designation.

German Evangelical Lutheran Church of St. Mark (#16)

The Evangelical Lutheran Church of St. Matthew built the church building at 323 East 6th Street in 1847. Ten years later it became the German Evangelical Lutheran Church of St. Mark (S/NR), which it remained until 1940. The unusual building is a relatively unaltered, pre-Civil War Renaissance Revival-style structure. The free-standing brick building has a temple front design with heavy pilasters supporting an entablature and pediment. The wall surfaces between the pilasters are recessed; the central bay contains an entrance framed with an architrave, transom, and entablature and the side bays contain blind windows. The side facades contain tall windows. The entrance is reached by a flight of steps and there is an iron gate in front of the building. Originally located in what was Kleindeutschland, the church catered to German immigrants. Sadly, the church is associated with one of the worst tragedies in New York City history, the General Slocum disaster of 1904. When that excursion steamship sank in the East River, more than 1,000 of the church's congregants were killed. The tragedy led to many of the area's Germans moving to Yorkville and the eventual end of the congregation. In 1940, area businessman Saul Birns purchased the building and formed the Community Synagogue Center, which continues to occupy the former church under the name of the Community Synagogue Max D. Raiskin Center.

Loft Buildings (#17)

The identical 7-story commercial loft buildings (S/NR-eligible) at 59-61 East 4th Street were built in 1911 and 1923 and designed by separate architects, M.A. Cantor and Charles B. Mayers. The two structures share common hallways and elevators, but they have different structural

systems. The façade of each building has a tripartite design of base, shaft, and capital. The ground floors have been altered. The shaft of each building is dominated by a wide window bay with thin mullions and spandrels with decorative panels and moldings. Thin brick sections frame the window bays. These brick wall surfaces are faced in multi-colored brick set in recessed patterns. The capital of each building has four arched windows and a projecting cornice.

Commercial Building (#18)

Victor Eckstein built the 5-story building at 62 East 4th Street (S/NR-eligible) in 1889 to house an apartment for his family on the upper two floors, meeting rooms on the second and third floors, and a ground-floor restaurant. The unusual, but heavily deteriorated façade, has French windows on the second story, arched windows on the third and fifth stories, and columned windows and loggia on the fourth floor. The building's most distinctive feature is the circular iron stairway in the center of the façade. This stairway is enclosed with iron mesh and it leads down to the second story from the loggia and original upper level apartment. In the early 1900s, the building became a dance hall called Astoria Hall. It now houses a dance studio and theater group.

Turn Hall (#19)

Turn Hall (S/NR-eligible) at 66 East 4th Street was built in 1871 as the headquarters for the New York Turnverein, a German fraternal and gymnastic society. The building served multiple public functions for the area's German immigrants when the neighborhood was known as Kleindeutschland. Among the other social, entertainment, and political events held in the building, the first Yiddish theater production in the United States—Abraham Goldfaden's operetta, *The Sorceress*—occurred here in 1882. In 1890, the building was renamed the Manhattan Lyceum in 1890. It continued to house theatrical productions and was also the home of the Ukrainian Labor Home, Inc. in the 1920s and 30s. In 1974, the LaMama Experimental Theater Club saved the deteriorated building and the theater Annex is still located there. The 4-story building's ground floor has been altered with the addition of a projecting entrance, but the upper floors retain their original Italianate design. The central bay has tripartite windows capped with bracketed entablatures. The other windows have projecting pediments and a bracketed cornice caps the building. There is a similar, but less elaborately designed, façade on East 3rd Street.

LaMama Experimental Theater Club (#20)

From about 1860 to 1890, the Aschenbroedel Verein, a society of German-American musicians, occupied the building at 74 East 4th Street (S/NR-eligible). A notable member of the society was the conductor Walter Damrosch, director of the Metropolitan Opera from 1885 to 1891 and periodic conductor of the New York Philharmonic. In 1890, the society moved to a new home uptown and the Schillerbund purchased the building. The Schillerbund was a German-American singing society founded in 1850 and named after the German poet Schiller. The Schillerbund moved from either Turn Hall (#19 above) or 62 East 4th Street (#18 above), and they renovated the building at 74 East 4th Street to include bowling alleys, a kitchen and restaurant, assembly and meeting rooms, and lodging rooms. The building façade may also have been altered at that time. The 4-story building has a Renaissance Revival-style façade and decorative elements include quoins, windows with elaborate architraves and pediments, a bracketed cornice at the roofline, and three busts set in niches above the second-floor windows. The ground floor has been partially altered. In the 1910s, the building was known as Floral Garden Hall. Since 1974, the building has been the home of the LaMama Experimental Theater Club.

Industrial National Bank Building (#21)

The former Industrial National Bank (S/NR-eligible) at 72 Second Avenue was designed by Landsman and Smith in 1928-29. Now serving as a Fleet Bank branch with offices above, the 6-story Renaissance Revival-style building is an unusual example of early-20th-century architecture. It incorporates such decorative features as an arcade-like first floor with tall round-arched windows separated by Corinthian pilasters, poly-chromed terra cotta spandrel panels, and spiral pilasters.

Public School 751 (#22)

C.B.J. Snyder (the New York City Superintendent of School Buildings from 1891 to 1923 and prolific architect of public schools) designed Public School 751 (S/NR-eligible) at 113 East 4th Street in a Dutch Colonial style. Each school designed by Snyder was unique in style and he experimented with floor plans and structural systems. Built in 1894, Public School 751 has a square plan and a pitched roof with Dutch gables. Stone trim is used around the large windows, as bands across the façade, and as coping on the gables. Sometime between 1903 and 1920, the five-story school building was expanded west in a similar style.

Greek Revival Row Houses (#23-27)

The group of five row houses at 30-38 East 3rd Street is a significant, intact example of a mid-19th-century New York streetscape. The 3½-story brick buildings were built circa 1835-88, and are relatively unaltered, including retaining original windows and entry doors. However, the row house at 30 East 3rd Street has a non-original door enframement. All five buildings are S/NR eligible, while 32, 34, and 36 East 3rd Street have also been determined by LPC to be NYCL eligible, as written in an Environmental Review letter dated December 18, 2007. Notable features include stoops with iron banisters, brownstone door enframements and window lintels and sills, and a bracketed cornice on the row house at 36 East 3rd Street.

Greek Revival Row House (#28)

Like the row houses on East 3rd Street described above, the Greek Revival row house (NYCL-eligible, S/NR-eligible) at 28 East 2nd Street dates to the middle of the 19th century. It is a 3½-story building faced in brick with brownstone trim. The brownstone architrave around the entrance has lost some detail, but the building retains its stoop and bracketed cornice. (There are two adjacent row houses at 26 and 30 East 3rd Street but they have been more heavily altered.) In an Environmental Review letter dated December 18, 2007, LPC determined that this building appears to be eligible for NYCL designation and S/NR listing.

New York Marble Cemetery (#29)

The New York Marble Cemetery (NYCL, S/NR) is in the middle of the block bounded by Second Avenue, the Bowery, and East 3rd and 2nd Streets. It is accessed through a decorative wrought iron metal gate and alley extending from Second Avenue. A similar gate separates the alley from the cemetery plot. Founded in 1830, this cemetery was Manhattan's first non-sectarian burial ground. It contains approximately 160 burial vaults of Tuckahoe marble, laid out beneath a grassy plot. There are no headstones—plaques set in the surrounding walls of the graveyard indicate the names of the vault owners.

Third District Magistrates Court Building (#30)

Located at 32 Second Avenue, the former Third District Magistrates Court building (S/NR-eligible) was designed in 1918 by Alfred Hopkins in the Italian Renaissance style. The 2-story solid and fortress-like brick building was originally a courthouse and prison. The main entrance of the building on East 2nd Street, as well as the windows on the second floor, are arched and set in elaborate brick round-arch surrounds with fanlights. The small first-floor windows have heavy brick casings, and on the ground floor there are openings with metal grills. Some of the arched windows have been partially infilled with brick. Hopkins designed many institutional buildings throughout the city, but he is best known as an architect of federal penitentiaries in New York, Pennsylvania, and in the Midwest. The building now houses the Anthology Film Archives.

New York City Marble Cemetery (#31)

The New York City Marble Cemetery (NYCL, S/NR) at 52-74 East 2nd Street was founded in 1831, one year after the nearby New York Marble Cemetery (described above) and was the second non-sectarian burial ground in Manhattan. This cemetery fronts on the street and is bordered by a tall, decorative iron fence with an elaborate gate. A stone wall encloses the rear (north) boundary. The grassy cemetery, which fills most of the interior of the block bounded by East 2nd and 3rd Streets, Second and First Avenues, contains many stone monuments and mature trees.

Public School 79 (#32)

The former Public School 79 (S/NR-eligible) at 38 East 1st Street was built in 1885 and designed by David I. Stagg, the Superintendent of Public School Buildings. The 4-story brick building with Italianate and Gothic elements is notable for its terra-cotta and stone ornamentation. It is also a rare example of High Victorian Gothic school design in Manhattan. It has been converted into apartments and has several modern roof additions.

First Houses (#33)

Located at 29-41 Avenue A and 112-138 East 3rd Street, First Houses (NYCL, S/NR-eligible) is the country's first public low-income housing project. Designed by Frederick L. Ackerman and built in 1935-36, it is an L-shaped complex of five 5-story buildings on East 3rd Street and three 4-story buildings on Avenue A. On East 3rd Street, the buildings are separated by open areas leading to a large, rear open space, while the buildings on the avenue are connected by one-story storefronts. The buildings were reconstructed tenements, and the intervening tenements, where there are now open spaces and the stores, were torn down. The buildings are faced in brick and simply detailed with brick banding below the roofline. The rear open space contains benches, playgrounds, trees, and sculpture.

Congregation Beth Yitzack (#34)

Located at 108 East 1st Street, Congregation Beth Yitzack (NYCL-eligible, S/NR-eligible) is a synagogue built in 1926 for Congregation Beth Haknesseth Anshe Padheitz, a congregation of Ukrainian immigrants. The 3-story building is faced in brick that is banded to create the appearance of rustication, and it has stylized Classical elements in the form of an arched entrance porch with squat columns and double-height pilasters above the ground floor. A Star of David is located below the gable. A decorative iron fence is located in front of the entrance. This building has been converted to residential use. In an Environmental Review letter dated

December 18, 2007, LPC determined that this building appears to be eligible for NYCL designation and S/NR listing.

11th Street Public Bath (#35)

Arnold Brunner designed the Beaux Arts public bath building (NYCL) at 538 East 11th Street. It was built in 1906 to provide public bathing facilities for the nearby tenement dwellers, and Brunner was also the architect of the public baths at Asser Levy Place (also a NYCL). Clad in limestone, the façade, which is approximately 3 stories tall, is dominated by three monumental arched entrances flanked by rusticated pilasters. Below the balustraded roof parapet and denticulated cornice, there is an entablature ornamented with cartouches bearing tridents and sea creatures and a frieze inscribed with "Free Public Baths of the City of New York." The building is now a residence and photography studio.

New York Public Library, Tompkins Square Branch (#36)

McKim, Meade & White designed the Andrew Carnegie-funded library at 331 East 10th Street. Built in 1904, the Tompkins Square Branch of the New York Public Library (NYCL, S/NR-eligible) is a 3-story Classical-style building with a limestone façade overlooking Tompkins Square Park. The façade is divided into three bays with double-height arched windows and a door on the ground floor, tall arched windows on the second floor, and square windows on the third floor. A projecting cornice, frieze, and parapet cap the building. The frieze is carved with shields and swags and the parapet is inscribed with "New York Public Library." On the second floor, the spaces below the window arches contain two roundels commemorating historical figures in the field of printing and the seal of the City of New York.

Charlie Parker Residence (#37)

Jazz saxophonist Charlie Parker lived in the ground floor of the row house (NYCL, S/NR) at 151 Avenue B from 1950 to 1954. The 3½-story row house dates from around 1849 and is designed in the Gothic Revival style. Elements of that style include the pointed-arch entrance and box cornice. The house has a high brownstone stoop.

Christodora House (#38)

Christina MacColl and Sara Libby Carson founded Christodora House in 1897 as the Young Women's Settlement. The settlement originally operated out of a tenement and then several row houses at 147 Avenue B and began admitting men in 1898 to its classes and library. At that time, the settlement changed its name to Christodora House. In response to its success and inadequate facilities, the settlement demolished the row houses and erected the 16-story building (S/NR) at 147 Avenue B in 1928-29. Henry C. Pelton, one of the architects of Riverside Church, designed the new Christodora House facility. It is a tall brick building massed with corner pavilions and setbacks above the 14th, 15th, and 16th stories, and it uses modernist ornament that includes incised panels, bands, coping stones, and roundels. This building was the first settlement house that combined typical settlement facilities for education, art, athletics, and health and an income-producing residential hotel. It was also the first high-rise settlement house. Original facilities included a library, music school with a concert hall, gymnasium, swimming pool, cooking facilities, and arts rooms. The building is now residential.

Public School 64 (#39)

The former Public School 64 (NYCL, S/NR-eligible) at 605-615 East 9th Street is a 5-story brick and stone school building designed by C.B.J. Snyder in a French Renaissance Revival

style. The school opened in 1906 and it has an H-plan with the courtyards facing the street. The larger courtyard is on East 10th Street, and it is raised above the street. The courtyard space contains the school auditorium with the main playground area located on the roof. This auditorium was used for public performances and speeches by such politicians as Governor Alfred Smith and Frankin Delano Roosevelt. On East 9th Street, a shallow flight of stairs leads to the slightly elevated entrance courtyard, which is enclosed by an original decorative metal fence with stone piers. The first floor of the school building is a rusticated stone base and the upper floors are clad in brick with stone trim. The facades have large multi-paned windows and ornamental details include stone window lintels and bracketed sills on the façade sections overlooking the courtyards, stone window architraves and decorative spandrels on the street facades of the wings and the central pavilions on East 9th and 10th Streets, a massive stone architrave around the main entrance from the East 9th Street courtyard, a stone entablature above the fourth floor, and a top story designed as a Mansard roof with elaborate stone dormers and slate shingles. From the mid-1970s until 1998, the school housed Charas/El Bohio, a community group. The building is currently vacant.

Tompkins Square Lodging House for Boys and Industrial School (#40)

Vaux and Radford designed the Tompkins Square Lodging House for Boys and Industrial School (NYCL) at 296 East 8th Street for the Children's Aid Society. As its name implies, it was a lodging house for homeless boys. Like the other two buildings designed by Vaux and Radford for the society in the project study area (see #2 above and #45 below), this 4-story brick building from 1886 has an asymmetrical design with a complex roofline composed of corner towers, dormers, and chimneys. Ornamental flourishes include windows with ogee arches, decorative brickwork, and terra cotta molding. The building became a school in 1900 and is now residential.

St. Brigid's Roman Catholic Church (#41)

St. Brigid's church (S/NR-eligible) at 119 Avenue B, which dates to 1848, is "among the oldest Roman Catholic church buildings in New York and one of the first in the Gothic style," according to *From Abyssinian to Zion: A Guide to Manhattan's Houses of Worship* by David Dunlap (2004: 196). Patrick Keely, an Irish immigrant and architect of several Roman Catholic churches in Brooklyn, was the architect for the originally Irish parish church. Fronting on Avenue B, the Gothic church has two corner towers and a central pitched-roof section with three pointed-arch entrances. Three pointed-arch windows are located above the entrances. Similar windows line the north façade along East 8th Street. The original tower spires have been removed and the building has experienced structural damage. It is currently unused and closed to the public.

Wheatsworth Factory (#42)

The Wheatsworth Factory building (LPC-heard) at 444 East 10th Street was built in 1927 for the F.H. Bennett Company. That company was founded by F.H. Bennett in 1908 to make dog biscuits under the name of Milk-Bone Dog Biscuits (after 1915 when the original name was changed). The company also manufactured Wheatsworth crackers. In 1931, the National Biscuit Company bought the F.H. Bennett Company and continued manufacturing both products. The factory is a 7-story brick building with Art Deco geometric motifs along second-story and roofline cornices. The building retains its original multi-light metal factory windows, and there are carvings of wheat at the corner entrances. The former factory is now a storage facility.

Public National Bank of New York (#43)

The 3-story Art Deco building (LPC-heard) at 106 Avenue C was built in the early 1920s and occupied by the Public National Bank soon after its completion. The building has a chamfered corner with a rounded entrance topped by a multi-colored terra cotta sculptural group. This large ornament has a round element that may originally have contained a clock. Fluted pilasters frame recessed window bays across the two facades on Avenue C and East 7th Street. The building appears to have lost a cornice, and it is now residential.

Congregation Beth Hamedrash Hagadol Anshe Ungam (#44)

This synagogue (NYCL) at 242 East 7th Street, whose name translates as Great House of Study of the People of Hungary, was constructed in 1908 for a Hungarian congregation founded in 1883. Samuel Gross and Joseph Kleinberger designed the 2-story synagogue in the Beaux Arts style. Each story is composed of three bays with pilasters supporting entablatures. A pediment caps the façade and ornamentation includes arched windows with bracketed keystones, a second-story balustrade, and decorative panels. There is an ornamental iron fence in front of the building and two iron street lamps with globe lights flank the entrance. The building was converted to residential use in the 1980s.

Sixth Street Industrial School (#45)

Vaux and Radford designed the Queen Anne-style building (S/NR-eligible) at 630 East 6th Street for the Children's Aid Society. It opened in 1890 as the Sixth Street Industrial School. This 4-story brick building has an asymmetrical design and stylistic features include a central bay window, an entrance porch with a stepped gable, multiple dormer windows with different forms, stepped gables at the roof, stone trim, square and arched windows, and a prominent chimney. The building has been converted to residential use.

Church of the Most Holy Redeemer (#46)

The Church of the Most Holy Redeemer complex at 161-173 East Third Street and 206-212 East 4th Street (S/NR-eligible) consists of a church and rectory on East 3rd Street and a girls' school and carriage house on East 4th Street. The Redemptorist Fathers founded the parish in 1844 and built the sanctuary in 1851. The rectory also appears to date to the original construction period. In 1913, Paul Schulz renovated the church and made some alterations that included modifying the façade. The Gothic and Romanesque church is clad in limestone and designed with a 250-foot-tall square tower topped with a circular and domed cupola. The façade has a tripartite organization with three, recessed compound-arched entrances set within a gabled portico. Above the portico are three round-arched windows. Ornamentation includes pilasters, colonnettes with geometric and floral carvings, blind arcades with arched openings, niches, bracketed cornices, large globes at the corners of the square tower, and clock faces on the tower. There is an ornamental iron gate in front of the church. The east and west facades of the church (which are somewhat visible over adjacent buildings) are clad in brick and have Romanesque details. The f-story rectory is connected to the east of the church by a 1-story wing; both structures are faced in rough-cut stone and have paired round-arched windows. The upper story of the rectory is faced in limestone and it, and the wing, have blind arcades at the roofline. Located to the rear of the church on East 4th Street, the school is a 5-story building constructed sometime before 1902. It is a modest brick building with a corbelled parapet and central gable. Adjacent to the east is the carriage house, which was used as a library by 1902 and is a 2-story brick building with a

utilitarian design. It has large recessed windows, a wide arched entrance, and a denticulated cornice.

Orthodox Home (#47)

The Orthodox Mercy House and Monastery of St. Mary of Egypt occupy the row house (S/NR-eligible) at 320 East 3rd Street. The building appears to date to the mid-19th century. This 3½-story row house has splayed lintels and an Italianate bracketed cornice. The stoop and entrance have been altered. In an Environmental Review letter dated December 18, 2007, LPC determined that this building appears to be eligible for S/NR listing.

KNOWN ARCHITECTURAL RESOURCES: EAST VILLAGE 400-FOOT STUDY AREA

Three historic districts and eighteen known individual architectural resources are located within 400 feet of the East Village portion of the rezoning area.

Noho Historic District (B)

The NoHo Historic District (NYCL) is bounded by Cooper Square and Lafayette Street on the east, by Houston Street on the south, by Mercer Street and Broadway on the west, and by Waverly and Wanamaker Places on the north. Comprised of approximately 125 buildings built between the early 1850s and the 1910s, the district represents an important commercial period in New York City history when this area was a prosperous retail and wholesale dry goods center. Building facade materials include brick, terra cotta, stone, and cast-iron; architectural styles include, among others, Renaissance, Queen Anne, and Colonial Revival; and building types include lofts, stores, houses, and offices that range from 4 to 12 stories.

Noho East Historic District (C)

The boundaries of the Noho East Historic District (NYCL) are roughly Mulberry Street to the west, the north side of Bleecker Street to the north, the west side of Bowery to the east, and the south side of Bleecker Street to the south. Historic district buildings include a series of small, 3-story row houses along the north side of Bleecker Street, larger loft buildings along the south side of Bleecker Street, and 4-story tenement buildings along Bowery and Elizabeth Street. The district's low-scale houses on Bleecker and Elizabeth Streets are a reminder of the area's early residential history, while the larger loft buildings testify to New York's growing importance as a hub of commercial activity in the 1900s.

Proposed Noho Historic District Extension (D)

A proposed Noho Historic District Extension is currently under consideration for designation by LPC. The potential boundaries of the historic district are Bowery to the east, the north side of Bleecker Street to the south, and the existing Noho Historic District to the north and west. The buildings in this area are very similar in age, style and size to buildings within the existing Noho Historic District.

Italian Labor Center (#48)

The former Italian Labor Center (S/NR-eligible) at 231 East 14th Street was erected circa 1923 as a union hall. The 6-story brick and stone building was built by the Italian Clockmakers Union Local No. 48 of the International Ladies' Garment Workers' Union and occupied by the center from 1923 until at least 1950. The building's façade is notable for its bas relief panels in the spandrels.

Apartment Buildings (#49)

The two 6-story residential buildings (S/NR-eligible) at 231-237 Second Avenue between 15th and 14th Streets, called the W.M. Evarts and the U.S. Senate, are examples of Beaux-Arts residential design. The 1923 buildings were designed by Sass & Smallheiser and feature a high degree of craftsmanship, including elaborate stone trim and scrolled metal fire escapes.

Mechanics and Metals Bank (#50)

The former Mechanics & Metals National Bank building (S/NR-eligible) is located at 230 Second Avenue. The brick structure was designed by George E. Matthews with a ground floor bank, bank space and offices on the second floor, and offices on the third floor. The Classical Revival-style building is distinguished by four, colossal 3-story, stone Corinthian pilasters that extend from a granite base at the ground floor to the third story and support a stone entablature. The building has a stone cornice with dentils, above which there is a stepped brick parapet with stone coping. It is now occupied by the New York Eye and Ear Infirmary.

Hebrew Technical School for Girls (#51)

The former Hebrew Technical School for Girls (S/NR-eligible) is located at 238-246 Second Avenue. The 5-story brick- and stone-clad building was designed by Buchman & Fox and erected in 1904-06. The school was originally founded in 1880 as the Louis Down Town Sabbath School on East Broadway. Its purpose was to help underprivileged children of Jewish immigrants on the Lower East Side. The school subsequently moved to Henry Street in 1887, and with the assistance of Adolph Lewisohn and other philanthropists, moved to the new location in 1906. It was the first successful free school in New York City devoted to the vocational training of women. The school closed in 1934 and the building is now occupied by the Manhattan Comprehensive Night and Day School.

New York Eye and Ear Infirmary (#52)

Founded in 1820, the New York Eye and Ear Infirmary (S/NR-eligible) moved to its current location at Second Avenue and East Thirteenth Street in 1850. The 4- and 6-story brick and limestone structure at 218-222 Second Avenue replaced the 1850s facility in 1890 and was designed by Robert Gibson in the Romanesque Revival style with light courts and a Mansard Roof. The building includes two additions built in 1900 and 1902 that are designed in a similar style and with the same materials as the original structure.

Fire Engine Company No. 5 (#53)

Fire Engine Company No. 5 was organized in 1865 and the present firehouse (S/NR-eligible) at 340 East 14th Street dates to 1881. The firehouse is a 3-story brick building in a Romanesque style. The intact ground floor is composed with pilasters supporting an entablature and framing a large central opening for the fire engine and two smaller side openings. At each end of the entablature is a plaque with the number 5 framed with a swag, and a plaque reading "Engine Company 5" is located above the central entrance. The upper floors are simply detailed with central arched windows and smaller side windows, brownstone courses, and a denticulated cornice.

Grace Chapel (Episcopal) and Hospital (#54)

Grace Church (located on Broadway at East 10th Street) built the French Gothic mission chapel and hospital (NYCL, S/NR) at 406-412 East 14th Street in 1894-96. Barney and Chapman

designed the complex. The chapel structure is set back from the street and composed of a low-rise sanctuary with a steeply pitched roof and rose window, an apse projecting from the façade to the street line, and a tall bell tower. The apse has a pitched roof and is decorated with buttresses, paired pointed-arch windows, and pinnacles. The tower has an open structure and ends with pointed dormers and a pyramidal roof. The connected 4-story hospital has two pavilions with a courtyard on the street and it uses some of the same Gothic motifs as the church. It also has a steeply pitched roof and dormers. In 1943, the complex was sold to the Roman Catholic Church of the Immaculate Conception.

Van Tassell & Kearney's Horse Auction Mart (#55)

Built in 1903, the Beaux-Arts structure at 126-128 East 13th Street (LPC-heard, S/NR-eligible) was originally a horse and carriage auction mart for the firm of Van Tassell & Kearney. Jardine, Kent, and Jardine designed the one-story brick and stone structure, which houses a large and open interior space. The façade is arched and has a large, central arched window within stone trim. Below the window is a stone-framed doorway large enough to let carriages enter the building. During the Second World War, the building served as a machine shop and training facility for women. It was most recently the studio of the artist Frank Stella.

Webster Hall (#56)

Charles Rentz designed Webster Hall, located at 119 East 11th Street, in the Renaissance Revival style, facing it in brick with brownstone trim and terra cotta ornament. Located at 119 East 11th Street, Webster Hall (NYCL) was built in 1886 as an assembly hall. Since then it has hosted lectures, meetings, balls, entertainment events, rallies and conventions, and the Progressive Labor Party was founded there in 1887. In the 1950s and 1960s, it was a recording studio for RCA Victor Records. The 3- and 4-story building is now a nightclub and concert venue.

Astor Place IRT Station (#57)

The Astor Place IRT underground station (NYCL, S/NR) is located at the intersection of Fourth Avenue, Lafayette Street, Astor Place, and East 8th Street. This station is on the first subway line built by the Interborough Rapid Transit Company between 1899 and 1904. As Chief Engineer, William B. Parsons devised the individual station plans, construction methods, and the route that ran from City Hall to Grand Central Terminal and then to Times Square and the Bronx. Working with Parsons, the architects Heins & LaFarge designed the stations' ornamentation. The decorative scheme of the Astor Place station includes blue faience plaques with yellow beavers that are set in a green faience cornice with urn and vine motifs; bands of blue mosaic tiles; wainscoting and wall panels of roman brick; and station name panels of the letter "A" in white set in blue faience backgrounds. The beavers reference John Jacob Astor for whom Astor Place is named and who amassed his initial wealth in fur trading. The above-ground entrance kiosk is not included as part of the NYCL, as it is a replica built in 1985.

Cooper Union (#58)

The Cooper Union Foundation Building (NYCL, NHL, S/NR) is a 7-story, brownstone, Italianate structure. Designed by Frederick A. Peterson and built between 1853 and 1859, the Foundation Building was constructed to house the Cooper Union for the Advancement of Science and Art, an institution founded by Peter Cooper to provide free higher education to workers in the fields of art, architecture, and engineering. This building was one of the first in New York City to use rolled iron beams and to have an elevator. There are entrance porticos

with Corinthian columns on its north and south facades, facing East 7th Street and Peter Cooper Park. It displays several types of arched windows, and there are blind arcades on the east and west facades at ground level. Besides classroom spaces, the building originally included a free reading room, space for art and technology exhibitions, the Great Hall for debates and lectures, and, at the ground level, stores that produced income for the college. Several subsequent additions to the building replaced the rectangular second-floor windows, added an additional two stories, altered the roofline, and removed the stores.

Metropolitan Savings Bank (#59)

The Metropolitan Savings Bank building (NYCL, S/NR) at 9 East 7th Street is a 4-story, Second Empire-style building. Designed by Carl Pfeiffer, the bank was built in 1867 to serve the German inhabitants of the neighborhood. Clad in marble, this building was an expensive counterpart to stylistically similar Second Empire-style, cast-iron structures constructed during the same period. Design features include a rusticated base, quoining, two floors of double windows with bracketed lintels, stone cornices that cap each floor, a triple-height entrance pavilion on Third Avenue with a pedimented, second-floor balcony, and a mansard roof with dormers surmounted with segmental pediments. This building has served as a church since 1937, and currently houses the First Ukrainian Evangelical Pentecostal Church.

Astor Library (#60)

Located at 425 Lafayette Street, New York's first public library, the Astor Library (NYCL, S/NR) (now known as the Joseph Papp Public Theater), comprises three buildings—each designed by a different architect and built at different times—that form a unified composition. Alexander Saeltzer designed the central section (built 1849-1853) in a Romanesque style with German and Italian influences that was carried into the designs of the two subsequent wings.

De Vinne Press Building (#61)

The De Vinne Press Building (NYCL, S/NR), located at 393-399 Lafayette Street, is a 7-story, Romanesque Revival brick and terra cotta structure designed by Babb, Cook & Willard. It was built in 1886 (with an addition in 1892) as a printing house for Theodore De Vinne.

Old Merchant's House (#62)

Located at 29 East 4th Street, the Old Merchant's House (NYCL, NHL, S/NR) was owned in the mid-1800's by the merchant Seabury Tredwell, the cousin of Samuel Tredwell Skidmore (owner of the adjacent house at 37 East 4th Street, described below). Joseph Brewster built the house speculatively in 1832 as part of a row of six houses. The entrance of this transitional Federal and Greek Revival, 3½-story house is particularly ornate. With a marble surround, the recessed entrance is framed with Ionic columns that support an entablature, above which is a fanlight. Other features of the house include a marble stoop and window lintels, a wrought-iron stoop railing, and a peaked, slate roof with two decorative dormer windows. The Greek Revival interior is a designated New York City Interior Landmark.

Samuel Tredwell Skidmore House (#63)

The Samuel Tredwell Skidmore House (NYCL, S/NR) is a 3½-story, Greek Revival row house located at 37 East 4th Street. Built in 1845, it remains from an affluent mid-19th century, residential neighborhood. Currently vacant and freestanding, the poorly preserved, brick building has a stoop, an entrance porch of free-standing Ionic columns supporting an entablature,

brownstone window lintels, a wood cornice, and a row of small attic windows. A transom and blocked-up sidelights frame the recessed doorway.

Fire Engine Company No. 33 (#64)

Fire Engine Company No. 33 (NYCL, S/NR) at 44 Great Jones Street was designed by Flagg & Chambers in a Beaux-Arts style and constructed in 1898-99. The *Guide to New York City Landmarks* (Third Edition, 2004) calls it "one of the grandest small-scale civic buildings in New York City." The 4-story brick building is oriented around a central recessed arch with a large cartouche at its top. The arch is filled with metal windows and iron grillwork. The stone base of the building is dominated by two fire truck docks.

Bond Street Savings Bank (#65)

The Bond Street Savings Bank (NYCL, S/NR) at 330 Bowery was commissioned by the Atlantic Savings Bank and built in 1873. Henry Engelbert designed it in an Italianate style. The building is constructed of cast iron and has large window openings at each of its five floors. From 1963 until recently, it housed a theater.

KNOWN ARCHITECTURAL RESOURCES: LOWER EAST SIDE REZONING AREA

One historic district and twelve of the eighty-six known individual architectural resources are located within the Lower East Side portion of the study area.

Lower East Side Historic District (E)

The Lower East Side Historic District (S/NR) comprises 38 blocks in the Lower East Side neighborhood (and it extends south beyond the boundaries of the project study area). The main portion of the roughly L-shaped district is bounded by East Houston Street on the north, Essex Street on the east, Allen Street on the west, and Division Street on the south. The district also includes several blocks along Henry and Madison Streets and East Broadway and the Vladeck Houses on Madison Street between Gouverneur and Jackson Streets. Residential structures with ground-floor commercial spaces constitute the majority of the historic district. Most of these buildings are 19th-century, 5- and 6-story, brick and stone-clad tenements with cornices. Other resources in the district include Federal and Greek Revival-style row houses, industrial loft structures, cast-iron and brick commercial buildings, Seward Park, and several synagogues and other institutional buildings. The Lower East Side Historic District is historically significant for its association with immigration in America between 1820 and 1940. In the early 19th century, the area developed as a middle-class neighborhood on land that was originally part of the estates of the Rutgers, Delancey, and Stuyvesant families. In the 1840s, the Lower East Side became an enclave of German immigrants, and then one of Eastern European Jewish immigrants in the 1870s. The neighborhood's population began declining in the 1920s due to anti-immigration laws, but the area retained a commercial and residential character. Within the boundaries of the historic district are several recent tall apartment and hotel buildings that include the Hotel on Rivington, which is located on Rivington Street between Essex and Ludlow Streets, the Ludlow apartment building on East Houston Street at Ludlow Street, and the Blue Residential Tower at 105 Norfolk Street just north of Delancey Street.

Public School 91 (#66)

Public School 91 (S/NR-eligible) at 198 Forsyth Street is a 5-story brick and stone building designed in the Renaissance Revival style by C.B.J. Snyder and built in 1908. It is set on a stone

base, above which are window bays separated by brick pilasters and with stone ornament above the windows. The building's key school design features include a U-shaped plan and multiple large windows for light and ventilation. P.S. 91 reflects Snyder's goal of providing practical school design while elevating the architectural aesthetics of schools by employing historical-based Renaissance Revival, Gothic, and Georgian styles.

University Settlement House (#67)

The 6-story University Settlement House (S/NR) at 184 Eldridge Street was built in 1898. Dr. Stanton Coit founded the settlement house in 1886 as the Lily Pleasure Club after a trip to a settlement house in London called Toynbee Hall. The settlement movement began in the 1860s in England, and Coit's society was the first American settlement house. The Classical Revival-style Eldridge Street building was designed by Harry Fischel with a 1904 addition by Harry Baum. The University Settlement House provided educational and social services to working-class area residents (primarily children) and was staffed by recent college graduates. The settlement society was active in progressive social causes, one of which was the founding of the first kindergarten in the United States, and it worked with labor unions and founded a legal aid society for the poor. The settlement continues to offer social welfare programs. The building has a restrained design with a rusticated ground floor and upper floors primarily ornamented with stone window lintels and keystones. A columned entrance porch is located on Eldridge Street and the building has a denticulated cornice.

Seventh-Day Adventist Church of Union Square (#68)

The brick and stone, former Seventh-Day Adventist Church of Union Square (S/NR-eligible) at 128 Forsyth Street was designed by J.C. Cady & Co. and constructed in 1889 for the Allen Street Presbyterian Church. The unusual, original design consisted of a church with retail businesses along the ground floor on Delancey Street. In 1900, the church was converted for a period to a synagogue, reflecting the large immigrant population of Eastern European Jews who settled on the Lower East Side, before being reconverted back to a church in 1970. The primary façade fronts on Forsyth Street where a tall stoop leads to three arched entrances.

Tenement (#69)

The 6-story tenement at 110 Forsyth Street (S/NR-eligible) was designed by Charles Straub and built in 1910. Notable features include decorative terra-cotta windows surrounds, terra-cotta panels with floral motifs, and a bracketed cornice with modillions and swags.

Tenement (#70)

The 5-story tenement at 104 Forsyth Street (S/NR-eligible) was built in 1890. It has a stone base and brick upper stories. Designed by A.I. Finkle, the building's highly ornate design includes a center entrance defined by columns, round arched windows, decorative floral panels, and a fanciful cornice.

Tenements (#71)

The paired tenements at 100-102 Forsyth Street (S/NR-eligible) were built circa 1868. While their storefronts have been modernized, the facades above retain their decorative stone lintels and pediments, and bracketed metal cornices.

Kehila Kadosha Janina Synagogue (#72)

The Kehila Kadosha Janina Synagogue (NYCL, S/NR) at 280 Broome Street is a small, 2-story brick building from 1927. A group of Romaniote Jews from Greece established the synagogue, which is the only surviving Romaniote synagogue in New York City. The religious and social customs of Romaniote Jews are unique to their Greek background. Sydney Daub designed this building with Classical and Moorish elements. The entrance is set within a cusped arch with a decorative relief panel and the windows are deeply recessed and stained glass. The upper floor windows have keyed arches and there is a central round window. The parapet has both arched and triangular gable forms.

Lower East Side Tenement Museum (#73)

The Lower East Side Tenement Museum (NHL, S/NR) at 97 Orchard Street is located within the Lower East Side Historic District. In 1862, Lucas Glockner, Adam Stumm, and Jacob Walter bought the land currently occupied by 95, 97, and 99 Orchard Street from the Second Reformed Protestant Church. Lucas Glockner built 99 Orchard Street in 1863. The Lower East Side Tenement Museum is similar in design to 99 Orchard Street and is a 5-story, Italianate-style, brick tenement. The lower two floors originally served as commercial space. On these two floors, large metal and glass storefront windows project from the brick facade on either side of the entrance. These shopfronts date from 1905. The upper floor windows are arched with stone lintels.

Substation 409 (#74)

IND Substation 409 (S/NR) at 163 Essex Street is part of the S/NR Multiple Property Submission of the Historic Resources of the New York City Subway System. It is also a contributing building to the Lower East Side Historic District (S/NR). Substation 409 (the Stanton Street Substation) was built in 1936 as part of the IND system, and it currently provides power for the F, J, M, and Z lines of the IND and BMT subway systems. It originally supplied power with mercury arc rectifiers, which have been replaced. The building is a double-height masonry building designed in the Art Deco style like the other above-ground IND substations from the same period.

Anshe Chesed Synagogue (#75)

Located at 172-176 Norfolk Street and constructed in 1849, the Anshe Chesed Synagogue (NYCL) is the earliest synagogue built on the Lower East Side and the oldest extant building in New York City that was built specifically for use as a synagogue. Alexander Saeltzer designed the two-story, masonry synagogue in the Gothic Revival style. The recessed central bay has a pointed-arch, recessed entrance flanked by pointed-arch doors, and a large pointed-arch window flanked by smaller windows with quatrefoil tracery. Pointed-arch windows with decorative tracery are found on the side bays. Modern metal sculptural columns are located in front of the building, which currently houses the Angel Orensanz Foundation Center for the Arts.

Public School 160 (#76)

C.B.J. Snyder designed the former Public School 160 (S/NR-eligible) at 107 Suffolk Street. It is a 5-story brick building with an L-plan designed in the Dutch Revival style with some Collegiate Gothic elements and faced in brick with terra cotta ornament and trim. On the ground floor, there are numerous pointed-arched entrance vestibules and windows, and the upper floors contain large square windows with eared lintels and terra cotta architraves. Gables of various

sizes create a staggered roofline. Additional ornamental touches include pilasters, panels with carved foliate designs, scrolls, and recessed spandrel panels. The main entrance vestibule on Suffolk Street has three large pointed-arch doorways, a mosaic floor with "PS 160" set in a wreath, and stone walls decorated with colonnettes, pointed arch windows, and recessed panels. The former school is now the Clemente Soto Velez Educational & Cultural Center.

Stanton Street Shul (#77)

Erected in 1913, as inscribed in an entablature above the central door, the Stanton Street Shul (S/NR) at 180 Stanton Street is a 3-story vernacular synagogue with Classical and Jewish motifs. The congregation that built the synagogue was Congregation Bnai Jacob Anschei Brzezan, which translates as Sons of Jacob, People of Brezezan. The town of Brzezany is located in what is now Poland. The brick and stone tenement occupies a typical and narrow 20- by 100-foot tenement lot and may incorporate elements from an earlier house on the site. Louis Sheinart was the architect. The synagogue has a temple front design with four stone pilasters supporting an entablature and pediment above the second floor. On each side of the pediment is a recessed panel with a small arcade motif, and above those are arched windows. Circular windows with Stars of David are located on the first and second floors, and a stone panel at the parapet is also inscribed with a Star of David. An iron gate is located in front of the synagogue.

KNOWN ARCHITECTURAL RESOURCES: LOWER EAST SIDE 400-FOOT STUDY AREA

Nine known individual architectural resources are located within 400 feet of the Lower East portion of the rezoning area.

Young Men's Institute Building (#78)

The Young Men's Institute building (NYCL) at 222 Bowery is the only remaining 19th-century YMCA branch in New York City. It was built in 1884 and designed by Bradford Gilbert. It is a 5-story Queen Anne-style building that originally contained a library and gymnasium. The facility closed in 1932 at which point it became a residential building. The writer William Burroughs lived there from 1975 until 1981 in a windowless apartment he dubbed "The Bunker."

Germania Bank Building (#79)

The 6-story Germania Bank building (NYCL) at 190 Bowery was the bank's third location since its founding in 1869. Robert Maynicke designed this Beaux Arts structure, and it has a heavy façade clad in rusticated stone. The southeast corner is chamfered with a corner entrance framed by columns. Arched openings run along the ground floor and pilasters frame the upper floor window bays. There is a denticulated cornice above the fifth floor and copper cresting at the roofline.

Former Treemark Shoes Store (#80)

Harry Creighton Ingalls designed the 2-story commercial building (S/NR-eligible) at 6 Delancey Street. The Marbitz Realty Corporation built it in 1928-29 and it was originally used by Tree Mark Shoes as a shoes sales room and store. Tree Mark Shoes maintained a custom department for the manufacture and fitting of shoes for abnormal feet and occupied the building for approximately 30 years. Subsequent tenants included other high-end retail stores, such as a haberdashery and a jewelry store. The building is now a music club called the Bowery Ballroom. The Beaux Arts building is clad in limestone that forms rustication up to the cornice line. Above

this, the parapet is clad in smooth limestone and inscribed with "Tree Mark Shoes." A central double-height opening with voussoirs contains a glass, brass and iron entryway, which has been converted to a window. On either side of the entrance at the ground floor are matching openings with cornices. Decorative metal plaques are set above the openings. There are small octagonal windows on the second floor. A denticulated cornice with a frieze containing a repeating pattern of stylized Fleur de Lis extends across the façade above the second story.

Bowery Savings Bank (#81)

The Bowery Savings Bank (NYCL, S/NR) at 130 Bowery is a monumental Roman Classical-style building designed by McKim, Meade & White. It opened in 1895 and is the third of the bank's buildings on the site since its founding in 1834. It is an L-shaped building and the two temple-front street façades are dominated by massive Corinthian columns supporting entablatures and pediments that contain sculptural groups. The firm's use of the Roman Classical style for this building influenced bank design across the country at the beginning of the 20th century.

Tenement (#82)

The tenement at 82 Forsyth Street (S/NR-eligible) was designed by William Graul and built in 1889 to house tailoring shops. The 3-story building retains its historic storefront with cast iron pilasters and cornice with floral swags in the frieze band. A second, three-story building at the back of the lot is connected to the front of the building, a rare surviving example of back-to-front tenements.

Tenement/Synagogue (#83)

Built in 1874, the 3-story brick synagogue (S/NR-eligible) at 80 Forsyth Street originally housed a family and a store. In 1881, the second and third floors were converted into a synagogue for a denomination of Polish Jewish immigrants. The building has pointed-arch windows and fire escapes with Star of David motifs.

Essex Street Market (#84)

The Essex Street Market (S/NR-eligible) consists of three 1-story buildings on the east side of Essex Street between Broome and Stanton Streets at 78-90, 120-128, and 130-144 Essex Street. These Art Moderne buildings were built by the City of New York in 1939-1940 to relieve street congestion from pushcart vendors by providing indoor retail space. Simply designed, these brick buildings feature steel sash strip windows and concrete panels with incised lettering.

Hamilton Fish Park Play Center (#85)

The Hamilton Fish Park Play Center (NYCL) at 130 Pitt Street is part of a larger complex that includes a Works Progress Administration-built swimming pool from 1936, basketball and handball courts, and a playground. The play center dates from 1900 and was the park's gymnasium and the only surviving element from the original park design. Carrere & Hastings, architects of the main building of the New York Public Library on Fifth Avenue, modeled the play center pavilion on Charles Girault's Petit Palais in Paris. The play center is a richly-detailed Beaux Arts structure clad in brick and limestone. It is one story with a Mansard roof and two monumental, arched entrance porticos, one on Pitt Street and the other facing the park. Each façade of the free-standing building is composed of repeating arched bays flanked by heavy piers. Above each arched bay, the stone cornice has a pedimental form with sculpted lion heads above each pier below.

Williamsburg Bridge (#86)

The Williamsburg Bridge (S/NR-eligible) was constructed in 1903 from plans by Leffert L. Buck with ornamental detailing added by Gustav Lindenthal. This steel suspension bridge spans the East River and connects Delancey Street on the Lower East Side of Manhattan to Marcy Avenue in Williamsburg, Brooklyn. It is 7,308 feet long with a main span of 1,600 feet and was the longest and heaviest suspension bridge when it was built. The span is suspended from four steel cables with four arched support towers located close to the Manhattan and Brooklyn shorelines. Steel latticework extends almost the entire distance of the bridge. The J/M/Z subway runs over the bridge. The approach span along Delancey Street is located within the project study area. The entrance plaza is located in the vicinity of Clinton Street and it is marked by two stone colonnades on the north and south sides of the approach entry and by a semicircular colonnade in the center of Delancey Streets. These colonnades are topped by stone balustrades. For two blocks to Pitt Street, the approach span inclines on a rusticated stone and concrete ramp and then is supported on concrete piers.

POTENTIAL ARCHITECTURAL RESOURCES

Two potential historic districts and eighty-nine potential individual architectural resources that may meet the criteria of eligibility for S/NR listing and/or NYCL designation have been identified in the study area (see Table 7-3 and Figure 7-3). The individual architectural resources represent a broad range of residential, institutional, commercial, and recreational building types from the 19th and early-20th century development of the East Village and Lower East Side as an immigrant neighborhood. These potential resources include numerous houses of worship, religious charities and social services buildings, a theater, several factory buildings, row houses of similar age and appearance to the row houses that are known resources, schools, and 19th-century tenement buildings that are representative examples of their building type, possess high artistic value, are associated with significant persons, and/or have a high degree of integrity by retaining original cast iron or wood storefronts, a feature that has been removed from the majority of older buildings, both historic and non-historic, in the study area. The potential architectural resources also include two community gardens created in the mid-1970s, which for the area was a time of neglect, artistic creativity, and community activism. Photographs of the identified potential architectural resources are located in Appendix D of this EIS.



Rezoning Study Area Boundary

400-Foot Study Area Boundary

Potential Architectural Resources

Potential Tompkins Square Park Historic District

Potential East Sixth Street Historic District

Potential Site (New Development)

Potential Enlargement

Projected Site (New Development)

Projected Enlargement

Historic Resources
Potential Architectural Resources

Figure 7-3

Table 7-3
Potential Architectural Resources Within the Study Area

Map Ref. Letter/#	Address	Name/Type and Description
		East Village Rezoning Area
F	Tompkins Square Park, 293-345 East 10th Street, 123-173 Avenue B, and 605 and 602-626 East 9th Street	Tompkins Square Park Historic District. This potential district includes Tompkins Square Park, a blockfront of 19th-century tenements and an early-20th-century library on East 10th Street, and blocks of 19th- and early 20th-century tenements, lodging houses, row houses, a historic church, a modern church, and a school along Avenue B and part of East 9th Street. Known resources within the district include the NYPL Tompkins Square Branch (#36), the Charlie Parker Residence (#37), Christodora House (#38), Public School 64 (#39), the Tompkins Square Lodging House for Boys (#40), and St. Brigid's (#41). An additional charity building in the potential district is the 5-story brick Home for the Improvement of the Poor, built in 1929 at 131-135 Avenue B adjacent to the Lodging House for Boys. Despite some ground-floor alterations, the blockfront of 19th-century tenements at 293-345 East 10th Street, along with the library, presents a well-preserved and distinct tenement streetscape. These 5-story buildings exhibit a range of cornice types and window and entrance surrounds. The 19th-century tenements on Avenue B and East 9th Street also represent a range of tenement types and styles. The tenements at 173 Avenue B retain their cast iron storefronts. Tompkins Square Park dates to the 1830s when it originally served as a market. In 1866, it was cleared and converted to a parade ground, but the park still retains three Sycamore trees from the earlier period. The grounds were redesigned as a public park in 1878. Notable monuments in the park include the Temperance Memorial Fountain from 1888, the Samuel S. Cox monument from 1891, and the Slocum Memorial Fountain from 1906. Other features of the park include lawns, a 1930s comfort station, playgrounds, gardens, mature elm trees, and a central paved open area. Since the mid-1850s, the park has been the site of numerous political rallies and demonstrations.
G	313-347 and 310-340 East 6th Street	East 6th Street Historic District. This potential historic district contains most of the north and south blockfronts along East 6th Street between Second and First Avenues. The central feature of the district is the midblock German Evangelical Lutheran Church of St. Mark (#16), which enhances the 19th-century residential scale of the street. The other buildings in the potential district are 19th-century row houses and tenements of 3 to 5 stories. Despite some ground floor alterations, the buildings at 313-347 and 310-340 East 6th Street are well preserved and all retain their cornices. While there are not any stand-out residential buildings along the block, the potential district presents an intact and distinct residential block.
87	208-210 East 13th Street	Emma Goldman apartment. Emma Goldman lived in this 6-story tenement from 1903-1913 and published the radical journal *Mother Earth* from this location.
88	210 East 9th Street	Greek Revival row house. Largely intact 3½-story Greek Revival row house with heavy entrance enframement and bracketed cornice. Dates to the 19th century.
89	31 East 7th Street	Hebrew Actor's Union. 4-story stone building constructed between 1920 and 1925 for the Hebrew Actor's Union. Remnant from the former Yiddish theater district along Second Avenue.
90	37 East 7th Street	Greek Revival row house. 3½-story Greek Revival row house with arched entrance, denticulated cornice, and dormer windows. Dates to the 19th century and housed a club house in the early 20th century.
91	126 Second Avenue	Orpheum Theater. Italian Renaissance, 2-story brick and stone theater. Built sometime prior to 1920 when it was a movie theater. Ornamented with an elaborate second-floor loggia, carvings of theatrical masks, cartouches, and a cornice.
92	50 East 7th Street	Middle Collegiate Church House. Unusual brick and stone church house with an arched and columned entrance, rusticated ground floor, and distinctive roofline with a tower form. Connected to the Middle Collegiate Church (#13) at 112 Second Avenue. Dates to the 19th century.
93	213-215 East 5th Street	Tenements. 19th-century 5-story brick and stone tenements. Largely intact with rusticated ground floor with columned entrance porches and a bracketed cornice at the roofline.

Table 7-3 (cont'd)
Potential Architectural Resources Within the Study Area

Map Ref. Letter/#	Address	Name/Type and Description
		East Village Rezoning Area (cont'd)
94	85 East 4th Street	Row house. 3½-story brick row house built sometime before 1903 with stone entrance enframement and bracketed cornice. From at least 1937 until around the 1980s, it housed the Ukrainian Labor Home.
95	58 East 4th Street	Tenement. Elaborately ornamented 5-story brick and stone 19th-century tenement with 4-story pilasters resting on half-columns at the second floor and a cornice with a broken pediment and projected eagle relief. Ground floor has been altered.
96	13 East 3rd Street	Tenement. 5-story brick tenement built in 1872. Well preserved with arched window lintels, a bracketed cornice with a segmental pediment, and a largely intact storefront.
97	45 East 3rd Street	Row house. 3½-story brick 19th-century row house. The entrance has a transom and sidelights, there are heavy, projecting window lintels, and a bracketed and pedimented cornice.
98	47-49 East 3rd Street	Tenements. 5½-story brick and stone, 19th-century tenement building with elaborate window architraves capped with cartouches and floral patterns. On the fourth floor, the windows are framed with half columns supported on brackets. There is also a bracketed cornice.
99	55 East 3rd Street	Catholic Worker Maryhouse. Founded by Dorothy Day, the building houses the Catholic Worker home for women. Building is a 3-story brick structure with a 4-story section. Relatively plain exterior with a projecting cornice and arched entrance. Day spent her last years at Maryhouse.
100	59 East 2nd Street	Cathedral of the Holy Virgin Protection. Originally the Olivet Memorial Church; built in 1891 by J.C. Cady & Company. Gothic church with a rusticated stone façade. Features include rounded buttresses, a central gable, and pointed-arch windows. Originally contained a library, baths, gymnasium, and club rooms.
101	65 East 2nd Street	Row house. 3-story brick row house with ornate iron fire escape. The entrance has a bracketed entablature and there is a bracketed roof cornice. The building dates from the 19th century.
102	87 East 2nd Street	Tenement. 5-story brick and terra cotta tenement. 19th-century building has lost its original cornice, but retains its elaborate terra cotta ornamentation.
103	36 East 1st Street	Catholic Worker St. Joseph House of Hospitality. Soup kitchen founded by Dorothy Day in 1933. Located in a 4-story brick tenement with a bracketed cornice.
104	342 East 11th Street	Veniero's building. This 5-story brick tenement with arched windows and a bracketed cornice has housed Veniero's Pasticceria since 1894. Retains some original interior features, although the storefront is modern.
105	164-180 First Avenue	Blockfront of 4- and 5-story tenements built sometime prior to 1903. Most retain their cornices and some have second-floor storefronts, which is an unusual feature for this area. Building at 176 First Avenue has housed De Robertis Pasticceria since 1904.It also appears to remain some original interior features.
106	229 East 10th Street	Tenement. 5-story brick, 19th-century tenement with elaborate Renaissance style ornamentation that includes arched windows with projecting keystones, carved panels, stone banding, and caryatids supporting the unusual bracketed cornice.
107	81 East 7th Street	Italianate row house. 4½-story brick row house that dates from the 19th century. Entrance and first-floor windows have pediments while the upper floor windows have pilasters supporting entablatures. There is a bracketed cornice at the roofline.
108	437 East 12th Street	Allen Ginsberg apartment. Beat poet Allen Ginsberg lived in this 5-story brick and stone tenement building for twenty-one years, from 1975-1996. The apartment, neighborhood and Church of Mary Help of Christians (#110 below) were features in numerous poems written while living here. The building dates to the early 20th century.
109	193 Avenue A	Tenement. Large 6-story tenement building ornamented with stone window architraves, banding, and a decorative cornice. The building dates to the early 20th century.

Table 7-3 (cont'd)
Potential Architectural Resources Within the Study Area

Map Ref. Letter/#	Address	Name/Type and Description
		East Village Rezoning Area (cont'd)
110	436 East 12th Street	Church of Mary Help of Christians. Italian Renaissance-style church built in 1917 for an Italian parish. It has a temple-front façade and two domed bell towers.
111	288 East 10th Street	St. Nicholas of Myra Orthodox Church. James Renwick, Jr.-designed church, built in 1883 as a memorial chapel and parish for St. Mark's-in-the-Bowery. Building has an asymmetrical composition with a gabled wing, a pointed-arch entrance portico, a campanile with a peaked roof, and a wing with dormers and chimney. Elaborate terra cotta ornamentation includes a relief of a winged lion and reliefs of human faces hidden in vegetal carvings.
112	402-404 East 9th Street	Row houses. Pair of 3½-story brick row houses with intact stoops, entrances with transoms, and denticulated cornices. These 19th-century row houses were originally part of a larger row.
113	85 St. Mark's Place	Tenement. Narrow and long corner tenement built in 1871. The 5-story building has quoins, segmental window lintels, and a bracketed cornice with a segmental pediment.
114	115 St. Mark's Place	Tenement. 6-story brick and stone tenement that appears to be a pair with the tenement at 122-126 St. Mark's Place, across the street. Ornament on the elaborate façade includes half-columns supporting window entablatures and pediments on two floors and bracketed cornices. The building dates to the early 20th century.
115	122-126 St. Mark's Place	Tenement. 6-story brick and stone tenement with a design similar to that of the tenement across the street. On two floors, windows are framed with half-columns, while the windows on the upper floors have elaborate architraves. The roof cornice is bracketed. The building dates to the early 20th century.
116	95-99 East 7th Street	Tenements. Highly ornamented group of four 5-story brick tenements that date from the 19th century. They feature entrance porches, corbelling, pilasters, arched windows, decorative panels, and cornices with unusual brackets.
117	101-109 East 7th Street	Church of St. Stanislaus Bishop and Martyr. Gothic church, rectory, and convent built in 1901. Arthur Arctander designed the church for the city's first Roman Catholic Polish parish. The peaked-roof church has a central tower with a spire and pinnacles and pointed-arch entrances and windows. The flanking rectory and convent have similar row house designs.
118	111 East 7th Street	McKinley Apartments. Tall 7-story brick and stone tenement with a central light well with street-facing openings framed like windows. Ornamentation includes a rusticated ground floor, quoining, a bracketed cornice, and stone window architraves. Built sometime prior to 1903.
119	106 East 7th Street	Tenement. 5-story brick and stone tenement built in the 19th century that is notable for inset, multi-colored terra cotta ornament and Arts and Crafts-style entablatures above the ground floor and windows, stylized floral carvings, and an unusual bracketed cornice.
120	415 East 6th Street	Congregation Adas Yisroel Anshe Mezeritz. 3-story Classical Revival-style synagogue designed by Hermann Horenburger in 1910. The limestone building has a temple-front façade with pilasters and entablatures on the second and third stories. There is a large arched entrance, arched windows, and a pediment at the parapet.
121	421 East 6th Street	Substation. This Renaissance Revival-style Con Ed substation was built in 1920. It is approximately 7 stories and features a stone ground floor and a large, arched window bay.
122	101 Avenue A	Tenement/Social Hall. 4-story tenement with Germanic Arts and Crafts features designed by William Jose and built in 1876. For several decades it housed German saloons and social halls. Since 1979, it has housed the Pyramid Club. Building was identified by the Greenwich Village Society for Historic Preservation.
123	121 East 3rd Street	Public School 63. French Renaissance Revival-style school built in 1903-05 and designed by C.B.J. Snyder. The H-plan school has two street-facing courtyards and a columned entrance pavilion and gables.

Table 7-3 (cont'd)
Potential Architectural Resources Within the Study Area

Map Ref. Letter/#	Address	Name/Type and Description
		East Village Rezoning Area (cont'd)
124	172 East 4th Street	Ageloff Towers. 12-story, block-long Art Deco apartment building constructed in 1929 for Samuel Ageloff. Exterior features include insert terra cotta pilasters and panels with stylized carving. Originally featured a Japanese garden, cooperative restaurant, and the first on-site garbage incinerator in the area.
125	135 East 2nd Street	Rectory. 5-story Gothic rectory for the non-extant St. Nicholas Roman Catholic Church and Convent. Built sometime between 1903 and 1920, it has a rusticated ground floor, pointed-arch windows, corbelling, and a gable flanked by pinnacles.
126	517-519 East 11th Street	Tenements. Pair of 5-story brick tenements built in the 19th century. The ground floors have been altered, but the upper floors retain their elaborate brick and terra cotta ornamentation that includes ached windows with scrolled columns and shell motifs, balconies, brackets with human faces, decorative banding, and unusual bracketed cornices with segmental pediments with seashells. There was originally a third tenement.
127	543-547 East 11th Street	Father's Heart Ministry Center. 2-story church and 4-story rectory built in 1868 as the Eleventh Street Methodist Chapel. The simple Gothic sanctuary has a peaked form with windows with angular, eared architraves, and there are three spiky finials at the roofline. The adjacent rectory has a bracketed cornice and bracketed window architraves.
128	604-626 East 12th Street	Public School 61. Public school built in 1913. It has a square plan with a brick façade modestly detailed with some Gothic elements. The most notable features are the large windows.
129	604 East 11th Street	Engine Company 28. This fire company was organized in 1865 and the station was built sometime prior to 1903. It is a 3-story brick structure with Romanesque Revival details. The ground floor is intact and retains the central engine entrance flanked by side entrances. There is brownstone banding on the upper floors and a denticulated cornice. Now a residential building.
130	108 Avenue B	Vazac Hall. This 5-story brick, 19th-century tenement has lost its cornice but it retains an old wall painting advertising Vazac Hall with an early telephone number. The ground floor bar has had the same storefront since at least 1953 when it was captured in a photograph of Jack Kerouac taken by Allen Ginsberg.
131	187 East 7th Street	Tenement. This 5-story brick, 19th-century tenement with arched windows, a brick entablature and modest cornice is notable for its original wood storefront, which has been somewhat altered.
132	507 East 5th Street	Tenement. This 5-story 19th-century tenement also retains a largely intact storefront. The upper floors retain their projecting window lintels and the bracketed roof cornice.
133	529 East 5th Street	Tenement. This 5-story 19th-century tenement also retains a largely intact wood storefront and a bracketed roof cornice.
134	207 East 4th Street	Tenement. This 5-story 19th-century tenement also retains a largely intact wood storefront and a bracketed roof cornice.
135	223 East 4th Street	Tenement. Pair of 6-story brick tenements built in the 19th century. They have two rusticated floors, triple height pilasters, and top floors ornamented with pilasters that support the brackets of the roof cornices.
136	220 East 4th Street	Former Roman Catholic School for Boys, built sometime prior to 1903. It subsequently served as an orphan asylum, and is currently a Roman Catholic girls' school—the Cornelia Connelly Center. The building may have originally been associated with the nearby Church of the Most Holy Redeemer (#46). This large, 5-story brick building has a rusticated ground floor and upper floor windows with segmental arches. The original comice has been removed.
137	176 East 3rd Street	Manhattan Housing model apartments. Art Deco 6-story apartment complex with an H-plan built in 1931 as model tenements. The facades feature bands of multi-colored brick and spandrels with stylized geometric patterns. The primary entrance is within a courtyard.

Table 7-3 (cont'd)
Potential Architectural Resources Within the Study Area

Map Ref. Letter/#	Address	Name/Type and Description
		East Village Rezoning Area (cont'd)
138	170 East 2nd Street	Allen Ginsberg apartment. Allen Ginsberg lived in this ornate 6-story brick and stone tenement building from 1958 until 1961. Ginsberg wrote his masterwork "Kaddish" while living here. This building dates to the early 20th century.
139	214-216 East 2nd Street	Henington Hall. This 6-story building was built prior to 1903 and originally housed a social hall. It has a columned entrance porch, pilasters that frame windows with segmental and triangular pediments, and a bracketed cornice. The ground floor on either side of the porch has been infilled.
140	47-51 Avenue B	Tenements/Commercial buildings. 3-story store and dwelling buildings built sometime prior to 1903 and which appear to have been built much earlier. This long row is well preserved above the altered ground floor storefronts and the façades feature windows with keystones and windows with architraves, and a cornice with relief panels.
141	636-638 East 6th Street	United Brethren Mission and Congregation Ahawath Yeshurun Shara Torah. Church and synagogue pair. The church is at 636 East 6th Street and was designed by Vaux and Radford and built in 1889 as the Church of God. Windows appear to have been altered but the building still retains the feeling of its original design, which is notable for the elaborate textured brickwork. The adjacent synagogue retains more of its original design, which was similar to that of the church.
142	269 East 4th Street	Public School 105. Renaissance Revival-style school built prior to 1903. It has a square plan. It would have been designed by C.B.J. Snyder. The façade features a rusticated ground floor and large multi-paned windows. An original cornice appears to have been removed.
143	300 East 4th Street	Mission school for Episcopal Church of the Holy Cross. School and clergy house built in 1888 for the adjacent (and non-extant) Episcopal Mission Church of the Holy Cross. It was originally run by the Sisters of the Community of St. John the Baptist. The school is a 5-story brick building with brownstone trim. There are pointed-arch entrances on East 4th Street and Avenue C, and the roofline is characterized by a series of gables and tower forms.
144	632-652 East 9th Street	La Plaza Cultural. Community garden founded in 1976 on a series of vacant lots. The garden features garden plots, mature willows trees planted by Liz Christy, and an amphitheater constructed with the help of artist Gordon Matta-Clark. In its early years, the community and arts group CHARAS (who were located in Public School 64, #39) built a geodesic dome in the garden with Buckminster Fuller.
145	701 East 9th Street	9th Street Community Garden Park. Community garden founded in 1978. This garden features garden plots and mature willow trees.
146	710 East 9th Street	Public School 36. 4-story school built in 1876 in the Romanesque-Queen Anne style. It has an H-plan with the courtyards facing east and west. It retains an elaborate entrance enframement and arches windows, but alterations include removed cornices and pinnacles and infilled windows.
147	735 East 9th Street	Factory. Romanesque Revival-style factory built prior to 1903. For several decades it housed woodworking facilities. One of few industrial buildings in the area.
148	139-145 Avenue D	Factory. 5- and 6-story brick factory buildings with cast-iron ground floors and decorative brickwork. The building at 139-141 was part of the National Biscuit Company Milk Bone Factory (see #42, Wheatsworth Factory), and prior to that was the Crescent Biscuit Company by 1903. The building at 143-145 housed iron works, ash, and leather industries in 1903.
149	236 East 7th Street	Tenement. 5-story brick tenement with an intact wood storefront, windows with segmental architraves, and a bracketed cornice. This building dates to the 19th century.
150	253 East 7th Street	Row house. 19th-century 3½-story brick row house on a block with seven other 19th-century row houses (#151, 152, and 153). This row house has an unusual basement level entrance.

Table 7-3 (cont'd)
Potential Architectural Resources Within the Study Area

Map Ref. Letter/#	Address	Name/Type and Description
		East Village Rezoning Area (cont'd)
151	263 East 7th Street	Italianate row house. Italianate 19th-century 3½-story brick row house with a stoop, elaborate entrance enframement, and a bracketed cornice.
152	271 East 7th Street	Row house. 19th-century 3½-story brick row house with a Mansard roof and arched dormers.
153	258-266 East 7th Street	Italianate row houses. Five 19th-century, Italianate 3½-story brick row houses. They all retain their stoops and original entrance enframements. Some only have partial cornices.
154	345-347 East 4th Street	San Ysidora Y San Leandro Orthodox Catholic Church of the Hispanic Rite. Uniquely designed church that originally housed the Church of St. Elizabeth of Hungary. Built 19th century or early 20th century prior to 1903. This small church on a tenement lot has pointed-arch windows with Moorish-style banded surrounds, a small gable, and a cupola.
155	340 East 4th Street	Tenement. 6-story brick tenement built in the 19th century. Ornamentation includes stone window architraves, triple-height pilasters, arched windows, decorative panels, and a denticulated cornice.
156	285-287 East 3rd Street	Greek Revival row houses. Pair of 3½-story Greek Revival row houses. They retain their stops, original entrance enframements, and cornices. One of the 19th-century row houses has an original fence.
157	316 East 3rd Street	Row house. 3½-story brick row house similar in appearance to the nearby Orthodox Home (#47).
		East Village 400-Foot Study Area
158	249 and 249½ East 13th Street	Italianate row house and Bitter & Moretti Sculptors Studio. The Italianate row house has an elaborate brownstone entrance surround with a segmental pediment and heavy brackets. The adjacent 1- or 2-story brick building has a stone course located above the entrance carved with, "Bitter & Moretti Sculptors." Moretti was Guiseppe Moretti, an Italian sculptor who immigrated to New York City in 1888. Bitter was likely the famous sculptor Karl Bitter. One of Moretti's notable works is the cast iron statue of Vulcan in Birmingham, Alabama, which was made for Alabama's entry at the St. Louis World's Fair of 1904. It is the largest cast iron statue in the world.
159	334 East 13th Street	Tifereth Israel Town and Village Synagogue. This Romanesque building with a rusticated façade of arched windows and a central gabled bay flanked by towers was built in 1866 as the First German Baptist Church. It was designed by Julius Boekell. In 1926, the building became a Ukrainian orthodox church. The onion domes date to that time.
160	357 Bowery	Four-story brick building with a Mansard roof and peaked dormer. It also has a corbelled cornice and window arches. The construction date and original use are unknown, but it was built prior to 1903.

Table 7-3 (cont'd)
Potential Architectural Resources Within the Study Area

Map Ref. Letter/#	Address	Name/Type and Description
		Lower East Side Rezoning Area
161	137 East Houston Street	Yonah Schimmel's Knish Bakery. 5-story tenement with segmental arched windows and a bracketed cornice that has housed Yonah Schimmel's Knish Bakery since 1910. The retail interior appears to be original.
162	60 Rivington Street	Congregation Erste Warshawer. Stein, Cohen & Roth designed this elaborate synagogue, which was built in 1903. The most notable feature of the façade is the central rose window set within a large arched bay. The building also has corner tower forms and a parapet of banded brick. The original entrance has been altered and there is a modern, residential rooftop addition.
163	61-63 Rivington Street	Institutional building. This 3-story Classical Revival style building appears on the 1903 Sanborn fire insurance map as a New York Public Library. It is adjacent to the University Settlement House (#67) and by 1950 it housed a dance hall and restaurant. The building has a rusticated ground floor, and upper floors with recessed window bays. The central bay is flanked by two square Corinthian columns. Above the top floor is an entablature and parapet.
164	143 Allen Street	Federal row house. 2½-story Federal row house with intact dormers. The original entrance has been altered and a first floor window appears to have been enlarged.
165	133-135 Allen Street	Former public baths. Classical Revival public baths built in 1902-03. The central entrance is pedimented, there are ground-floor pilasters and an entablature above the second floor. The building now houses a church.
166	91 Allen Street	Tenement. 5-story brick, 19th-century tenement with an unusual cornice. In the center of the Allen and Broome Street facades, half columns on the upper two floors support gable elements. The building also has decorative panels and arched windows.
167	2 Clinton Street	Tenement. 6-story brick and stone tenement with a corner at Clinton and East Houston Street formed as a rounded bay window. There are also corner pavilions. The 19th-century building has elaborate stone ornament.
168	8-14 Clinton Street	Congregation Chasam Sopher. Built in 1853 as the home of Congregation Rodeph Sholom. This 2-story building is Manhattan's second-oldest extant purpose-built synagogue. It is free standing and composed with two corner towers flanking a recessed bay with a peaked roof. The central entrance is arched and there is a corbelled cornice. A tall stoop accesses the synagogue entrance.
169	29 Clinton Street	Tenement. 6-story brick, 19th-century tenement with corbelled window arches, brick banding, brownstone window architraves, terra cotta panels, and a bracketed cornice.
170	148-154 Rivington Street	Streit's Matzo Factory. Founded by Aron Streit, the matzo factory has been located in this group of four converted and combined tenements since 1925, when the area was a bustling and densely populated Jewish neighborhood. The buildings have terra cotta ornamentation and brownstone banding. There is a corner retail storefront and loading docks.
171	71 Clinton Street	Tenement. 7-story brick, 19th-century tenement with a rounded and projecting corner, segmental and triangular pediments above the windows, decorative panels, and stone window surrounds.
172	103 Pitt Street, 213-215 Stanton Street, and 221 Stanton Street	Our Lady of Sorrows Church, Rectory, and School. Victorian and Romanesque church complex designed by Henry Englebert and built in 1867. The tall and heavy church has a central tower flanked by pinnacled buttresses. The façade is covered in niches and arched windows. A rose window is located above the central and raised arched entrance, and there is a dome over the transept. The adjacent school is a 4-story Victorian building with banded, arched windows, projecting central and corner bays, and a Mansard roof with dormers. The original decorative fence still surrounds the school. The rectory is a 3-story Romanesque building with an arched entrance and windows, a corbelled cornice, and a Mansard roof.

Table 7-3 (cont'd)
Potential Architectural Resources Within the Study Area

Map Ref. Letter/#	Address	Name/Type and Description
		Lower East Side Rezoning Area (cont'd)
173	203 Rivington Street	Public School 4. 5-story, block-long Classical Revival school. Built in 1908 and designed by C.B.J. Snyder, it is the third school building on the site. The building has a rusticated ground floor, projecting piers on the second through fourth floors, and decorative stonework. Cornices have been removed above the fourth and fifth floors.
		Lower East Side 400-Foot Study Area
174	227 Bowery	Bowery Mission. The Bowery Mission was founded in 1878 and the current 3- and 5-story building dates to the turn of the 20th century. The building features a prominent stained glass chapel window set on the second floor within a Tudor frame.
175	185 Bowery	3-story building with a peaked roof, arched window, and ox-eye windows. By 1920, this building was a lodging house. In 1950, it was a club house.

D. THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the future without the proposed actions, it is assumed that development would occur throughout the project area on some of the projected and potential development sites in accordance with existing zoning. In addition, there are several projects planned or under construction in the study area under the future without the proposed actions, as described more fully in Chapter 2, "Land Use, Zoning, and Public Policy."

ARCHAEOLOGICAL RESOURCES

In the future without the proposed actions, there would be no ground disturbance on the twenty-three archaeologically sensitive potential development sites. Therefore, any archaeological resources located on those sites would not be disturbed on destroyed in the future without the proposed actions.

ARCHITECTURAL RESOURCES

OVERVIEW

In the future without the proposed actions, the status of architectural resources could change. S/NR-eligible resources could be listed on the Registers, NYCL-eligible properties could be calendared for a designation hearing, and properties pending designation as Landmarks could be designated. It is also possible, given the project's completion year of 2017, that additional sites could be identified as architectural resources and/or potential architectural resources in this time frame.

In the future without the proposed actions, changes to architectural resources or to their settings could occur. For instance, indirect impacts from future projects could include blocking public views of a resource, isolating a resource from its setting or relationship to the streetscape, altering the setting of a resource, introducing incompatible visual, audible, or atmospheric elements to a resource's settings or introducing shadows over an architectural resource with sun-sensitive features. It is also possible that some architectural resources in the project area could

deteriorate or experience direct impacts through alteration or demolition, while others could be restored.

Architectural resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection under Section 106 of the National Historic Preservation Act from the effects of projects sponsored, assisted, or approved by federal agencies. Although preservation is not mandated, federal agencies must attempt to avoid adverse effects on such resources through a notice, review, and consultation process. Properties listed on the Registers are similarly protected against effects resulting from projects sponsored, assisted, or approved by State agencies under the State Historic Preservation Act. However, private owners of properties eligible for, or even listed on, the Registers using private funds can alter or demolish their properties without such a review process. Privately owned properties that are NYCLs, in New York City Historic Districts, or pending designation as Landmarks are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur, regardless of whether the project is publicly or privately funded. Publicly owned resources are also subject to review by the 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.

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. While these regulations serve to protect all structures adjacent to construction areas, they do not afford special consideration for historic structures.

Projects that could affect architectural resources in the future without the proposed actions are described below. In summary, there would be direct impacts to the S/NR Lower East Side Historic District (E) from two known development projects. Under the reasonable worst-case development scenario, seven known architectural resources and sixteen potential architectural resources would be redeveloped. In addition, there are seven development sites located within the potential Tompkins Square Park Historic District and one development site within the potential East 6th Street Historic District. Further, construction under the reasonable worst-case development scenario could potentially result in construction-related impacts to 66 non-designated or listed architectural resources.

POTENTIAL DIRECT IMPACTS FROM KNOWN DEVELOPMENT PROJECTS

There are six projects under construction or planned for development within the Lower East Side Historic District (E, S/NR). With the exception of one of these projects, each is a building substantially taller than the low-rise buildings that comprise the historic district and each will alter the historic district's setting. In addition, two of the six projects will replace existing buildings that are contributing structures to the historic district. Further, construction of these projects could cause accidental construction damage to contributing historic district buildings located within 90 feet of construction. Adjacent contributing buildings would be offered some projection through DOB controls governing the protection of adjacent properties from construction activities. The six projects located within the Lower East Side Historic District are:

- The 23-story residential building (The Ludlow) nearing completion at 188 Ludlow Street. This building replaced a parking lot at the southeast corner of East Houston and Ludlow Streets.

- The 18-story residential building currently under construction at 101 Ludlow/92 Delancey Street. This building replaced a non-contributing historic district building.
- The renovation and enlargement by two stories of the existing four-story building at 100 Delancey Street. This building is a non-contributing building to the Lower East Side Historic District.
- A planned 19-story hotel at 200 Allen Street/173 East Houston Street. This building will replace a 1-story contributing building to the historic district.
- A planned 11-story hotel at 136 Ludlow Street, which will replace a 1-story contributing building to the historic district.
- A proposed 18-story mixed-use building at 180 Orchard Street. This project will replace a non-contributing historic district building.

An additional known development located within the project area and near an architectural resource is a 12-story non-profit building currently under construction at the southwest corner of East Houston and Pitt Streets. This project is located across Pitt Street from the Hamilton Fish Park Play Center (#85, NYCL) at 130 Pitt Street. This development will not alter the setting of the historic resource.

POTENTIAL DIRECT IMPACTS FROM REASONABLE WORST-CASE DEVELOPMENT SCENARIO (RWCDS) PROJECTS

Potential Direct Impacts to Individual Architectural Resources

Seven known architectural resources that are located on projected and potential development sites are assumed to be redeveloped in the future without the proposed actions. These resources are:

- (#14) The Isaac T. Hopper House (S/NR) at 110 Second Avenue. It is located on Potential Development Site 229 and is assumed to be replaced with an approximately 19,500-square-foot residential building.
- (#16) The German Evangelical Lutheran Church of St. Mark (S/NR) at 323 East 6th Street. It is located on Projected Development Site 145 and is assumed to be replaced with an approximately 23,000-square-foot residential building.
- (#30) The Third Districts Magistrates Court Building (S/NR-eligible) at 32 Second Avenue. It is located on Potential Development Site 205 and is assumed to be replaced with an approximately 19,000-square-foot mixed-use building.
- (#41) St. Brigid's Roman Catholic Church (S/NR-eligible) at 119 Avenue B. It is located on Projected Development Site 123 and is assumed to be replaced with an approximately 52,000-square foot residential building.
- (#46) Church of the Most Holy Redeemer complex (S/NR-eligible) at 161-173 East Third Street and 206-212 East 4th Street. It is located on Potential Development Site 259 and is assumed to be replaced with an approximately 122,000-square-foot residential building.
- (#68) The former Seventh-Day Adventist Church of Union Square (S/NR-eligible) at 128 Forsyth Street. It is located on Potential Development Site 198 and is assumed to be replaced with an approximately 30,000-square-foot commercial building.

- (#84) The Essex Street Market building (S/NR-eligible) at 130-144 Essex Street. It is located on Potential Development Site 181 and is assumed to be replaced with an approximately 38,000-square-foot mixed-use building.

Sixteen potential architectural resources that are located on projected and potential development sites are also assumed to be redeveloped in the future without the proposed actions. These sixteen potential resources are:

- (#91) The Orpheum Theater at 126 Second Avenue. It is located on Projected Development Site 107 and is assumed to be replaced with an approximately 11,000-square-foot residential building with some commercial space.
- (#110) Church of Mary Help of Christians at 436 East 12th Street. It is located on Projected Development Site 139 and is assumed to be replaced with an approximately 44,750-square-foot residential building.
- (#111) St. Nicholas of Myra Orthodox Church at 288 East 10th Street. It is located on Potential Development Site 228 and is assumed to be replaced with an approximately 20,500-square-foot building with some commercial space.
- (#112) The row house at 404 East 9th Street. It is located on Potential Development Site 232 and is assumed to be replaced with an approximately 5,100-square-foot residential building with some commercial space.
- (#117) The Church of St. Stanislaus Bishop and Martyr. It is located on Potential Development Site 269 and is assumed to be replaced with an approximately 19,400-square-foot residential building. The rectory and convent would not be redeveloped in the future without the proposed actions.
- (#121) The substation at 421 East 6th Street. It is located on Projected Development Site 137 and is assumed to be replaced with an approximately 21,400-square-foot residential building and an approximately 5,800-square-foot residential building.
- (#125) The St. Nicholas Church rectory at 135 East 2nd Street. It is located on Potential Development Site 267 and is assumed to be replaced with an approximately 10,300-square-foot residential building.
- (#127) Father's Heart Ministry Center at 543-547 East 11th Street. It is located on Potential Development Site 264, and the church portion of the site is assumed to be redeveloped with an approximately 14,200-square-foot residential building with some commercial space.
- (#140) The tenements/commercial buildings at 47-51 Avenue B. They are located on Potential Development Site 221 and are assumed to be replaced with approximately 5,200-, 5,900-, and 11,000-square-foot residential buildings.
- (#150) The row house at 253 East 7th Street. It is located on Potential Development Site 252 and is assumed to be replaced with an approximately 8,300-square-foot residential building.
- (#154) San Ysidora Y San Leandro Orthodox Catholic Church of the Hispanic Rite at 345-347 East 4th Street. It is located on Projected Development Site 113 and is assumed to be replaced with an approximately 7,900-square-foot residential building.
- (#156) The row houses at 285-287 East 3rd Street. They are located on Potential Development Sites 238 and 239 and are assumed to be replaced with an approximately 7,000-square foot residential building and an approximately 7,100-square-residential building.

- (#157) The row house at 316 East 3rd Street. It is located on Projected Development Site 110 and is assumed to be replaced with an approximately 5,800-square-foot residential building and an approximately 13,900-square-foot residential building with some commercial space.
- (#164) The Federal row house at 143 Allen Street. It is located on Projected Development Site 15 and is assumed to be replaced with an approximately 4,800-square-foot residential building with some commercial space.
- (#165) The former public baths at 133-135 Allen Street. It is located on Projected Development Site 16 and is assumed to be replaced with an approximately 14,000-square-foot residential building with some commercial space.
- (#172) The Our Lady of Sorrows Church, Rectory, and School at 103 Pitt Street and 213-215 and 221 Stanton Street. The complex is located on Potential Development Site 233 and is assumed to be replaced with an approximately 66,200-square-foot residential building and an approximately 13,100-square-foot residential building.

There are also projected and potential development sites located within the two potential historic districts. Redevelopment of these sites would remove potential historic district buildings.

- Projected Development Sites 92 and 123 and Potential Development Sites 227, 260, 261, 262, and 263 are located within the boundaries of the potential Tompkins Square Park Historic District (F). Projected Development Site 92 contains the modern Trinity Lower East Side Lutheran Parish building and is assumed to be redeveloped with an approximately 17,300-square-foot residential building. Projected Development Site 123 contains St. Brigid's Roman Catholic Church (#41, S/NR-eligible) and, as described above, is assumed to be redeveloped with an approximately 52,000-square-foot residential building. Potential Development Sites 227, 260, 261, 262, and 263 contain the tenements at 299, 319, 317, 307, and 305 East 10th Street and are assumed to be replaced with residential buildings of approximately 8,900, 8,100, 8,100, 9,800, and 9,600 square feet, respectively.
- Projected Development Site 145 is located within the boundaries of the potential East 6th Street Historic District (G). This site contains the German Evangelical Lutheran Church of St. Mark (#16, S/NR) and, as described above, is assumed to be redeveloped with an approximately 23,000-square-foot residential building.

Potential Direct Impacts to Architectural Resources from Adjacent Construction

The eighty-two architectural resources listed below could experience accidental construction damage in the future without the proposed actions from anticipated development on adjacent projected and potential developments sites. These resources would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities. In addition, TPPN #10/88 would apply to the sixteen New York City Landmarks and/or National Register properties listed below.

Thirty-four known architectural resources that could experience adverse construction-related impacts are:

- (A) St. Mark's Historic District (NYCL, S/NR). The historic district buildings at 42, 44, and 46 Stuyvesant Street are adjacent to Projected Development Site 109 and Potential Development Site 281, and the historic district buildings at 109, 111, 113, 115, and 117 East 10th Street are located within 90 feet of Projected Development Site 153.

- (#6) The Ottendorfer Branch of the New York Public Library (NYCL, S/NR) at 135 Second Avenue. It is located within 90 feet of Potential Development Site 279.
- (#7) The Deutsches Dispensary (NYCL, S/NR) at 137 Second Avenue. It is located within 90 feet of Potential Development Site 279.
- (#13) Middle Collegiate Church (S/NR-eligible) at 112-114 Second Avenue. It is adjacent to Potential Development Site 229.
- (#15) The Italianate house (NYCL-eligible, S/NR) at 68 East 7th Street. It is adjacent to Projected Development Site 145.
- (#17) The loft buildings (S/NR-eligible) at 59-61 East 4th Street. They are located within 90 feet of Potential Development Site 278.
- (#19) Turn Hall (S/NR-eligible) at 66 East 4th Street. It is located across East 4th Street from Projected Development Site 151.
- (#20) LaMama Experimental Theater Club (S/NR-eligible) at 74 East 4th Street. It is located across East 4th Street from Projected Development Site 151.
- (#22) Public School 751 (S/NR-eligible) at 113 East 4th Street. It is located within 90 feet of Projected Development Site 105.
- (#29) New York Marble Cemetery (NYCL, S/NR) on Second Avenue at East 2nd Street. It is adjacent to Projected Development Site 150.
- (#31) New York City Marble Cemetery (NYCL, S/NR) at 52-74 East 2nd Street. It is adjacent to Potential Development Site 271, located within 90 feet of Projected Development Sites 56 and 104, and across East 2nd Street from Projected Development Site 142.
- (#32) Former Public School 79 (S/NR-eligible) at 38 East 1st Street. It is adjacent to Projected Development Site 55 and Potential Development Site 205.
- (#34) Congregation Beth Yitzack (NYCL-eligible) at 108 East 1st Street. It is adjacent to Potential Development Site 267 and located within 90 feet of Potential Development Sites 296 and 297.
- (#35) 11th Street Public Bath (NYCL) at 538 East 11th Street. It is located across East 11th Street from Potential Development Site 264.
- (#38) Christodora House (S/NR) at 147 Avenue B. It is located across East 9th Street from Projected Development Site 92.
- (#39) Public School 64 (NYCL, S/NR-eligible) at 605-615 East 9th Street. It is located across East 10th Street from Projected Development Site 126 and across East 9th Street from Projected Development Site 92.
- (#40) The Tompkins Square Lodging House for Boys (NYCL) at 296 East 8th Street. It is located within 90 feet of Projected Development Site 92 and across East 8th Street from Projected Development Site 123.
- (#42) The Wheatsworth Factory (LPC-heard) at 444 East 10th Street. It is adjacent to Projected Development Site 118 and located within 90 feet of Projected Development Site 117.
- (#43) The Public National Bank of New York (LPC-heard) at 106 Avenue C. It is adjacent to Potential Development Site 220 and located within 90 feet of Potential Development Sites 249 and 253.

- (#44) Congregation Beth Hamedrash Hagadol Anshe Ungam (NYCL) at 242 East 7th Street. It is located within 90 feet of Projected Development Site 86 and across East 7th Street from Potential Development Sites 252 and 253.
- (#45) The Sixth Street Industrial School (S/NR-eligible) at 630 East 6th Street. It is located across East 6th Street from Projected Development Sites 121 and 122.
- (#47) The Orthodox Home (S/NR-eligible) at 320 East 3rd Street. It is adjacent to Projected Development Sites 110, 165, 166, 167, and 168 and is located within 90 feet of Potential Development Sites 234 and 300.
- (#66) Public School 91 (S/NR-eligible) at 198 Forsyth Street. It is adjacent to Projected Development Site 28.
- (#67) The University Settlement House (S/NR) at 184 Eldridge Street. It is located within 90 feet of Projected Development Sites 14, 15, and 16.
- (#69) The tenement (S/NR-eligible) at 110 Forsyth Street. It is located within 90 feet of Projected Development Sites 25 and 26 and is across Broome Street from Projected Development Site 23.
- (#70) The tenement (S/NR-eligible) at 104 Forsyth Street. It is adjacent to Projected Development Site 23 and Potential Development Site 188 and is located within 90 feet of Projected Development Site 24 and Potential Development Sites 189, 190, 192, and 193.
- (#71) The tenements (S/NR-eligible) at 100-102 Forsyth Street. They are located within 90 feet of Projected Development Sites 23 and 24 and Potential Development Sites 188, 189, 190, 192, and 193.
- (#74) Substation 409 (S/NR) at 163 Essex Street. It is adjacent to Potential Development Site 186.
- (#75) Anshe Chesed Synagogue (NYCL) at 172-176 Norfolk Street. It is adjacent to Projected Development Site 64 and located within 90 feet of Projected Development Site 83 and Potential Development Sites 218 and 219.
- (#76) Public School 160 (S/NR-eligible) at 107 Suffolk Street. It is located within 90 feet of Projected Development Site 32.
- (#77) Stanton Street Shul (S/NR) at 180 Stanton Street. It is adjacent to Projected Development Sites 75 and 76 and located within 90 feet of Projected Development Sites 74, 77, and 78.
- (#80) The Treemark Shoes Store (S/NR-eligible) at 6 Delancey Street. It is located within 90 feet of Potential Development Site 204.
- (#84) Essex Street Market (S/NR-eligible). The portion of the market complex at 120-128 Essex Street is adjacent to Projected Development Sites 79 and 80, is located within 90 feet of Projected Development Site 31, and is located across Essex Street from Projected Development Site 5, where Essex Street is 80-feet-wide.
- (#85) Hamilton Fish Park Play Center (NYCL) at 130 Pitt Street. It is located across Pitt Street from Potential Development Site 233.

Forty-eight potential architectural resources that could experience adverse construction-related impacts are:

- (F) The potential Tompkins Square Park Historic District. The potential historic district buildings at 159-173 Avenue B are located within 90 feet of Projected Development Site

126. The potential historic district buildings at 602 East 9th Street and 137 Avenue B are adjacent to Projected Development Site 92. The potential historic district buildings at 601 (Christodora House, #38), 604, 605 (Public School 64, #39), 606, 608, and 610 East Ninth Street and 129 (Tompkins Square Lodging House, #40) and 131-135 Avenue B are located within 90 feet of Projected Development Site 92. The potential historic district buildings at 129 (Tompkins Square Lodging House, #40) and 297 East 8th Street are located across East 8th Street from Projected Development Site 123.

- (G) The potential East 6th Street Historic District. The potential historic district buildings at 334, 336, 338, and 340 are located within 90 feet of Projected Development Site 106. The potential historic district building at 113 East 6th Street is located within 90 feet of Potential Development Site 229.
- (#93) The tenements at 213-215 East 5th Street. They are adjacent to Projected Development Site 152 and located across East 5th Street from Potential Development Site 278.
- (#94) The row house at 85 East 4th Street. It is adjacent to Projected Development Site 151 and located within 90 feet of Potential Development Site 280.
- (#99) The Catholic Worker Maryhouse at 55 East 3rd Street. It is located across East 3rd Street from Potential Development Site 271.
- (#102) The tenement at 87 East 2nd Street. It is adjacent to Projected Development Site 142, located within 90 feet of Projected Development Sites 143 and 144, and across East 2nd Street from Projected Development Site 104.
- (#103) St. Joseph House at 36 East 1st Street. It is located within 90 feet of Projected Development Site 55.
- (#104) The tenement at 342 East 11th Street. It is adjacent to Projected Development Site 108.
- (#105) The blockfront at 164-180 First Avenue. These buildings are adjacent to Projected Development Site 102 and located within 90 feet of Projected Development Site 138.
- (#106) The tenement at 229 East 10th Street. It is located within 90 feet of Projected Development Site 149.
- (#107) The Italianate row house at 81 East 7th Street. It is located within 90 feet of Potential Development Site 230.
- (#108) The Allen Ginsberg apartment at 437 East 12th Street. It is located within 90 feet of Projected Development Sites 140 and 141 and Potential Development Site 270 and is across East 12th Street from Projected Development Sites 103 and 139.
- (#109) The tenement at 193 Avenue A. It is across East 12th Street from Projected Development Sites 103 and 139.
- (#112) The row house at 402 East 9th Street. It is adjacent to Potential Development Site 232.
- (#113) The tenement at 85 St. Mark's Place. It is located within 90 feet of Potential Development Site 232.
- (#116) The tenements at 101-109 East 7th Street. They are adjacent to Potential Development Site 269 and across East 7th Street from Projected Development Site 101.
- (#118) The McKinley Apartments at 111 East 7th Street. It is adjacent to Potential Development Site 269.

- (#119) The tenement at 106 East 7th Street. It is adjacent to Projected Development Site 137 and is located across East 7th Street from Potential Development Site 269.
- (#120) Congregation Adas Yisroel Anshe Mezeritz at 415 East 6th Street. It is located within 90 feet of Projected Development Sites 101 and 137.
- (#126) The tenements at 517-519 East 11th Street. It is located within 90 feet of Projected Development Site 132.
- (#128) Public School 61 at 604-626 East 12th Street. It is adjacent to Projected Development Site 93.
- (#129) Engine Company 28 at 604 East 11th Street. It is adjacent to Projected Development Site 126.
- (#131) The tenement at 187 East 7th Street. It is adjacent to Projected Development Site 90 and is located within 90 feet of Projected Development Site 123.
- (#134) The tenement at 207 East 4th Street. It is located across East 4th Street from Potential Development Site 259.
- (#135) The tenement at 223 East 4th Street. It is located across East 4th Street from Projected Development Site 97.
- (#136) The former Roman Catholic school at 220 East 4th Street. It is located within 90 feet of Projected Development Sites 97 and 130 and Potential Development Site 259.
- (#137) The Art Deco apartment building at 176 East 3rd Street. It is located within 90 feet of Projected Development Site 129 and is across East 3rd Street from Potential Development Site 259.
- (#138) The Allen Ginsberg Apartment building at 170 East 2nd Street. It is located across East 2nd Street from Projected Development Site 128.
- (#139) Henington Hall at 214-216 East 2nd Street. It is adjacent to Projected Development Site 87.
- (#143) The Church of the Holy Cross mission school at 300 East 4th Street. It is located across East 4th Street from Potential Development Site 256.
- (#144) La Plaza Cultural at 632-652 East 9th Street. It is located across East 9th Street from Projected Development Sites 124 and 125.
- (#147) The factory building at 735 East 9th Street. It is adjacent to Projected Development Site 118, located within 90 feet of Projected Development Site 117, and is across East 9th Street from Projected Development Site 116.
- (#148) The factory building at 139-145 Avenue D. It is located within 90 feet of Projected Development Site 118.
- (#149) The tenement at 236 East 7th Street. It is located within 90 feet of Projected Development Sites 85 and 86 and is across East 7th Street from Potential Development Site 253.
- (#151) The row house at 263 East 7th Street. It is located within 90 feet of Potential Development Sites 251 and 252.
- (#152) The row house at 271 East 7th Street. It is adjacent to Potential Development Site 251 and is located within 90 feet of Projected Development Sites 115 and 174.

- (#153) The row houses at 258-266 East 7th Street. They are adjacent to Projected Development Site 114 and are located across East 7th Street from Potential Development Sites 251 and 252.
- (#155) The tenement at 340 East 4th Street. It is located across East 4th Street from Projected Development Site 113.
- (#161) Yonah Schimmel's at 137 East Houston Street. It is located within 90 feet of Projected Development Site 28 and Potential Development Site 200.
- (#162) Congregation Erste Warshawer at 60 Rivington Street. It is located within 90 feet of Projected Development Site 15 and Potential Development Site 187.
- (#163) The institutional building at 61-63 Rivington Street. It is adjacent to Projected Development Site 15 and located within 90 feet of Projected Development Sites 14 and 16.
- (#167) The tenement at 2 Clinton Street. It is located within 90 feet of Projected Development Sites 162 and 163 and Potential Development Site 289.
- (#168) Congregation Chasam Sopher at 8-14 Clinton Street. It is located within 90 feet of Projected Development Sites 75, 76, and 163 and Potential Development Site 289.
- (#169) The tenement at 29 Clinton Street. It is located within 90 feet of Projected Development Site 73 and across Clinton Street from Projected Development Site 74.
- (#171) The tenement at 71 Clinton Street. It is located across Clinton Street from Projected Development Site 60.
- (#173) Public School 4 at 203 Rivington Street. It is located within 90 feet of Projected Development Site 154.
- (#174) The Bowery Mission at 227 Bowery. It is located within 90 feet of Projected Development Sites 52, 53, and 54.
- (#175) The building at 185 Bowery. It is located within 90 feet of Potential Development Site 204.

Redevelopment of the projected and potential development sites that are adjacent to architectural resources would involve the replacement of empty lots and low-rise commercial, residential, and institutional buildings with new 50- and 60-foot-tall residential buildings, some of which would also have commercial space. In general, the replacement of empty lots and low-rise buildings with slightly larger residential buildings is not expected to affect the context of adjacent architectural resources. However, redevelopment of certain of the architectural resources listed above would affect the context of adjacent architectural resources. Redevelopment of the Isaac T. Hopper House (#14, S/NR) would affect the setting of the adjacent Middle Collegiate Church (#13, S/NR-eligible), because those two 19th-century resources present a unique architectural pair to the streetscape and each resource complements the other. Redevelopment of the row house at 404 East 9th Street (#112) would affect the setting of the adjacent row house at 402 East 9th Street, because the two buildings form a complementary pair. Redevelopment of the German Evangelical Lutheran Church of St. Mark (# 16, S/NR), which is an integral feature of the potential East 6th Street Historic District, would affect the potential district's overall character. Similarly, redevelopment of St. Brigid's Roman Catholic Church (#41, S/NR-eligible) would affect the overall character of the potential Tompkins Square Park Historic District. In addition, redevelopment of one of the three Essex Street Market buildings (#84, S/NR-eligible) would affect that historic resource by removing a component of the complex. Further, redevelopment of ten historic religious structures in the project area in the future without the

proposed actions would affect the overall architectural and historic character of the East Village and Lower East Side. Those churches and synagogues are an important historical component of the area's residential history and the redevelopment of them would lessen the architectural reminders of the area's immigrant history and would narrow the range of historic building types that characterize the area.

Potential Direct Impacts to Lower East Side Historic District Properties

There are twenty-eight projected and potential development sites located within the Lower East Side Historic District (E, S/NR). Of those sites, sixteen contain contributing buildings to the historic district. The redevelopment of the sixteen contributing buildings in the future without the proposed actions would affect the character of the Lower East Side Historic District.

The sixteen projected and potential development sites that contain contributing historic district buildings are:

- Projected Development Site 2. This development site contains part of a contributing 1-story commercial building with tile trim at 324-332 Grand Street. The building dates from around 1920.
- Projected Development Site 3. Adjacent to Projected Development Site 2, this development site contains part of the same contributing 1-story commercial building with tile trim at 324-332 Grand Street.
- Projected Development Site 4. This development site contains a contributing 3-story Greek Revival-style row house built around 1830 at 95 Rivington Street. The row house was later used as the First Roumanian-American Congregation Talmud Torah. (The adjacent, contributing First Roumanian-American Congregation Synagogue was recently demolished).
- Projected Development Site 5. This development site contains two stories of an original 5-story Italianate-style tenement at 115 Rivington Street. The contributing structure dates to around 1860.
- Projected Development Site 8. This development site contains a contributing 1-story commercial building at 136 Ludlow Street. The building was originally a taller structure that was redesigned in 1937.
- Projected Development Site 9. This development site contains a contributing 1-story commercial building at 174 Orchard Street.
- Projected Development Site 19. This development site contains a contributing 2-story commercial building built around 1930 at 83 Stanton Street.
- Projected Development Site 22. This development site contains a contributing 1-story commercial building built around 1920 at 181 Orchard Street.
- Projected Development Site 33. This development site contains a contributing 2-story commercial building built around 1930 at 95 Delancey Street.
- Projected Development Site 34. This development site contains a contributing firehouse built in 1878 at 91 Ludlow Street.
- Projected Development Site 41. This development site contains the contributing Katz's Delicatessen at 199-205 East Houston Street.
- Potential Development Site 182. This development site contains a contributing 3-story commercial building built around 1920 at 74 Orchard Street.

- Potential Development Site 183. This development site contains a contributing 3-story Greek Revival row house at 113 Ludlow Street.
- Potential Development Site 185. This development site contains a contributing 2-story commercial building built around 1920 at 99 Stanton Street.
- Potential Development Site 186. This development site contains a contributing 2-story commercial building built in 1935 at 161 Essex Street.
- Potential Development Site 196. This development site contains a contributing 3-story Greek Revival row house at 119 Orchard Street with a commercial extension on Allen Street.

In addition, numerous contributing buildings within the Lower East Side Historic District could experience accidental construction damage in the future without the proposed actions from anticipated development on the adjacent twenty-eight projected and potential development sites listed below.

- Projected Development Site 2. The contributing historic district buildings located within 90 feet of this projected development site are: 322, 323, 327, 329, 331, 333, 334, 335, and 339 Grand Street; 62, 65, 67, 69, and 71 Ludlow Street; and 68, 70, 72, and 74 Orchard Street.
- Projected Development Site 3. The contributing historic district buildings located within 90 feet of this projected development site are: 322, 323, 327, 329, 331, 333, 334, 335, and 339 Grand Street; 65, 67, 69, and 71 Ludlow Street; and 68, 70, 72, and 74 Orchard Street.
- Projected Development Site 4. The contributing historic district buildings located within 90 feet of this projected development site are: 85, 87, 90, 92, 94, 97, and 101 Rivington Street; 132, 134, 136, and 138 Orchard Street; and 117, 119, 121, 122, 123, 124, and 125 Ludlow Street.
- Projected Development Site 5. The contributing historic district buildings located within 90 feet of this projected development site are: 106, 108, 110, 111, 113, and 114 Rivington Street; and 115 and 121 Essex Street.
- Projected Development Site 6. The contributing historic district buildings located within 90 feet of this projected development site are: 85, 86-88, 99, 100-104, and 101-103 Stanton Street; 160, 162, 164, 165, 166, and 172 Orchard Street; and 151, 153, and 157 Ludlow Street.
- Projected Development Site 7. The contributing historic district buildings located within 90 feet of this projected development site are: 99 and 101-103 Stanton Street; 149, 151, 152, 153, 154, 156, 157, and 158 Ludlow Street; and 160, 162, 164, and 166 Orchard Street.
- Projected Development Site 8. The contributing historic district buildings located within 90 feet of this projected development site are: 138-140, 139-141, 142, and 143 Ludlow Street; 100-102, 104, 106, 108, 110, and 114 Rivington Street; and 133-135, 137, 139, and 141 Essex Street.
- Projected Development Site 9. The contributing historic district buildings located within 90 feet of this projected development site are: 84, 86-88, and 100-104 Stanton Street; 172, 175, 176-178, 177, 179, and 182 Orchard Street; and 161, 163, 165, and 167 Ludlow Street.
- Projected Development Site 10. The contributing historic district buildings located within 90 feet of this projected development site are: 181 and 185 East Houston Street; 188, 189, 190, 191, 192, and 193 Orchard Street; and 175, 177, 179, and 181-183 Ludlow Street.

- Projected Development Site 19. The contributing historic district buildings located within 90 feet of this projected development site are: 82, 84, 85, and 86-88 Stanton Street; and 159, 161, and 165 Orchard Street.
- Projected Development Site 20. The contributing historic district buildings located within 90 feet of this projected development site are: 82, 84, 85, and 86-88 Stanton Street; and 158, 159, 160, 161, 162, 164, 165, 166, 168, and 172 Orchard Street.
- Projected Development Site 21. The contributing historic district buildings located within 90 feet of this projected development site are: 85 Stanton Street; and 154, 155, 156, 157, 158, 159, 160, 161, 162, 164, 165, 166, and 168 Orchard Street.
- Projected Development Site 22. The contributing historic district buildings located within 90 feet of this projected development site are: 82, 84, and 86-88 Stanton Street; and 175, 176-178, 177, 179, 182, 185, 188, and 189 Orchard Street.
- Projected Development Site 33. The contributing historic district buildings located within 90 feet of this projected development site are: 85-87 Delancey Street; 94, 96, 98, and 100 Orchard Street; and 85, 87, 90, 92, and 96 Ludlow Street.
- Projected Development Site 34. The contributing historic district buildings located within 90 feet of this projected development site are: 85-87 Delancey Street; 94, 96, 98, and 100 Orchard Street; 85, 87, 90, 92, and 96 Ludlow Street; and 246, 248, 250, and 252 Broome Street.
- Projected Development Site 35. The contributing historic district buildings located within 90 feet of this projected development site are: 120, 122, and 126-130 Orchard Street; and 109 and 113 Ludlow Street.
- Projected Development Site 36. The contributing historic district buildings located within 90 feet of this projected development site are: 117, 119, 120, 121, 122, 123, 126-130, and 127 Orchard Street; and 109 Ludlow Street.
- Projected Development Site 37. The contributing historic district buildings located within 90 feet of this projected development site are: 117, 119, 120, 121, 122, 123, 126-130, and 127 Orchard Street; and 109 Ludlow Street.
- Projected Development Site 38. There is one contributing historic district building located within 90 feet of this projected development site—110 Ludlow Street.
- Projected Development Site 39. There is one contributing historic district building located within 90 feet of this projected development site—110 Ludlow Street.
- Projected Development Site 40. The contributing historic district buildings located within 90 feet of this projected development site are: 181 and 185 East Houston Street; 188, 189, 190, 191, 192, and 193 Orchard Street; and 175, 177, 179, and 181-183 Ludlow Street.
- Projected Development Site 41. The contributing historic district buildings located within 90 feet of this projected development site are: 177, 179, 181-183, and 184 Ludlow Street; and 190 and 192 Orchard Street.
- Potential Development Site 182. The contributing historic district buildings located within 90 feet of this potential development site are: 314-320 and 322 Grand Street; 68, 70, 72, 73, 76, 75-79, 78, 81-83, 84, and 86 Orchard Street; 245, 247, 249, and 259 Broome Street; and 65, 67, 69, and 71-75 Ludlow Street.

- Potential Development Site 183. The contributing historic district buildings located within 90 feet of this potential development site are: 109, 110, 115, 117, 119, 121, 122, and 123 Ludlow Street; and 120, 122, 126-130, 132, 134, and 136 Orchard Street.
- Potential Development Site 184. The contributing historic district buildings located within 90 feet of this potential development site are: 100 and 101-103 Stanton Street; 158, 160, 162, 164, 166, and 172 Orchard Street; and 149, 151, 152, 153, 154, 156, 157, and 158 Ludlow Street.
- Potential Development Site 185. The contributing historic district buildings located within 90 feet of this potential development site are: 100 and 101-103 Stanton Street; 158, 160, 162, 164, 166, and 172 Orchard Street; and 149, 151, 152, 153, 154, 156, 157, and 158 Ludlow Street.
- Potential Development Site 186. The contributing historic district buildings located within 90 feet of this potential development site are: 163 Essex Street; 112, 114, 116, and 118 Stanton Street; and 162, 164, 168, 170, 172, 174, and 176 Ludlow Street.
- Potential Development Site 196. The contributing historic district buildings located within 90 feet of this potential development site are: 80 Delancey Street; and 120, 121, 122, 123, 127, 131, and 126-130 Orchard Street.

The contributing historic district buildings listed above would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities.

E. PROBABLE IMPACTS OF THE PROPOSED ACTIONS

OVERVIEW

Development on the development and enlargement sites pursuant to the proposed actions could have potential adverse impacts on historic resources from direct physical impacts—disturbance to archaeological resources, demolition and alteration of architectural resources, or accidental damage to architectural resources from adjacent construction—and indirect impacts to architectural resources by blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource's setting; or introducing shadows over an architectural resource with sun-sensitive features. These potential impacts are examined below.

ARCHAEOLOGICAL RESOURCES

The twenty-three potential development sites, which have been determined to be archaeologically sensitive and would not be developed in the future without the proposed actions, could be developed with the proposed actions. Construction on these twenty-three sites could result in significant adverse impacts on potential archaeological resources due to excavation for foundations and footings of new buildings (see Figure 7-4). Given that these sites have been identified as potentially archaeologically sensitive, and they could be developed pursuant to the proposed actions without any additional discretionary approvals, there are no measures available in connection with the proposed actions to require further archaeological investigations or mitigation. Therefore, development on Potential Development Sites 199, 209, 210, 211, 212, 237, 240, 242, 243, 244, 247, 248, 250, 258, 269, 271, 272, 273, 275, 283, 294,

298, and 299 would result in unavoidable adverse impacts (see Chapter 24, "Unavoidable Adverse Impacts"). It is noted that Potential Development Site 199 may contain human remains.

ARCHITECTURAL RESOURCES

POTENTIAL DIRECT IMPACTS AT PROJECTED DEVELOPMENT SITES

Two known architectural resources are located on projected development sites: the German Evangelical Lutheran Church of St. Mark (#16, S/NR) at 323 East 6th Street, which is located on Projected Development Site 145 and is assumed to be replaced with an approximately 27,000-square-foot residential building, and St. Brigid's Roman Catholic Church (#41, S/NR-eligible) at 119 Avenue B, which is located on Projected Development Site 123 and is assumed to be replaced with an approximately 61,000-square foot residential building. However, since it is assumed that these two church buildings would be redeveloped in the future without the proposed actions (see the discussion above), redevelopment of these two sites under the proposed actions would not result in significant adverse impacts.

Seven potential architectural resources are also located on projected development sites and since it is assumed that these resources would be redeveloped in the future without the proposed actions, redevelopment of these seven sites under the proposed actions would not result in significant adverse impacts. The seven potential architectural resources are: (#91) the Orpheum Theater at 126 Second Avenue, which is located on Projected Development Site 107 and is assumed to be replaced with an approximately 13,300-square-foot residential building with some commercial space; (#110) the Church of Mary Help of Christians at 436 East 12th Street, which is located on Projected Development Site 139 and is assumed to be replaced with an approximately 52,000-square-foot residential building; (#121) the substation at 421 East 6th Street, which is located on Projected Development Site 137 and is assumed to be replaced with an approximately 25,000-square-foot residential building and an approximately 6,800-square-foot residential building; (#154) San Ysidora Y San Leandro church at 345-347 East 4th Street, which is located on Projected Development Site 113 and is assumed to be replaced with an approximately 9,200-square-foot residential building; (#164) the Federal row house at 143 Allen Street, which is located on Projected Development Site 15 and is assumed to be replaced with an approximately 5,600-square-foot residential building with some commercial space; and (#165) the former public baths at 133-135 Allen Street, which is located on Projected Development Site 16 and is assumed to be replaced with an approximately 16,000-square-foot residential building with some commercial space. Further, Projected Development Sites 92 and 123 are located within the boundaries of the potential Tompkins Square Park Historic District (F) and Projected Development Site 145 is located within the boundaries of the potential East Sixth Street Historic District (G). Since redevelopment of these sites within the potential historic districts would also occur in the future without the proposed actions, redevelopment of them under the proposed actions would not result in significant adverse impacts to the potential historic districts.

Projected development pursuant to the proposed actions could have adverse physical impacts on sixty-three architectural resources that are located within 90 feet of proposed construction activities, close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, and collapse (see Figures 7-5 and 7-6). Although the sixty-three resources listed below could potentially experience adverse direct impacts, they would be provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities.



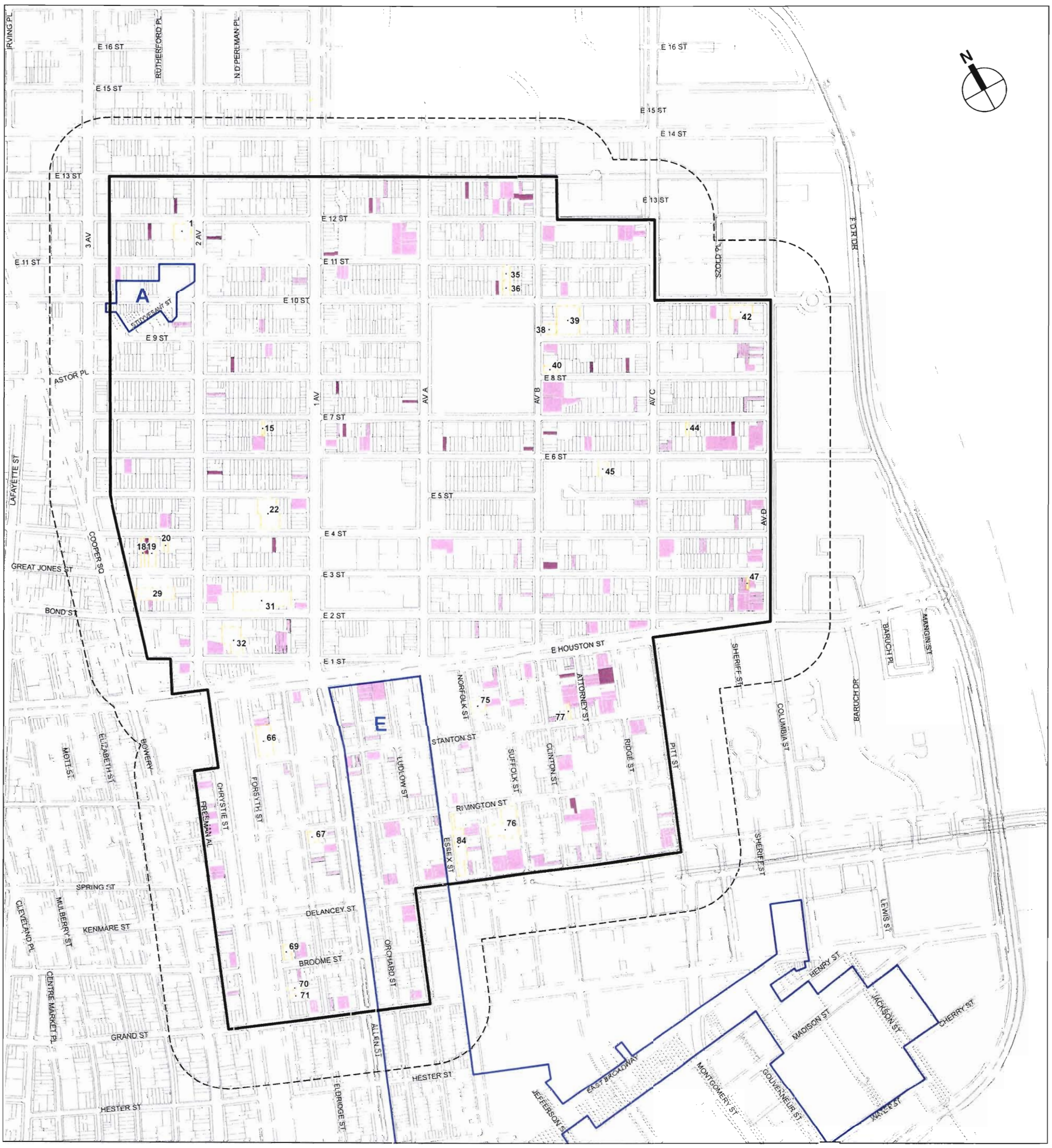
Rezoning Study Area Boundary

Archaeologically Sensitive Development Site Lots Developed Under the Proposed Actions

348 *Block Number*

43 *Lot Number*

Historic Resources
Locations of Significant Adverse Archaeology Impacts
Figure 7-4



Rezoning Study Area Boundary

400-Foot Study Area Boundary

Known Architectural Resources

St. Mark's Historic District (NYCL, S/NR)

Lower East Side Historic District (S/NR)

Projected Site (New Development)

Projected Enlargement

Historic Resources
Known Architectural Resources
Potential Adverse Construction - Related Impacts
Projected Development and Enlargement Sites
Figure 7-5

4.29.08



Rezoning Study Area Boundary

400-Foot Study Area Boundary

1 *Potential Architectural Resources*

F *Potential Tompkins Square Park Historic District*

G *Potential East Sixth Street Historic District*

Projected Site (New Development)

Projected Enlargement

0 1000 FEET

SCALE

Historic Resources
Potential Architectural Resources
Potential Adverse Construction - Related Impacts
Projected Development and Enlargement Sites

Figure 7-6

Twenty-four known architectural resources that could experience adverse construction-related impacts are:

- (A) St. Mark's Historic District (NYCL, S/NR). The historic district buildings at 109, 111, 113, 115, and 117 East 10th Street are located within 90 feet of Projected Development Site 153 and the historic district buildings at 42, 44, and 46 Stuyvesant Street are adjacent to Projected Development Site 109.
- (#15) The Italianate house (NYCL-eligible, S/NR) at 68 East 7th Street. It is adjacent to Projected Development Site 145.
- (#19) Turn Hall (S/NR-eligible) at 66 East 4th Street. It is located across East 4th Street from Projected Development Site 151.
- (#20) LaMama Experimental Theater Club (S/NR-eligible) at 74 East 4th Street. It is located across East 4th Street from Projected Development Site 151.
- (#22) Public School 751 (S/NR-eligible) at 113 East 4th Street. It is located within 90 feet of Projected Development Site 105.
- (#29) New York Marble Cemetery (NYCL, S/NR) on Second Avenue at East 2nd Street. It is adjacent to Projected Development Site 150.
- (#31) New York City Marble Cemetery (NYCL, S/NR) at 52-74 East 2nd Street. It is located within 90 feet of Projected Development Sites 56 and 104 and across East 2nd Street from Projected Development Site 142.
- (#32) Public School 79 (S/NR-eligible) at 38 East 1st Street. It is adjacent to Projected Development Site 55.
- (#38) Christodora House (S/NR) at 147 Avenue B. It is located across East 9th Street from Projected Development Site 92.
- (#39) Public School 64 (NYCL, S/NR-eligible) at 605-615 East 9th Street. It is located across East 10th Street from Projected Development Site 126 and across East 9th Street from Projected Development Site 92.
- (#40) The Tompkins Square Lodging House for Boys (NYCL) at 296 East 8th Street. It is located within 90 feet of Projected Development Site 92 and across East 8th Street from Projected Development Site 123.
- (#42) The Wheatsworth Factory (LPC-heard) at 444 East 10th Street. It is adjacent to Projected Development Site 118 and located within 90 feet of Projected Development Site 117.
- (#44) Congregation Beth Hamedrash Hagadol Anshe Ungam (NYCL) at 242 East 7th Street. It is located within 90 feet of Projected Development Site 86.
- (#45) The Sixth Street Industrial School (S/NR-eligible) at 630 East 6th Street. It is located across East 6th Street from Projected Development Sites 121 and 122.
- (#47) The Orthodox Home (S/NR-eligible) at 320 East 3rd Street. It is adjacent to Projected Development Sites 110, 165, 166, 167, and 168.
- (#66) Public School 91 (S/NR-eligible) at 198 Forsyth Street. It is adjacent to Projected Development Site 28.
- (#67) The University Settlement House (S/NR) at 184 Eldridge Street. It is located within 90 feet of Projected Development Sites 14, 15, and 16.

- (#69) The tenement (S/NR-eligible) at 110 Forsyth Street. It is located within 90 feet of Projected Development Sites 25 and 26 and is across Broome Street from Projected Development Site 23.
- (#70) The tenement (S/NR-eligible) at 104 Forsyth Street. It is adjacent to Projected Development Site 23 and located within 90 feet of Projected Development Site 24.
- (#71) The tenements (S/NR-eligible) at 100-102 Forsyth Street. They are located within 90 feet of Projected Development Sites 23 and 24.
- (#75) Anshe Chesed Synagogue (NYCL) at 172-176 Norfolk Street. It is adjacent to Projected Development Site 64 and located within 90 feet of Projected Development Site 83.
- (#76) Public School 160 (S/NR-eligible) at 107 Suffolk Street. It is located within 90 feet of Projected Development Site 32.
- (#77) Stanton Street Shul (S/NR) at 180 Stanton Street. It is adjacent to Projected Development Sites 75 and 76 and located within 90 feet of Projected Development Sites 74, 77, and 78.
- (#84) Essex Street Market (S/NR-eligible). The portion of the market complex at 120-128 Essex Street is adjacent to Projected Development Sites 79 and 80, is located within 90 feet of Projected Development Site 31, and is located across Essex Street from Projected Development Site 5, where Essex Street is 80-feet-wide.

Thirty-nine potential architectural resources that could experience adverse construction-related impacts are:

- (F) The potential Tompkins Square Park Historic District. The potential historic district buildings at 159-173 Avenue B are located within 90 feet of Projected Development Site 126. The potential historic district buildings at 602 East 9th Street and 137 Avenue B are adjacent to Projected Development Site 92. The potential historic district buildings at 601 (Christodora House, #38), 604, 605 (Public School 64, #39), 606, 608, and 610 East Ninth Street and 129 (Tompkins Square Lodging House, #40) and 131-135 Avenue B are located within 90 feet of Projected Development Site 92. The potential historic district buildings at 129 (Tompkins Square Lodging House, #40) and 297 East 8th Street are located across East 8th Street from Projected Development Site 123.
- (G) The potential East Sixth Street Historic District. The potential historic district buildings at 334, 336, 338, and 340 are located within 90 feet of Projected Development Site 106.
- (#93) The tenements at 213-215 East 5th Street. They are adjacent to Projected Development Site 152.
- (#94) The row house at 85 East 4th Street. It is adjacent to Projected Development Site 151.
- (#102) The tenement at 87 East 2nd Street. It is adjacent to Projected Development Site 142, located within 90 feet of Projected Development Sites 143 and 144, and across East 2nd Street from Projected Development Site 104.
- (#103) St. Joseph House at 36 East 1st Street. It is located within 90 feet of Projected Development Site 55.
- (#104) The tenement at 342 East 11th Street. It is adjacent to Projected Development Site 108.
- (#105) The blockfront at 164-180 First Avenue. These buildings are adjacent to Projected Development Site 102 and located within 90 feet of Projected Development Site 138.

- (#106) The tenement at 229 East 10th Street. It is located within 90 feet of Projected Development Site 149.
- (#108) The Allen Ginsberg apartment at 437 East 12th Street. It is located within 90 feet of Projected Development Sites 140 and 141 and is across East 12th Street from Projected Development Sites 103 and 139.
- (#109) The tenement at 193 Avenue A. It is across East 12th Street from Projected Development Sites 103 and 139.
- (#116) The tenements at 101-109 East 7th Street. It is across East 7th Street from Projected Development Site 101.
- (#119) The tenement at 106 East 7th Street. It is adjacent to Projected Development Site 137.
- (#120) Congregation Adas Yisroel Anshe Mezeritz at 415 East 6th Street. It is located within 90 feet of Projected Development Sites 101 and 137.
- (#126) The tenements at 517-519 East 11th Street. It is located within 90 feet of Projected Development Site 132.
- (#128) Public School 61 at 604-626 East 12th Street. It is adjacent to Projected Development Site 93.
- (#129) Engine Company 28 at 604 East 11th Street. It is adjacent to Projected Development Site 126.
- (#131) The tenement at 187 East 7th Street. It is adjacent to Projected Development Site 90 and is located within 90 feet of Projected Development Site 123.
- (#135) The tenement at 223 East 4th Street. It is located across East 4th Street from Projected Development Site 97.
- (#136) The former Roman Catholic school at 220 East 4th Street. It is located within 90 feet of Projected Development Sites 97 and 130.
- (#137) The Art Deco apartment building at 176 East 3rd Street. It is located within 90 feet of Projected Development Site 129.
- (#138) The Allen Ginsberg Apartment building at 170 East 2nd Street. It is located across East 2nd Street from Projected Development Site 128.
- (#139) Henington Hall at 214-216 East 2nd Street. It is adjacent to Projected Development Site 87.
- (#144) La Plaza Cultural at 632-652 East 9th Street. It is located across East 9th Street from Projected Development Sites 124 and 125.
- (#147) The factory building at 735 East 9th Street. It is adjacent to Projected Development Site 118, located within 90 feet of Projected Development Site 117, and is across East 9th Street from Projected Development Site 116.
- (#148) The factory building at 139-145 Avenue D. It is located within 90 feet of Projected Development Site 118.
- (#149) The tenement at 236 East 7th Street. It is located within 90 feet of Projected Development Sites 85 and 86.
- (#152) The row house at 271 East 7th Street. It is located within 90 feet of Projected Development Sites 115 and 174.

- (#153) The row houses at 258-266 East 7th Street. They are adjacent to Projected Development Site 114.
- (#155) The tenement at 340 East 4th Street. It is located across East 4th Street from Projected Development Site 113.
- (#161) Yonah Schimmel's at 137 East Houston Street. It is located within 90 feet of Projected Development Site 28.
- (#162) Congregation Erste Warshawer at 60 Rivington Street. It is located within 90 feet of Projected Development Site 15.
- (#163) The institutional building at 61-63 Rivington Street. It is adjacent to Projected Development Site 15 and located within 90 feet of Projected Development Sites 14 and 16.
- (#167) The tenement at 2 Clinton Street. It is located within 90 feet of Projected Development Sites 162 and 163.
- (#168) Congregation Chasam Sopher at 8-14 Clinton Street. It is located within 90 feet of Projected Development Sites 75, 76, and 163.
- (#169) The tenement at 29 Clinton Street. It is located within 90 feet of Projected Development Site 73 and across Clinton Street from Projected Development Site 74.
- (#171) The tenement at 71 Clinton Street. It is located across Clinton Street from Projected Development Site 60.
- (#173) Public School 4 at 203 Rivington Street. It is located within 90 feet of Projected Development Site 154.
- (#174) The Bowery Mission at 227 Bowery. It is located within 90 feet of Projected Development Sites 52, 53, and 54.

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19.

The second protective measure applies to New York City Landmarks, properties within New York City Historic Districts, and National Register-listed properties. For these structures, *TPPN #10/88* applies. *TPPN #10/88* supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the following eleven resources: St. Mark's Historic District (A), Italianate house at 68 East 7th Street (#15), New York Marble Cemetery (#29), New York City Marble Cemetery (#31), Christodora House (#38), Public School 64 (#39), Tompkins Square Lodging House for Boys (#40), Congregation Beth Hamedrash Hagadol Anshe Ungam (#44), University Settlement House (#67), Anshe Chesed Synagogue (#75), and the Stanton Street Shul (#77).

For the 52 non-designated or listed resources, construction under the proposed actions could potentially result in construction-related impacts to the resources. The resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since the resources are not New York City Landmarks or listed National Register properties, they are not afforded special protections under *TPPN #10/88*. Additional protective measures afforded under *TPPN #10/88* would only become applicable if the 52 resources are designated or listed in the future prior to the initiation of adjacent construction. If the 52 resources are not designated or listed, they would not be subject to *TPPN #10/88* and may, therefore, be adversely impacted by adjacent development resulting from the proposed actions.

Projected Development Sites within the Lower East Side Historic District

There are twenty-two projected development sites located within the Lower East Side Historic District (E, S/NR). Twelve of these sites—Projected Development Sites 2, 3, 4, 5, 7, 8, 9, 19, 22, 33, 34, and 41—contain contributing buildings to the historic district. However, since it is assumed that the contributing buildings on these sites would be redeveloped in the future without the proposed actions (see the discussion above), any redevelopment of these twelve sites under the proposed actions would not result in significant adverse impacts.

Numerous contributing buildings within the Lower East Side Historic District could experience accidental construction damage in the future without the proposed actions from anticipated development on the twenty-two adjacent projected development sites listed below (see Figure 7-5).

- Projected Development Site 2. The contributing historic district buildings located within 90 feet of this projected development site are: 322, 323, 327, 329, 331, 333, 334, 335, and 339 Grand Street; 62, 65, 67, 69, and 71 Ludlow Street; and 68, 70, 72, and 74 Orchard Street.
- Projected Development Site 3. The contributing historic district buildings located within 90 feet of this projected development site are: 322, 323, 327, 329, 331, 333, 334, 335, and 339 Grand Street; 65, 67, 69, and 71 Ludlow Street; and 68, 70, 72, and 74 Orchard Street.
- Projected Development Site 4. The contributing historic district buildings located within 90 feet of this projected development site are: 85, 87, 90, 92, 94, 97, and 101 Rivington Street; 132, 134, 136, and 138 Orchard Street; and 117, 119, 121, 122, 123, 124, and 125 Ludlow Street.
- Projected Development Site 5. The contributing historic district buildings located within 90 feet of this projected development site are: 106, 108, 110, 111, 113, and 114 Rivington Street; and 115 and 121 Essex Street.
- Projected Development Site 6. The contributing historic district buildings located within 90 feet of this projected development site are: 85, 86-88, 99, 100-104, and 101-103 Stanton Street; 160, 162, 164, 165, 166, and 172 Orchard Street; and 151, 153, and 157 Ludlow Street.
- Projected Development Site 7. The contributing historic district buildings located within 90 feet of this projected development site are: 99 and 101-103 Stanton Street; 149, 151, 152, 153, 154, 156, 157, and 158 Ludlow Street; and 160, 162, 164, and 166 Orchard Street.
- Projected Development Site 8. The contributing historic district buildings located within 90 feet of this projected development site are: 138-140, 139-141, 142, and 143 Ludlow Street; 100-102, 104, 106, 108, 110, and 114 Rivington Street; and 133-135, 137, 139, and 141 Essex Street.

- Projected Development Site 9. The contributing historic district buildings located within 90 feet of this projected development site are: 84, 86-88, and 100-104 Stanton Street; 172, 175, 176-178, 177, 179, and 182 Orchard Street; and 161, 163, 165, and 167 Ludlow Street.
- Projected Development Site 10. The contributing historic district buildings located within 90 feet of this projected development site are: 181 and 185 East Houston Street; 188, 189, 190, 191, 192, and 193 Orchard Street; and 175, 177, 179, and 181-183 Ludlow Street.
- Projected Development Site 19. The contributing historic district buildings located within 90 feet of this projected development site are: 82, 84, 85, and 86-88 Stanton Street; and 159, 161, and 165 Orchard Street.
- Projected Development Site 20. The contributing historic district buildings located within 90 feet of this projected development site are: 82, 84, 85, and 86-88 Stanton Street; and 158, 159, 160, 161, 162, 164, 165, 166, 168, and 172 Orchard Street.
- Projected Development Site 21. The contributing historic district buildings located within 90 feet of this projected development site are: 85 Stanton Street; and 154, 155, 156, 157, 158, 159, 160, 161, 162, 164, 165, 166, and 168 Orchard Street.
- Projected Development Site 22. The contributing historic district buildings located within 90 feet of this projected development site are: 82, 84, and 86-88 Stanton Street; and 175, 176-178, 177, 179, 182, 185, 188, and 189 Orchard Street.
- Projected Development Site 33. The contributing historic district buildings located within 90 feet of this projected development site are: 85-87 Delancey Street; 94, 96, 98, and 100 Orchard Street; and 85, 87, 90, 92, and 96 Ludlow Street.
- Projected Development Site 34. The contributing historic district buildings located within 90 feet of this projected development site are: 85-87 Delancey Street; 94, 96, 98, and 100 Orchard Street; 85, 87, 90, 92, and 96 Ludlow Street; and 246, 248, 250, and 252 Broome Street.
- Projected Development Site 35. The contributing historic district buildings located within 90 feet of this projected development site are: 120, 122, and 126-130 Orchard Street; and 109 and 113 Ludlow Street.
- Projected Development Site 36. The contributing historic district buildings located within 90 feet of this projected development site are: 117, 119, 120, 121, 122, 123, 126-130, and 127 Orchard Street; and 109 Ludlow Street.
- Projected Development Site 37. The contributing historic district buildings located within 90 feet of this projected development site are: 117, 119, 120, 121, 122, 123, 126-130, and 127 Orchard Street; and 109 Ludlow Street.
- Projected Development Site 38. There is one contributing historic district building located within 90 feet of this projected development site—110 Ludlow Street.
- Projected Development Site 39. There is one contributing historic district building located within 90 feet of this projected development site—110 Ludlow Street.
- Projected Development Site 40. The contributing historic district buildings located within 90 feet of this projected development site are: 181 and 185 East Houston Street; 188, 189, 190, 191, 192, and 193 Orchard Street; and 175, 177, 179, and 181-183 Ludlow Street.
- Projected Development Site 41. The contributing historic district buildings located within 90 feet of this projected development site are: 177, 179, 181-183, and 184 Ludlow Street; and 190 and 192 Orchard Street.

Because the Lower East Side Historic District is a National Register-listed district, *TPPN #10/88* applies to properties within the district. *TPPN #10/88* supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the historic district buildings listed above.

POTENTIAL DIRECT IMPACTS AT PROJECTED ENLARGEMENT SITES

There are no individual architectural resources located on projected enlargement sites. However, the tenement at 327 East 10th Street, which is within the boundaries of the potential Tompkins Square Park Historic District (F), is located on Projected Enlargement Site E-11 (see Figure 7-7). Under the proposed actions, this potential historic district building would be enlarged with an additional story. An incompatible addition could have adverse impacts on the building and the historic district blockfront along East 10th Street. (Visual and contextual impacts on architectural resources are discussed more fully below.)

Projected enlargements pursuant to the proposed actions could have adverse physical impacts on twenty architectural resources that are located within 90 feet of proposed construction activities, close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, collapse, or damage from construction machinery (see Figures 7-5 and 7-6). Although the twenty resources listed below could potentially experience adverse direct impacts, they would be provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities.

Six known architectural resources that could experience adverse construction-related impacts are:

- (#1) Louis N. Jaffe Art Theater (NYCL, S/NR) at 189 Second Avenue. It is located across East 12th Street from Projected Enlargement Site E-25.
- (#18) The commercial building (S/NR-eligible) at 62 East 4th Street. It is adjacent to Projected Enlargement Site E-23.
- (#19) Turn Hall (S/NR-eligible) at 66 East 4th Street. It is adjacent to Projected Enlargement Site E-23.
- (#22) Public School 751 (S/NR-eligible) at 113 East 4th Street. It is located across East 4th Street from Projected Enlargement Site E-19.
- (#35) The 11th Street Public Bath (NYCL) at 538 East 11th Street. It is located within 90 feet of Projected Enlargement Site E-11.
- (#36) The Tompkins Square Branch of the New York Public Library (NYCL, S/NR-eligible) at 331 East 10th Street. It is located within 90 feet of Projected Enlargement Site E-11.

Fourteen potential architectural resources that could experience adverse construction-related impacts are:

- (F) The potential Tompkins Square Park Historic District. The potential historic district buildings at 612, 614-616, 618, 620, 624, 626, and 628 East 9th Street are located within 90 feet of Projected Enlargement Site E-8. The potential historic district buildings at 325 and

329 East 10th Street are adjacent to Projected Enlargement Site E-11, and the potential historic district buildings at 319, 321, 323, 331-333 (NYPL Tompkins Square Branch, #36), 335, 337, 339, and 341 are located within 90 feet of Projected Enlargement Site E-11.

- (G) The potential East Sixth Street Historic District. The potential historic district buildings at 310 and 312 East 6th Street are located within 90 feet of Projected Enlargement Site E-20.
- (#95) The tenement at 58-60 East 4th Street. It is located within 90 feet of Projected Enlargement Site E-23.
- (#96) The tenement at 13 East 3rd Street. It is adjacent to Projected Enlargement Site E-23.
- (#105) The blockfront at 164-180 First Avenue. The building at 180 First Avenue is across the street from Projected Enlargement Site E-17 and the buildings at 176 and 178 First Avenue are located within 90 feet of Projected Enlargement Site E-17.
- (#113) The tenement at 85 St. Mark's Place. It is across St. Mark's Place from Projected Enlargement Site E-15.
- (#115) The tenement at 122-126 St. Mark's Place. It is located within 90 feet of Projected Enlargement Site E-16.
- (#116) The tenements at 95-99 East 7th Street. It is located within 90 feet of Projected Enlargement Site E-15 and is across East 7th Street from Projected Enlargement Site E-14.
- (#120) Congregation Adas Yisroel Anshe Mezeritz at 415 East 6th Street. It is located within 90 feet of Projected Enlargement Site E-14.
- (#144) La Plaza Cultural at 632-652 East 9th Street. It is adjacent to Projected Enlargement Site E-7.
- (#151) The row house at 263 East 7th Street. It is located across East 7th Street from Projected Enlargement Site E-4.
- (#152) The row house at 271 East 7th Street. It is located across East 7th Street from Projected Enlargement Site E-4.
- (#153) The row houses at 258-266 East 7th Street. They are located within 90 feet of Projected Enlargement Site E-4.
- (#168) Congregation Chasam Sopher at 8-14 Clinton Street. It is located within 90 feet of Projected Enlargement Site E-3.

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19.

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



Rezoning Study Area Boundary

400-Foot Study Area Boundary

1 *Potential Architectural Resources*

F *Potential Tompkins Square Park Historic District*

G *Potential East Sixth Street Historic District*

Potential Site (New Development)

Potential Enlargement

Projected Enlargement

0 1000 FEET

SCALE

Historic Resources
Potential Architectural Resources
Redeveloped or Enlarged Under the Proposed Actions

Figure 7-7

construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the following three resources: Louis N. Jaffee Art Theater (#1), 11th Street Public Bath (#35), and the Tompkins Square Branch of the New York Public Library (#36).

For the 17 non-designated or listed resources, construction under the proposed actions could potentially result in construction-related impacts to the resources. The resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since the resources are not New York City Landmarks or listed National Register properties, they are not afforded special protections under *TPPN #10/88*. Additional protective measures afforded under *TPPN #10/88* would only become applicable if the 17 resources are designated or listed in the future prior to the initiation of adjacent construction. If the 17 resources are not designated or listed, they would not be subject to *TPPN #10/88* and may, therefore, be adversely impacted by adjacent development resulting from the proposed actions.

POTENTIAL IMPACTS AT POTENTIAL DEVELOPMENT SITES

Based on the assessment of development sites where development would be less likely than on the projected development sites but still a possibility for development, 123 potential development sites were identified. These sites could yield development of commercial and residential space. Development on these sites could have potential adverse physical impacts on architectural resources, but impacts are less likely, because development would be less likely.

Thirteen known architectural resources are located on potential development sites. Up to eight of these thirteen architectural resources could be redeveloped under the RWCDS for the proposed actions (see Figure 7-8). Therefore, redevelopment of the potential development sites could result in significant adverse impacts under the proposed actions. These significant adverse impacts would be unavoidable adverse impacts, because there are no mechanisms for implementing mitigation for as-of-right development. The eight known architectural resources that could be redeveloped are:

- (#3) The Greek Revival row house (S/NR-eligible) at 311 East 12th Street. It is located on Potential Development Site 276 and is assumed to be replaced under the proposed actions with an approximately 8,200-square-foot residential building.
- (#15) The Italianate house (NYCL-eligible, S/NR) at 68 East 7th Street. It is located on Potential Development Site 273 and is assumed to be replaced under the proposed actions with an approximately 9,000-square-foot residential building.
- (#24) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 32 East 3rd Street. It is located on Potential Development Site 109 and is assumed to be replaced under the proposed actions with an approximately 9,400-square-foot residential building.
- (#25) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 34 East 3rd Street. It is located on Potential Development Site 210 and is assumed to be replaced under the proposed actions with an approximately 9,400-square-foot residential building.
- (#26) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 36 East 3rd Street. It is located on Potential Development Site 211 and is assumed to be replaced under the proposed actions with an approximately 9,400-square-foot residential building.

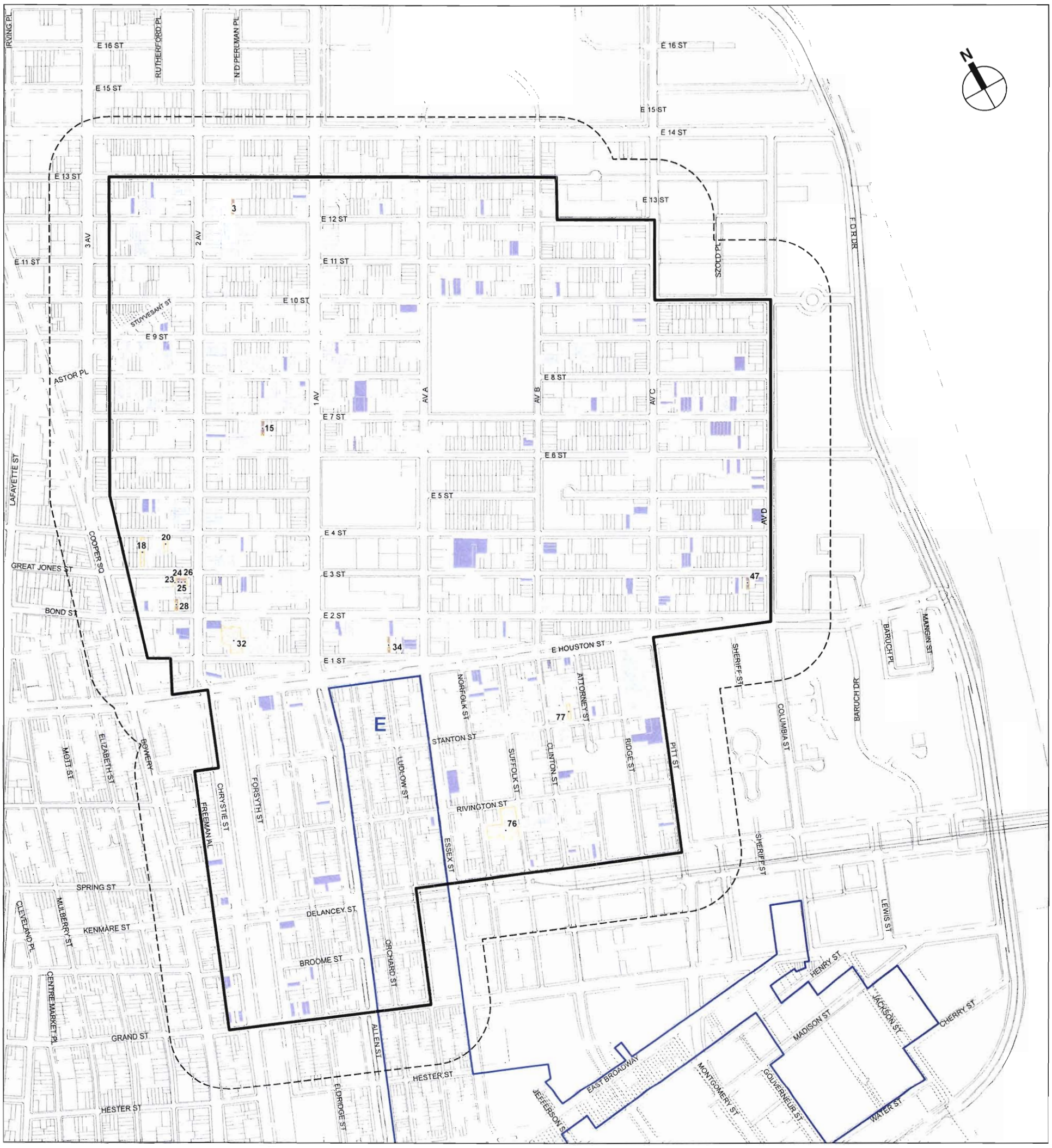
- (#28) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 28 East 2nd Street. It is located on Potential Development Site 212 and is assumed to be replaced under the proposed actions with an approximately 10,900-square-foot residential building.
- (#34) Congregation Beth Yitzack (NYCL-eligible) at 108 East 1st Street. It is located on Potential Development Site 299 and is assumed to be replaced under the proposed actions with an approximately 15,000-square-foot residential building.
- (#47) Orthodox Home (S/NR-eligible) at 320 East 3rd Street. It is located on Potential Development Site 235 and is assumed to be replaced under the proposed actions with an approximately 5,700-square-foot residential building.

It is assumed that five of the thirteen known resources located on potential development sites would be redeveloped in the future without the proposed actions (see the discussion above) and, therefore, redevelopment of these five sites under the proposed actions would not be significant adverse impacts under the proposed actions. These five resources are: the Isaac T. Hopper House (#14, S/NR) at 110 Second Avenue, which is located on Potential Development Site 229 and is assumed to be replaced under the proposed actions with an approximately 13,000-square-foot residential building; the Third Districts Magistrates Court Building (#30, S/NR-eligible) at 32 Second Avenue, which is located on Potential Development Site 205 and is assumed to be replaced under the proposed actions with an approximately 39,000-square-foot residential building with some commercial space; the Church of the Most Holy Redeemer complex (#46, S/NR-eligible) at 161-173 East Third Street and 206-212 East 4th Street, which is located on Potential Development Site 259 and is assumed to be replaced under the proposed actions with an approximately 142,000-square-foot residential building; the former Seventh-Day Adventist Church of Union Square (#68, S/NR-eligible) at 128 Forsyth Street, which is located on Potential Development Site 198 and is assumed to be replaced under the proposed actions with an approximately 36,000-square-foot residential building with some commercial space; and the Essex Street Market building (#84, S/NR-eligible) at 130-144 Essex Street, which is located on Potential Development Site 181 and is assumed to be replaced under the proposed actions with an approximately 46,500-square-foot commercial building.

Fourteen potential architectural resources are also located on potential development sites and up to five of them could be redeveloped under the RWCDS for the proposed actions (see Figure 7-7). Therefore, redevelopment of the potential development sites could result in significant adverse impacts under the proposed actions. These significant adverse impacts would be unavoidable adverse impacts, because there are no mechanisms for implementing mitigation for as-of-right development. The five potential architectural resources that could be redeveloped are:

- (#117) The Church of St. Stanislaus Bishop and Martyr Rectory and Convent at 101-109 East 7th Street. They are located on Potential Development Site 269. Under the proposed actions, the rectory and the convent are each assumed to be redeveloped with an approximately 7,800-square-foot residential building. The church portion of the site will have been redeveloped in the future without the proposed actions.
- (#120) Congregation Adas Yisroel Anshe Mezeritz at 415 East 6th Street. It is located on Potential Development Site 268 and is assumed to be replaced with an approximately 7,900-square-foot residential building.
- (#127) Father's Heart Ministry Center Rectory at 543-547 East 11th Street. It is located on Potential Development Site 264, and the rectory portion of the site is assumed to be

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Rezoning Study Area Boundary

400-Foot Study Area Boundary

1 *Known Architectural Resources*

E *Lower East Side Historic District (S/NR)*

Potential Site (New Development)

Potential Enlargement

0 1000 FEET

SCALE

Historic Resources
Known Architectural Resources
Redeveloped or Enlarged Under the Proposed Actions
Figure 7-8

redeveloped with an approximately 8,200-square-foot residential building. The church portion of the site will have been redeveloped in the future without the proposed actions.

- (#152) The row house at 271 East 7th Street. It is located on Potential Development Site 250 and is assumed to be replaced with an approximately 8,600-square-foot residential building.
- (#153) The row houses at 258-266 East 7th Street. They are located on Potential Developments Sites 242, 243, 244, 247, and 248 and each of the five row houses is assumed to be replaced with a residential building of approximately 8,200 square feet.

It is assumed that nine of the fourteen resources located on potential development sites would be redeveloped in the future without the proposed actions and, therefore, redevelopment of these nine sites under the proposed actions would be not result in significant adverse impacts. These nine resources are: St. Nicholas of Myra Orthodox Church (#111) at 288 East 10th Street, which is located on Potential Development Site 228 and is assumed to be replaced with an approximately 20,500-square-foot building with some commercial space; the row house at 404 East 9th Street (#112), which is located on Potential Development Site 232 and is assumed to be replaced with an approximately 6,000-square-foot residential building with some commercial space; the Church of St. Stanislaus Bishop and Martyr (#117), which is located on Potential Development Site 269 and is assumed to be redeveloped with an approximately 22,600-square-foot residential building; the St. Nicholas Church rectory at 135 East 2nd Street (#125), which is located on Potential Development Site 267 and is assumed to be replaced with an approximately 10,300-square-foot residential building; Father's Heart Ministry Center (#127) at 543-547 East 11th Street, which is located on Potential Development Site 264 and is assumed to be redeveloped with an approximately 16,500-square-foot residential building with some commercial space; the tenements/commercial buildings at 47-51 Avenue B (#140), which are located on Potential Development Site 221 and are assumed to be replaced with approximately 6,100-, 6,900-, and 12,900-square-foot residential buildings; the row house at 253 East 7th Street (#150), which is located on Potential Development Site 252 and is assumed to be replaced with an approximately 9,600-square-foot residential building; the row houses at 285-287 East 3rd Street (#156), which are located on Potential Development Sites 238 and 239 and are assumed to be replaced with an approximately 8,200-square-foot residential building and an approximately 8,300-square-foot residential building; and Our Lady of Sorrows Church, Rectory, and School (#172) at 103 Pitt Street and 213-215 and 221 Stanton Street, which is located on Potential Development Site 233 and is assumed to be replaced with an approximately 77,000-square-foot residential building and an approximately 15,300-square-foot residential building.

There are also five potential development sites located within the potential Tompkins Square Park Historic District (F). Since redevelopment of these sites would occur in the future without the proposed actions, redevelopment of them under the proposed actions would not result in significant adverse impacts. Potential Development Sites 227, 260, 261, 262, and 263 contain the tenements at 299, 319, 317, 307, and 305 East 10th Street and are assumed to be replaced with residential buildings of approximately 10,400, 9,400, 9,400, 11,400, and 11,100 square feet, respectively.

Up to fifty-five architectural resources could experience construction-related physical impacts from ground-borne construction-period vibrations, falling debris, collapse, or other accidental damage from adjacent potential development (see Figures 7-9 and 7-10). Although the fifty-five resources described below could experience adverse direct impacts, they would be offered protection from accidental damage through DOB controls governing the protection of adjacent properties from construction activities.

Twenty-seven known architectural resources that could experience adverse construction-related impacts due to potential development sites are:

- (A) St. Mark's Historic District (NYCL, S/NR). The historic district buildings at 42, 44, and 46 Stuyvesant Street are adjacent to Potential Development Site 281.
- (#2) The Elizabeth Home for Girls (NYCL) at 307 East 12th Street. It is adjacent to Potential Development Site 276.
- (#6) The Ottendorfer Branch of the New York Public Library (NYCL, S/NR) at 135 Second Avenue. It is located within 90 feet of Potential Development Site 279.
- (#7) The Deutsches Dispensary (NYCL, S/NR) at 137 Second Avenue. It is located within 90 feet of Potential Development Site 279.
- (#13) Middle Collegiate Church (S/NR-eligible) at 112-114 Second Avenue. It is adjacent to Potential Development Site 229.
- (#17) The loft buildings (S/NR-eligible) at 59-61 East 4th Street. They are located within 90 feet of Potential Development Site 278.
- (#23) The Greek Revival row house (S/NR-eligible) at 30 East 3rd Street. It is adjacent to Potential Development Site 209 and located within 90 feet of Potential Development Sites 210, 211, and 212.
- (#24) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 32 East 3rd Street. It is adjacent to Potential Development Site 210 and located within 90 feet of Potential Development Sites 211 and 212.
- (#25) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 34 East 3rd Street. It is adjacent to Potential Development Site 209 and located within 90 feet of Potential Development Sites 211 and 212.
- (#26) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 36 East 3rd Street. It is adjacent to Potential Development Site 210 and located within 90 feet of Potential Development Sites 209 and 212.
- (#27) The Greek Revival row house (S/NR-eligible) at 38 East 3rd Street. It is adjacent to Potential Development Site 211 and located within 90 feet of Potential Development Sites 209, 210, and 212.
- (#28) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 28 East 2nd Street. It is located within 90 feet of Potential Development Sites 209, 210, and 211.
- (#29) New York Marble Cemetery (NYCL, S/NR) on Second Avenue at East 2nd Street. It is adjacent to Potential Development Sites 209, 212, and 277 and located within 90 feet of Potential Development Sites 210 and 211.
- (#31) New York City Marble Cemetery (NYCL, S/NR) at 52-74 East 2nd Street. It is adjacent to Potential Development Site 271 and located within 90 feet of Potential Development Site 206.
- (#32) Former Public School 79 (S/NR-eligible) at 38 East 1st Street. It is adjacent to Potential Development Site 205.
- (#34) Congregation Beth Yitzack (NYCL-eligible) at 108 East 1st Street. It is adjacent to Potential Development Site 267 and located within 90 feet of Potential Development Sites 296, 297, and 298.

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Rezoning Study Area Boundary

400-Foot Study Area Boundary

1 *Known Architectural Resources*

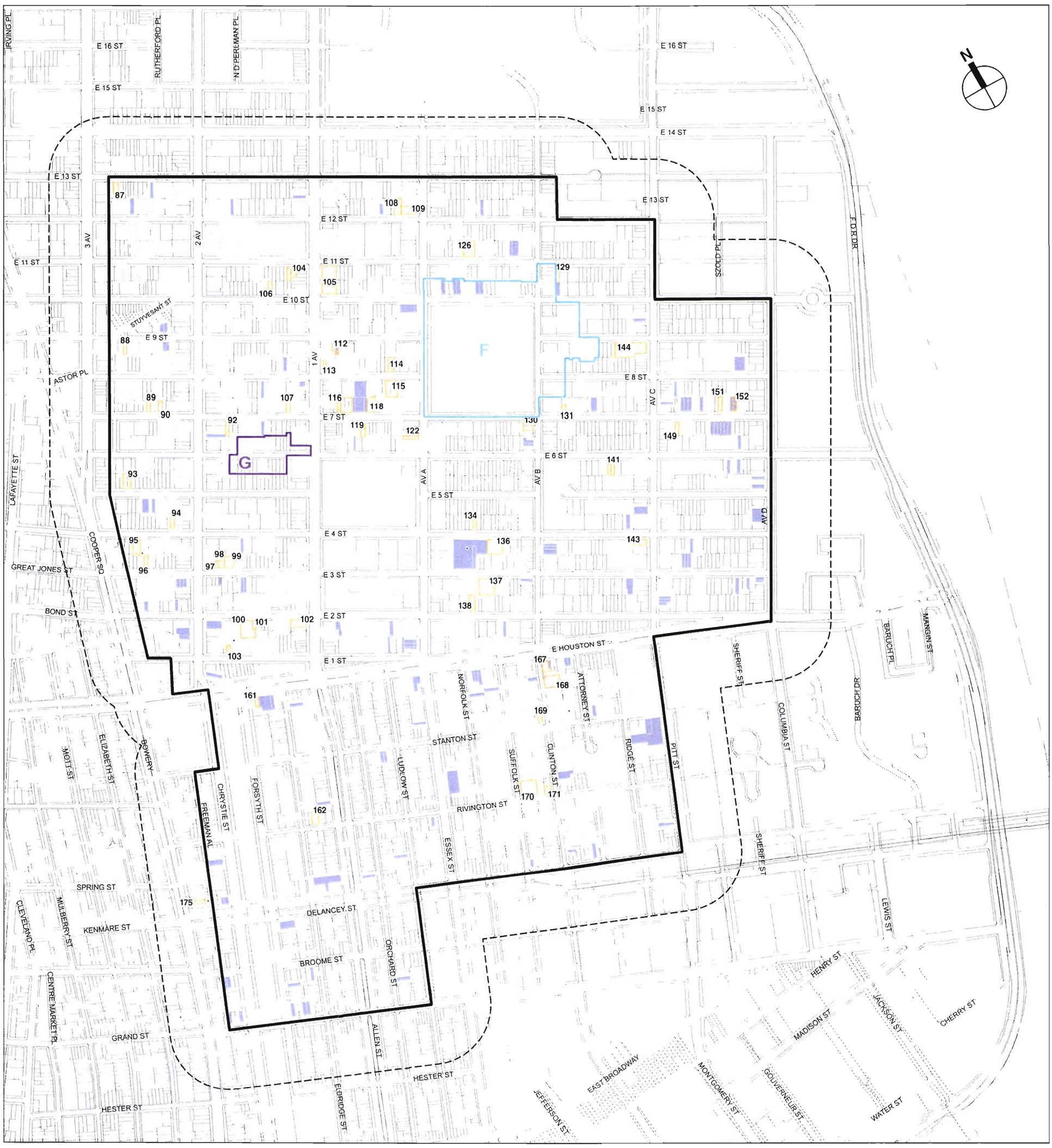
A *St. Mark's Historic District (NYCL, S/NR)*

E *Lower East Side Historic District (S/NR)*

Potential Site (New Development)

Potential Enlargement

Historic Resources
Known Architectural Resources
Potential Adverse Construction - Related Impacts
Potential Development and Enlargement Sites
Figure 7-9



Rezoning Study Area Boundary

400-Foot Study Area Boundary

Potential Architectural Resources

Potential Tompkins Square Park Historic District

Potential East Sixth Street Historic District

Potential Site (New Development)

Potential Enlargement

Historic Resources
Potential Architectural Resources
Potential Adverse Construction - Related Impacts
Potential Development and Enlargement Sites

Figure 7-10

- (#35) 11th Street Public Bath (NYCL) at 538 East 11th Street. It is located across East 11th Street from Potential Development Site 264.
- (#39) Public School 64 (NYCL, S/NR-eligible) at 605-615 East 9th Street. It is located across East 10th Street from Potential Development Site 258.
- (#43) The Public National Bank of New York (LPC-heard) at 106 Avenue C. It is adjacent to Potential Development Site 220 and located within 90 feet of Potential Development Sites 249 and 253.
- (#44) Congregation Beth Hamedrash Hagadol Anshe Ungam (NYCL) at 242 East 7th Street. It is located across East 7th Street from Potential Development Sites 252 and 253.
- (#47) The Orthodox Home (S/NR-eligible) at 320 East 3rd Street. It is located within 90 feet of Potential Development Sites 234 and 300.
- (#70) The tenement (S/NR-eligible) at 104 Forsyth Street. It is adjacent to Potential Development Site 188 and located within 90 feet of Potential Development Sites 189, 190, 192, and 193.
- (#71) The tenements (S/NR-eligible) at 100-102 Forsyth Street. They are located within 90 feet of Potential Development Sites 188, 189, 190, 192, and 193.
- (#74) Substation 409 (S/NR-eligible) at 163 Essex Street. It is adjacent to Potential Development Site 186.
- (#75) Anshe Chesed Synagogue (NYCL) at 172-176 Norfolk Street. It is located within 90 feet of Potential Development Sites 218 and 219.
- (#80) The Treemark Shoes Store (S/NR-eligible) at 6 Delancey Street. It is located within 90 feet of Potential Development Site 204.
- (#85) Hamilton Fish Park Play Center (NYCL) at 130 Pitt Street. It is located across Pitt Street from Potential Development Site 233.

Twenty-eight potential architectural resources that could experience adverse construction-related impacts due to potential development sites are:

- (F) The potential Tompkins Square Park Historic District (F). The potential historic district buildings at 159-161, 163, 165, and 167 are adjacent to Potential Development Site 258, the potential historic district buildings at 169, 171, and 173 are located within 90 feet of Potential Development Site 258, and the potential historic district buildings at 153 and 155 Avenue B and 348 and 350 East 10th Street (#39, Public School 64) are located across East 10th Street from Potential Development Site 258.
- (G) The potential East 6th Street Historic District. The potential historic district building at 113 East 6th Street is located within 90 feet of Potential Development Site 229, and the potential historic district buildings at 317, 319, 321, 329, 331, 333, and 335 are located within 90 feet of Potential Development Site 273.
- (#87) The Emma Goldman apartment building at 208-210 East 13th Street. It is located within 90 feet of Potential Development Site 283.
- (#93) The tenements at 213-215 East 5th Street. They are located across East 5th Street from Potential Development Site 278.
- (#94) The row house at 85 East 4th Street. It is located within 90 feet of Potential Development Site 280.

- (#97) The row house at 45 East 3rd Street. It is located across East 3rd Street from Potential Development Site 206.
- (#98) The tenements at 47-49 East 3rd Street. They are located across East 3rd Street from Potential Development Site 206.
- (#99) The Catholic Worker Maryhouse at 55 East 3rd Street. It is located within 90 feet of Potential Development Site 272 and is across East 3rd Street from Potential Development Sites 206 and 271.
- (#107) The Italianate row house at 81 East 7th Street. It is located within 90 feet of Potential Development Site 230.
- (#108) The Allen Ginsberg apartment at 437 East 12th Street. It is located within 90 feet of Potential Development Site 270.
- (#112) The row house at 402 East 9th Street. It is adjacent to Potential Development Site 232.
- (#113) The tenement at 85 St. Mark's Place. It is located within 90 feet of Potential Development Site 232.
- (#116) The tenements at 101-109 East 7th Street. They are adjacent to Potential Development Site 269.
- (#118) The McKinley Apartments at 111 East 7th Street. It is adjacent to Potential Development Site 269.
- (#119) The tenement at 106 East 7th Street. It is located within 90 feet of Potential Development Site 268 and is across East 7th Street from Potential Development Site 269.
- (#129) Engine Company 28 at 604 East 11th Street. It is adjacent to Potential Development Site 258.
- (#130) Vazac Hall at 106-108 Avenue B. It is located within 90 feet of Potential Development Site 225.
- (#134) The tenement at 207 East 4th Street. It is located across East 4th Street from Potential Development Site 259.
- (#136) The former Roman Catholic school at 220 East 4th Street. It is located within 90 feet of Potential Development Site 259.
- (#137) The Art Deco apartment building at 176 East 3rd Street. It is located across East 3rd Street from Potential Development Site 259.
- (#143) The Church of the Holy Cross mission school at 300 East 4th Street. It is located across East 4th Street from Potential Development Site 256.
- (#149) The tenement at 236 East 7th Street. It is located across East 7th Street from Potential Development Site 253.
- (#151) The row house at 263 East 7th Street. It is located within 90 feet of Potential Development Sites 250, 251 and 252 and is across East 7th Street from Potential Development Sites 242, 243, 244, 247, and 248.
- (#161) Yonah Schimmel's at 137 East Houston Street. It is adjacent to Potential Development Site 199 and is located within 90 feet of Potential Development Site 200.
- (#162) Congregation Erste Warshawer at 60 Rivington Street. It is located within 90 feet of Potential Development Site 187.

- (#167) The tenement at 2 Clinton Street. It is adjacent to Potential Development Site 288, is located within 90 feet of Potential Development Site 289, and is across Clinton Street from Potential Development Site 217.
- (#168) Congregation Chasam Sopher at 8-14 Clinton Street. It is located within 90 feet of Potential Development Sites 288 and 289 and is across Clinton Street from Potential Development Site 217.
- (#175) The building at 185 Bowery. It is located within 90 feet of Potential Development Site 204.

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19.

The second protective measure applies to New York City Landmarks, properties within New York City Historic Districts, and National Register-listed properties. For these structures, *TPPN #10/88* applies. *TPPN #10/88* supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the following eleven resources: St. Mark's Historic District (A), Elizabeth Home for Girls (#2), Ottendorfer Branch of the New York Public Library (#6), Deutsches Dispensary (#7), New York Marble Cemetery (#29), New York City Marble Cemetery (#31), 11th Street Public Bath (#35), Public School 64 (#39), Congregation Beth Hamedrash Hagadol Anshe Ungam (#44), Anshe Chesed Synagogue (#75), and Hamilton Fish Park Play Center (#85).

For the 44 non-designated or listed resources, construction under the proposed actions could potentially result in construction-related impacts to the resources. The resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since the resources are not New York City Landmarks or listed National Register properties, they are not afforded special protections under *TPPN #10/88*. Additional protective measures afforded under *TPPN #10/88* would only become applicable if the 44 resources are designated or listed in the future prior to the initiation of adjacent construction. If the 44 resources are not designated or listed, they would not be subject to *TPPN #10/88* and may, therefore, be adversely impacted by adjacent development resulting from the proposed actions.

There are seven potential development sites located within the Lower East Side Historic District (E, S/NR), of which six—Potential Development Sites 182, 183, 185, 186, 191, and 196—contain contributing buildings to the historic district. However, since it is assumed that the contributing buildings on five of these six sites would be redeveloped in the future without the proposed actions (see the discussion above), any redevelopment of these five sites under the proposed actions would not result in a significant adverse impact.

Of the six potential development sites that contain contributing historic district buildings, the one site that is not assumed to be redeveloped in the future without the proposed actions is Potential Development Site 191 (see Figure 7-8). It contains a contributing 2-story commercial building built around 1920 at 113 Rivington Street. Therefore, redevelopment of this site with an approximately 5,300-square foot mixed-use building under the proposed actions would result in a significant adverse impact to the Lower East Side Historic District.

Although development of more than a few of the seven potential development sites within the Lower East Side Historic District is unlikely, contributing historic district buildings could experience accidental construction damage in the future without the proposed actions from anticipated development on up to the seven adjacent potential development sites listed below (see Figure 7-9).

- Potential Development Site 182. The contributing historic district buildings located within 90 feet of this potential development site are: 314-320 and 322 Grand Street; 68, 70, 72, 73, 76, 75-79, 78, 81-83, 84, and 86 Orchard Street; 245, 247, 249, and 259 Broome Street; and 65, 67, 69, and 71-75 Ludlow Street.
- Potential Development Site 183. The contributing historic district buildings located within 90 feet of this potential development site are: 109, 110, 115, 117, 119, 121, 122, and 123 Ludlow Street; and 120, 122, 126-130, 132, 134, and 136 Orchard Street.
- Potential Development Site 184. The contributing historic district buildings located within 90 feet of this potential development site are: 100 and 101-103 Stanton Street; 158, 160, 162, 164, 166, and 172 Orchard Street; and 149, 151, 152, 153, 154, 156, 157, and 158 Ludlow Street.
- Potential Development Site 185. The contributing historic district buildings located within 90 feet of this potential development site are: 100 and 101-103 Stanton Street; 158, 160, 162, 164, 166, and 172 Orchard Street; and 149, 151, 152, 153, 154, 156, 157, and 158 Ludlow Street.
- Potential Development Site 186. The contributing historic district buildings located within 90 feet of this potential development site are: 163 Essex Street; 112, 114, 116, and 118 Stanton Street; and 162, 164, 168, 170, 172, 174, and 176 Ludlow Street.
- Potential Development Site 191. The contributing historic district buildings located within 90 feet of this potential development site are: 101, 104, 106, 108, 110, 111, 112, and 114 Rivington Street; 122 and 124 Ludlow Street; and 115 and 121 Essex Street.
- Potential Development Site 196. The contributing historic district buildings located within 90 feet of this potential development site are: 80 Delancey Street; and 120, 121, 122, 123, 127, 131, and 126-130 Orchard Street.

Because the Lower East Side Historic District is a National Register-listed district, *TPPN #10/88* applies to properties within the district. *TPPN #10/88* supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the historic district buildings listed above.

POTENTIAL DIRECT IMPACTS AT POTENTIAL ENLARGEMENT SITES

Up to twenty-two architectural resources that are located on potential enlargement sites could experience significant adverse impacts from being altered (see Figures 7-7 and 7-8). These significant adverse impacts would be unavoidable adverse impacts, because there are no mechanisms for implementing mitigation for as-of-right development.

Six known architectural resources located on potential enlargement sites are:

- (#18) The commercial building (S/NR-eligible) at 62 East 4th Street. It is located on Potential Enlargement Site E-409 and could be enlarged with an additional 1,375 square feet of floor area.
- (#20) LaMama Experimental Theater Club (S/NR-eligible) at 74 East 4th Street. It is located on Potential Enlargement Site E-411 and could be enlarged with an additional 2,300 square feet of floor area.
- (#23) The Greek Revival row house (S/NR-eligible) at 30 East 3rd Street. It is located on Potential Enlargement Site E-405 and could be enlarged with an additional 1,588 square feet of floor area.
- (#32) Public School 79 (S/NR-eligible) at 38 East 1st Street. It is located on Potential Enlargement Site E-287 and could be enlarged with an additional 9,200 square feet of floor area.
- (#76) Public School 160 (S/NR-eligible) at 107 Suffolk Street. It is located on Potential Enlargement Site E-78 and could be enlarged with an additional 13,396 square feet of floor area.
- (#77) Stanton Street Shul (S/NR) at 180 Stanton Street. It is located on Potential Enlargement Site E-74 and could be enlarged with an additional 3,540 square feet of floor area.

There are three additional known architectural resources located on potential enlargement sites, but no exterior changes can be made to these buildings without approval by LPC, because two of them are designated NYCLs and the third is an LPC-calendared building as registered with DOB. These three architectural resources are the Elizabeth Home for Girls (#2, NYCL) at 307 East 12th Street, which is located on Potential Enlargement Site E-403; the Public National Bank of New York (#43, LPC-heard) at 106 Avenue C, which is located on Potential Enlargement Site E-107; and Congregation Beth Hamedrash Hagadol Anshe Ungarn (#44, NYCL) at 242 East 7th Street, which is located on Potential Enlargement Site E-98.

Sixteen potential architectural resources located on potential enlargement sites are:

- (#88) The row house at 210 East 9th Street. It is located on Potential Enlargement Site E-439 and could be enlarged with an additional 2,571 square feet of floor area.
- (#89) The Hebrew Actor's Union at 31 East 7th Street. It is located on Potential Enlargement Site E-438 and could be enlarged with an additional 1,508 square feet of floor area.
- (#90) The Greek Revival row house at 37 East 7th Street. It is located on Potential Enlargement Site E-435 and could be enlarged with an additional 2,825 square feet of floor area.
- (#94) The row house at 85 East 4th Street. It is located on Potential Enlargement Site E-422 and could be enlarged with an additional 3,662 square feet of floor area.

- (#96) The tenement at 13 East 3rd Street. It is located on Potential Enlargement Site E-413 and could be enlarged with an additional 375 square feet of floor area.
- (#97) The row house at 45 East 3rd Street. It is located on Potential Enlargement Site E-307 and could be enlarged with an additional 1,200 square feet of floor area.
- (#98) The tenements at 47-49 East 3rd Street. They are located on Potential Enlargement Site E-306 and could be enlarged with an additional 1,400 square feet of floor area.
- (#99) The Catholic Worker Maryhouse at 55 East 3rd Street. It is located on Potential Enlargement Site E-305 and could be enlarged with an additional 7,173 square feet of floor area.
- (#100) Cathedral of the Holy Virgin Protection at 59 East 2nd Street. It is located on Potential Enlargement Site E-279 and could be enlarged with an additional 12,386 square feet of floor area.
- (#101) The row house at 65 East 2nd Street. It is located on Potential Enlargement Site E-280 and could be enlarged with an additional 2,780 square feet of floor area.
- (#105) The blockfront at 164-180 First Avenue. Potential Enlargement Sites E-249, E-250, and E-251 are located on this blockfront. The building at 166 First Avenue is on Potential Enlargement Site E-249 and could be enlarged with an additional 912 square feet of floor area. The building at 168 First Avenue is on Potential Enlargement Site E-250 and could be enlarged with an additional 1,128 square feet of floor area. The building at 174 First Avenue is on Potential Enlargement Site E-251 and could be enlarged with an additional 1,704 square feet of floor area.
- (#107) The Italianate row house at 81 East 7th Street. It is located on Potential Enlargement Site E-348 and could be enlarged with an additional 3,624 square feet of floor area.
- (#122) The tenement at 101 Avenue A. It is located on Potential Enlargement Site E-201 and could be enlarged with an additional 1,610 square feet of floor area.
- (#126) The tenements at 517-519 East 11th Street. They are located on Potential Enlargement Site E-177 and could be enlarged with an additional 1,125 square feet of floor area.
- (#129) Engine Company 28 at 604 East 11th Street. It is located on Potential Enlargement Site E-135 and could be enlarged with an additional 4,390 square feet of floor area.
- (#149) The tenement at 236 East 7th Street. It is located on Potential Enlargement Site E-97 and could be enlarged with an additional 391 square feet of floor area.

In addition, there are numerous potential enlargement sites located within the boundaries of the potential Tompkins Square Park and East 6th Street Historic Districts as described below (see Figure 7-7). The enlargement of district buildings located on these sites could result in significant adverse impacts.

- Potential Enlargement Sites E-123, E-124, E-125, E-126, E-127, E-130, E-134, E-162, E-163, E-164, E-165, E-166, E-167, E-168, and E-169 are located within the boundaries of the potential Tompkins Square Park Historic District. The former Home for the Improvement of the Poor at 131-135 Avenue B is on Potential Enlargement Site E-123 and could be enlarged with an additional 1,400 square feet of floor area. The tenement at 606 East 9th Street is on Potential Enlargement Site E-124 and could be enlarged with an additional 2,526 square feet of floor area. The tenement at 612 East 9th Street is on Potential Enlargement Site E-125 and could be enlarged with an additional 2,060 square feet of floor area. The tenement at

614-616 East 9th Street is on Potential Enlargement Site E-126 and could be enlarged with an additional 475 square feet of floor area. The tenement at 624 East 9th Street is on Potential Enlargement Site E-127 and could be enlarged with an additional 1,096 square feet of floor area. The tenement at 149 Avenue B is on Potential Enlargement Site E-130 and could be enlarged with an additional 1,449 square feet of floor area. The tenement at 165 Avenue B is on Potential Enlargement Site E-134 and could be enlarged with an additional 792 square feet of floor area. The tenement at 337 East 10th Street is on Potential Enlargement Site E-162 and could be enlarged with an additional 825 square feet of floor area. The tenement at 335 East 10th Street is on Potential Enlargement Site E-163 and could be enlarged with an additional 625 square feet of floor area. The tenement at 329 East 10th Street is on Potential Enlargement Site E-164 and could be enlarged with an additional 375 square feet of floor area. The tenement at 315 East 10th Street is on Potential Enlargement Site E-165 and could be enlarged with an additional 2,751 square feet of floor area. The tenement at 311 East 10th Street is on Potential Enlargement Site E-166 and could be enlarged with an additional 1,530 square feet of floor area. The tenement at 309 East 10th Street is on Potential Enlargement Site E-167 and could be enlarged with an additional 1,124 square feet of floor area. The tenement at 297 East 10th Street is on Potential Enlargement Site E-168 and could be enlarged with an additional 1,392 square feet of floor area. The tenement at 295 East 10th Street is on Potential Enlargement Site E-169 and could be enlarged with an additional 357 square feet of floor area.

- Potential Enlargement Sites E-316, E-317, E-328, E-329, E-330, E-331, E-332, and E-333 are located within the boundaries of the potential East 6th Street Historic District. The tenement at 310 East 6th Street is on Potential Enlargement Site E-316 and could be enlarged with an additional 800 square feet of floor area. The tenement at 326 East 6th Street is on Potential Enlargement Site E-317 and could be enlarged with an additional 550 square feet of floor area. The tenement at 331 East 6th Street is on Potential Enlargement Site E-328 and could be enlarged with an additional 3,452 square feet of floor area. The tenement at 321 East 6th Street is on Potential Enlargement Site E-329 and could be enlarged with an additional 2,997 square feet of floor area. The tenement at 319 East 6th Street is on Potential Enlargement Site E-330 and could be enlarged with an additional 1,792 square feet of floor area. The tenement at 317 East 6th Street is on Potential Enlargement Site E-331 and could be enlarged with an additional 1,997 square feet of floor area. The tenement at 315 East 6th Street is on Potential Enlargement Site E-332 and could be enlarged with an additional 3,036 square feet of floor area. The tenement at 313 East 6th Street is on Potential Enlargement Site E-333 and could be enlarged with an additional 1,224 square feet of floor area.

Potential enlargements pursuant to the proposed actions could also have adverse physical impacts on eighty-two architectural resources that are located within 90 feet of proposed construction activities, close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, and collapse (see Figures 7-9 and 7-10). Although the eighty-two resources listed below could potentially experience adverse direct impacts, they would be provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities.

Thirty-seven known architectural resources that could experience adverse construction-related impacts are:

- (A) St. Mark's Historic District (NYCL, S/NR). The historic district buildings at 232 East Eleventh Street and 115, 117, 119, 121, 123-125, and 127-129 East 10th Street are located within 90 feet of Potential Enlargement Site E-451, and the historic district buildings at 109, 111, 113, 115, and 117 East 10th Street are located within 90 feet of Potential Enlargement Sites E-449 and E-450.
- (#1) Louis N. Jaffe Art Theater (NYCL, S/NR) at 189 Second Avenue. It is located across East 12th Street from Potential Enlargement Site E-463.
- (#2) Elizabeth Home for Girls (NYCL) at 307 East 12th Street. It is adjacent to Potential Enlargement Site E-404 and is located within 90 feet of Potential Enlargement Sites E-395, E-396, and E-398.
- (#3) Greek Revival row house (S/NR-eligible) at 311 East 12th Street. It is located within 90 feet of Potential Enlargement Sites E-395, E-396, E-398, and E-404.
- (#6) Ottendorfer Branch of the New York Public Library (NYCL, S/NR) at 135 Second Avenue. It is adjacent to Potential Enlargement Site E-444 and is located within 90 feet of Potential Enlargement Sites E-443 and E-445.
- (#7) Deutsches Dispensary (NYCL, S/NR) at 137 Second Avenue. It is adjacent to Potential Enlargement Sites E-443 and E-444 and is located within 90 feet of Potential Enlargement Site E-445.
- (#8) The Hamilton-Holly House (NYCL) at 4 St. Mark's Place. It is located across St. Mark's Place from Potential Enlargement Site E-447 and is located within 90 feet of Potential Enlargement Sites E-430 and E-431.
- (#9) The German-American Shooting Society Clubhouse (NYCL) at 12 St. Mark's Place. It is adjacent to Potential Enlargement Sites E-430 and E-431, is located within 90 feet of Potential Enlargement Site E-432, and is located across St. Mark's Place from Potential Enlargement Site E-447.
- (#10) The Daniel Leroy House (NYCL, S/NR) at 20 St. Mark's Place. It is adjacent to Potential Enlargement Site E-432, is located within 90 feet of Potential Enlargement Sites E-431, E-433, E-436, E-437, and E-438, and is located across St. Mark's Place from Potential Enlargement Site E-446.
- (#11) McSorley's Old Ale House (S/NR-eligible) at 15 East 7th Street. It is adjacent to Potential Enlargement Site E-430 and is located within 90 feet of Potential Enlargement Site E-431.
- (#12) The Saul Birns Building (S/NR-eligible) at 107-113 Second Avenue. It is adjacent to Potential Enlargement Sites E-429 and E-438.
- (#13) Middle Collegiate Church (S/NR-eligible) at 112-114 Second Avenue. It is adjacent to Potential Enlargement Site E-336 and is located within 90 feet of Potential Enlargement Sites E-321, E-322, E-333, E-334, E-335, E-354, and E-355.
- (#15) Italianate house (NYCL-eligible, S/NR) at 68 East 7th Street. It is located within 90 feet of Potential Enlargement Sites E-321, E-322, E-323, E-333, E-328, and E-329.
- (#18) The commercial building (S/NR-eligible) at 62 East 4th Street. It is adjacent to Potential Enlargement Site E-413 and is located within 90 feet of Potential Enlargement Site E-410.

- (#19) Turn Hall (S/NR-eligible) at 66 East 4th Street. It is adjacent to Potential Enlargement Sites E-410 and E-413 and is located within 90 feet of Potential Enlargement Sites E-409 and E-411.
- (#20) LaMama Experimental Theater Club (S/NR-eligible) at 74 East 4th Street. It is located within 90 feet of Potential Enlargement Sites E-410 and E-412 and is located across East 4th Street from Potential Enlargement Sites E-420 and E-422.
- (#21) The Industrial National Bank (S/NR-eligible) at 72 Second Avenue. It is adjacent to Potential Enlargement Site E-308 and is located within 90 feet of Potential Enlargement Sites E-309, E-310, and E-311.
- (#22) Public School 751 (S/NR-eligible) at 113 East 4th Street. It is located across East 4th Street from Potential Enlargement Sites E-299 and E-300.
- (#24) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 32 East 3rd Street. It is adjacent to Potential Development Site E-405.
- (#25) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 34 East 3rd Street. It is located within 90 feet of Potential Development Site E-405.
- (#26) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 36 East 3rd Street. It is located within 90 feet of Potential Development Site E-405.
- (#27) The Greek Revival row house (S/NR-eligible) at 38 East 3rd Street. It is located within 90 feet of Potential Development Site E-405.
- (#29) New York Marble Cemetery (NYCL, S/NR) at Second Avenue and East 2nd Street. It is adjacent to Potential Enlargement Sites E-405, E-406, E-407, and E-408.
- (#31) New York City Marble Cemetery (NYCL, S/NR) at 52-74 East 2nd Street. It is adjacent to Potential Enlargement Sites E-289, E-290, E-291, E-292, E-294, and E-295, is located within 90 feet of Potential Enlargement Site E-293, and is located across East 2nd Street from Potential Enlargement Sites E-279, E-280, and E-288.
- (#32) Public School 79 (S/NR-eligible) at 38 East 1st Street. It is adjacent to Potential Enlargement Site E-279 and is located within 90 feet of Potential Enlargement Sites E-280, E-284, E-285, and E-286.
- (#35) The 11th Street Public Bath (NYCL) at 538 East 11th Street. It is adjacent to Potential Enlargement Sites E-163 and E-164 and is located within 90 feet of Potential Enlargement Sites E-157, E-158, E-159, E-160, E-161, and E-162.
- (#36) The Tompkins Square Branch of the New York Public Library (NYCL, S/NR-eligible) at 331 East 10th Street. It is adjacent to Potential Enlargement Sites E-163 and E-164 and is located within 90 feet of Potential Enlargement Sites E-157, E-158, E-161, and E-162.
- (#37) The Charlie Parker Residence (NYCL, S/NR) at 151 Avenue B. It is adjacent to Potential Enlargement Site E-130.
- (#38) Christodora House (S/NR) at 147 Avenue B. It is adjacent to Potential Enlargement Site E-130 and is located across East 9th Street from Potential Enlargement Site E-124.
- (#39) Public School 64 (NYCL, S/NR-eligible) at 605-615 East 9th Street. It is adjacent to Potential Enlargement Sites E-130 and E-131 and is located across East 9th Street from Potential Enlargement Sites E-124, E-125, E-126, and E-127.

- (#40) The Tompkins Square Lodging House for Boys (NYCL) at 296 East 8th Street. It is adjacent to Potential Enlargement Site E-123 and is located within 90 feet of Potential Enlargement Site E-124.
- (#43) The Public National Bank of New York (LPC-heard) at 106 Avenue C. It is located within 90 feet of Potential Enlargement Site E-101 and across East 7th Street from Potential Enlargement Sites E-96 and E-97.
- (#44) Congregation Beth Hamedrash Hagadol Anshe Ungam (NYCL) at 242 East 7th Street. It is located within 90 feet of Potential Enlargement Sites E-95, E-96, E-97, E-99, and E-100.
- (#75) Anshe Chesed Synagogue (NYCL) at 172-176 Norfolk Street. It is located within 90 feet of Potential Enlargement Sites E-80, E-81, E-82, E-83, E-84, and E-85.
- (#76) Public School 160 (S/NR-eligible) at 107 Suffolk Street. It is located across Suffolk Street from Potential Enlargement Sites E-38, E-39, E-40, and E-41.
- (#77) Stanton Street Shul (S/NR) at 180 Stanton Street. It is adjacent to Potential Enlargement Site E-75, is located within 90 feet of Potential Enlargement Site E-70, and is located across Stanton Street from Potential Enlargement Sites E-31, E-32, and E-33.
- (#85) Hamilton Fish Park Play Center (NYCL) at 130 Pitt Street. It is located across Pitt Street from Potential Enlargement Site E-37.

Forty-five potential architectural resources that could experience adverse construction-related impacts are:

- (F) The potential Tompkins Square Park Historic District. There are fifteen potential enlargement sites located within the boundaries of the potential historic district—Potential Enlargement Sites E-123, E-124, E-125, E-126, E-127, E-130, E-134, E-162, E-163, E-164, E-165, E-166, E-167, E-168, and E-169. The enlargement of historic district buildings on those sites could result in construction-related impacts on historic district buildings located within 90 feet. In addition, the following potential enlargement sites are located around the perimeter of the historic district: E-131, E-135, E-136, E-152, E-153, E-154, E-155, E-156, E-157, E-158, E-159, E-160, and E-161. The enlargement of buildings on those adjacent sites could result in construction-related impacts on historic district buildings located within 90 feet.
- (G) The potential East 6th Street Historic District. Potential Enlargement Sites E-316, E-318, E-328, E-329, E-330, E-331, E-332, and E-33 are located within the boundaries of the potential historic district, and the enlargement of historic district buildings on those sites could result in construction-related impacts on historic district buildings located within 90 feet. The following Potential Enlargement Sites are located around the perimeter of the historic district: E-313, E-314, E-315, E-318, E-319, E-320, E-321, E-322, E-323, E-324, E-325, E-326, and E-37. The enlargement of buildings on those adjacent sites could result in construction-related impacts on historic district buildings located within 90 feet.
- (#88) The row house at 210 East 9th Street. It is adjacent to Potential Enlargements Sites E-440 and E-447 and is located within 90 feet of Potential Enlargements Sites E-441 and E-442.
- (#89) The Hebrew Actor's Union at 31 East 7th Street. It is adjacent to Potential Enlargement Site E-437 and is located within 90 feet of Potential Enlargement Sites E-432, E-433, E-435, and E-436.

- (#90) The Greek Revival row house at 37 East 7th Street. It is adjacent to Potential Enlargement Sites E-433 and E-436 and is located within 90 feet of Potential Enlargement Sites E-434, E-437, and E-438.
- (#92) Middle Collegiate Church House at 50 East 7th Street. It is adjacent to Potential Enlargement Site E-336 and is located within 90 feet of Potential Enlargement Sites E-332, E-333, E-334, E-335, and E-353 and is located across East 7th Street from Potential Enlargement Sites E-354 and E-355.
- (#93) The tenements at 213-215 East 5th Street. They are located within 90 feet of Potential Enlargement Site E-423.
- (#94) The row house at 85 East 4th Street. It is adjacent to Potential Enlargement Sites E-418, E-419, and E-420, is located within 90 feet of Potential Enlargement Sites E-414, E-415, E-416, and E-417, and is located across East 4th Street from Potential Enlargement Site E-411.
- (#95) The tenement at 58 East 4th Street. It is located within 90 feet of Potential Enlargement Sites E-409 and E-413.
- (#96) The tenement at 13 East 3rd Street. It is adjacent to Potential Enlargement Site E-409 and is located within 90 feet of Potential Enlargement Sites E-410 and E-411.
- (#97) The row house at 45 East 3rd Street. It is adjacent to Potential Enlargement Sites E-296, E-297, and E-306 and is located within 90 feet of Potential Enlargement Sites E-298, E-304, and E-305.
- (#98) The tenements at 47-49 East 3rd Street. They are adjacent to Potential Enlargement Sites E-297, E-305 and E-307 and are located within 90 feet of Potential Enlargement Sites E-296, E-298, and E-304.
- (#99) The Catholic Worker Maryhouse at 55 East 3rd Street. It is adjacent to Potential Enlargement Sites E-304 and E-306 and is located within 90 feet of Potential Enlargement Sites E-296, E-297, E-298, E-299, and E-307.
- (#100) The Cathedral of the Holy Virgin Protection at 59 East 2nd Street. It is adjacent to Potential Enlargement Sites E-280, E-284, E-285, E-286, and E-287 and is located within 90 feet of Potential Enlargement Site E-283.
- (#101) The row house at 65 East 2nd Street. It is adjacent to Potential Enlargement Site E-279 and is located within 90 feet of Potential Enlargement Sites E-283, E-284, E-285, E-286, and E-287.
- (#102) The tenement at 87 East 2nd Street. It is located within 90 feet of Potential Enlargement Site E-281.
- (#103) The Catholic Worker St. Joseph House at 36 East 1st Street. It is adjacent to Potential Enlargement Site E-287 and is located within 90 feet of Potential Enlargement Sites E-279 and E-286.
- (#104) The tenement at 342 East 11th Street. It is located within 90 feet of Potential Enlargement Site E-388.
- (#105) The blockfront at 164-180 First Avenue. The building at 164 First Avenue is adjacent to Potential Enlargement Site E-249 and is located within 90 feet of Potential Enlargement Sites E-250 and E-251. The building at 166 First Avenue is adjacent to Potential Enlargement Site E-250 and is located within 90 feet of Potential Enlargement Site E-251. The building at 168 First Avenue is adjacent to Potential Enlargement Site E-249 and is

located within 90 feet of Potential Enlargement Site E-251. The building at 170 First Avenue is adjacent to Potential Enlargement Site E-250 and is located within 90 feet of Potential Enlargement Sites E-249 and E-251. The building at 172 First Avenue is adjacent to Potential Enlargement Site E-251 and is located within 90 feet of Potential Enlargement Sites E-249 and E-250. The building at 174 First Avenue is located within 90 feet of Potential Enlargement Sites E-249 and E-250. The building at 176 First Avenue is adjacent to Potential Enlargement Site E-251 and is located within 90 feet of Potential Enlargement Sites E-249 and E-250. The buildings at 178 and 180 First Avenue are located within 90 feet of Potential Enlargement Sites E-250 and E-251.

- (#106) The tenement at 229 East 10th Street. It is adjacent to Potential Enlargement Site E-389 and is located within 90 feet of Potential Enlargement Site E-387.
- (#107) The Italianate row house at 81 East 7th Street. It is adjacent to Potential Enlargement Sites E-344, E-347, and E-349 and is located within 90 feet of Potential Enlargement Sites E-343, E-345, and E-346.
- (#108) The Allen Ginsberg apartment at 437 East 12th Street. It is adjacent to Potential Enlargement Sites E-276 and E-277 and is located within 90 feet of Potential Enlargement Sites E-265, E-272, E-273, E-274, and E-275.
- (#109) The tenement at 193 Avenue A. It is adjacent to Potential Enlargement Site E-277 and is located within 90 feet of Potential Enlargement Sites E-265, E-272, E-274, E-275, and E-276.
- (#113) The tenement at 85 St. Mark's Place. It is adjacent to Potential Enlargement Sites E-224 and E-236, is located within 90 feet of Potential Enlargement Sites E-225, E-226, E-227, E-228, E-234, and E-235, and is located across St. Mark's Place from Potential Enlargement Site E-212.
- (#114) The tenement at 115 St. Mark's Place. It is adjacent to Potential Enlargement Sites E-232 and E-233, is located within 90 feet of Potential Enlargement Site E-231, and is across St. Mark's Place from Potential Enlargement Sites E-214 and E-215.
- (#115) The tenement at 122-126 St. Mark's Place. It is adjacent to Potential Enlargement Sites E-221, E-222, and E-223 and is located within 90 feet of Potential Enlargement Sites E-214, E-215, E-216, E-217, E-218, E-219, and E-220.
- (#116) The tenements at 95-99 East 7th Street. They are adjacent to Potential Enlargement Sites E-210 and E-211, are located within 90 feet of Potential Enlargement Sites E-212 and E-213, and are located across East 7th Street from Potential Enlargement Sites E-198 and E-199.
- (#118) The McKinley Apartment building at 111 East 7th Street. It is adjacent to Potential Enlargement Site E-214 and is located within 90 feet of Potential Enlargement Site E-223.
- (#119) The tenement at 106 East 7th Street. It is located within 90 feet of Potential Enlargement Sites E-198, E-199, E-207, and E-208.
- (#122) The tenement at 101 Avenue A. It is adjacent to Potential Enlargement Sites E-202 and E-205 and is located within 90 feet of Potential Enlargement Sites E-200, E-203, and E-204.
- (#126) The tenements at 517-519 East 11th Street. They are located within 90 feet of Potential Enlargement Sites E-172 and E-176 and are located across East 11th Street from Potential Enlargement Sites E-154, E-155, and E-156.

- (#129) Engine Company 28 at 604 East 11th Street. It is adjacent to Potential Enlargement Sites E-134 and E-136.
- (#131) The tenement at 187 East 7th Street. It is adjacent to Potential Enlargement Site E-122 and located within 90 feet of Potential Enlargement Sites E-118, E-119, E-120, and E-121.
- (#137) The Art Deco apartment building at 176 East 3rd Street. It is adjacent to Potential Enlargement Site E-146 and located within 90 feet of Potential Enlargement Site E-147.
- (#138) The Allen Ginsberg apartment at 170 East 2nd Street. It is adjacent to Potential Enlargement Site E-146 and located across East 2nd Street from Potential Enlargement Site E-143.
- (#141) The United Brethren Mission and Congregation Ahawath Yeshurun Shara Torah at 636 and 638 East 6th Street. They are located within 90 feet of Potential Enlargement Site E-113.
- (#143) The Church of the Holy Cross mission school at 300 East 4th Street. It is located within 90 feet of Potential Enlargement Site E-112.
- (#144) La Plaza Cultural at 632-652 East 9th Street. It is adjacent to Potential Enlargement Site E-128, located within 90 feet of Potential Enlargement Site E-127, and is located across East 9th Street from Potential Enlargement Site E-133.
- (#149) The tenement at 236 East 7th Street. It is adjacent to Potential Enlargement Sites E-95 and E-96, is located within 90 feet of Potential Enlargement Site E-98, and is located across East 7th Street from Potential Enlargement Site E-107.
- (#152) The row house at 271 East 7th Street. It is adjacent to Potential Enlargement Site E-105 and is located within 90 feet of Potential Enlargement Sites E-102, E-103, E-104, and E-106.
- (#167) The tenement at 2 Clinton Street. It is located within 90 feet of Potential Enlargement Site E-72.
- (#168) Congregation Chasam Sopher at 8-14 Clinton Street. It is adjacent to Potential Enlargement Sites E-72 and E-73, located within 90 feet of Potential Enlargement Site 71, and is located across Clinton Street from Potential Enlargement Site E-64.
- (#169) The tenement at 29 Clinton Street. It is located within 90 feet of Potential Enlargement Sites E-63, E-65, E-66, E-67, and E-68, is located across Clinton Street from Potential Enlargement Site E-70, and is located across Stanton Street from Potential Enlargement Sites E-58 and E-59.
- (#170) Streit's Matzo factory at 148-154 Rivington Street. It is adjacent to Potential Enlargement Site E-62 and is located within 90 feet of Potential Enlargement Sites E-60 and E-61.
- (#171) The tenement at 71 Clinton Street. It is located within 90 feet of Potential Enlargement Sites E-61 and E-62.

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in

accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19.

The second protective measure applies to New York City Landmarks, properties within New York City Historic Districts, and National Register-listed properties. For these structures, *TPPN #10/88* applies. *TPPN #10/88* supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the following 21 resources: St. Mark's Historic District (A), Louis N. Jaffe Art Theater (#1), Elizabeth Home for Girls (#2), Ottendorfer Branch of the New York Public Library (#6), Deutsches Dispensary (#7), Hamilton-Holly House (#8), German-American Shooting Society Clubhouse (#9), Daniel Leroy House (#10), Italianate house at 68 East 7th Street (#15), New York Marble Cemetery (#29), New York City Marble Cemetery (#31), 11th Street Public Bath (#35), Tompkins Square Branch of the New York Public Library (#36), Charlie Parker Residence (#37), Christodora House (#38), Public School 64 (#39), Tompkins Square Lodging House for Boys (#40), Congregation Beth Hamedrash Hagadol Anshe Ungam (#44), Anshe Chesed Synagogue (#75), Stanton Street Shul (#77), and Hamilton Fish Park Play Center (#85).

For the 61 non-designated or listed resources, construction under the proposed actions could potentially result in construction-related impacts to the resources. The resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since the resources are not New York City Landmarks or listed National Register properties, they are not afforded special protections under *TPPN #10/88*. Additional protective measures afforded under *TPPN #10/88* would only become applicable if the 61 resources are designated or listed in the future prior to the initiation of adjacent construction. If the 61 resources are not designated or listed, they would not be subject to *TPPN #10/88* and may, therefore, be adversely impacted by adjacent development resulting from the proposed actions.

VISUAL AND CONTEXTUAL IMPACTS

As written in the *CEQR Technical Manual*, visual and contextual impacts on historic 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.

For the most part, the proposed actions would not result in any of those types of visual and contextual impacts to the majority of historic resources. As all of the new buildings that could be developed under the RWCDS for the proposed actions would be residential and commercial structures of heights and bulk consistent with those urban design features of the area (see Chapter 8, "Urban Design and Visual Resources"), the proposed actions would not introduce any incompatible visual, audible, or atmospheric elements to the settings of historic resources. The historic resources in the project area include a range of buildings of various types, sizes, and

styles and the proposed actions aim to encourage the design of new development that is in character with the area. Publicly accessible views of resources would not be blocked, because all new development would occur on existing blocks and lots and maximum building heights would be limited to be compatible with existing building heights in the project area. In addition, as more fully described in Chapter 6, "Shadows," there would be no significant adverse impacts to historic resources with sunlight-dependent features. Some resources would not be affected by incremental shadow and where resources would be subject to varying amounts of incremental shadow as a result of the proposed actions, the increments would not be significant due to their limited extent and other site specific factors.

There would, however, be some significant adverse visual and contextual impacts to historic resources from the isolation of a property from or alteration of its setting or visual relationship with the streetscape. These significant adverse impacts would be unavoidable adverse impacts, because there are no mechanisms for implementing mitigation for as-of-right development. Under the proposed actions three of the five Greek Revival row houses on East 3rd Street—the houses at 32, 34, and 36 East 3rd Street (#24-26)—could be redeveloped. These row houses are located on potential development sites and, therefore, their redevelopment is less likely to occur, but the redevelopment of any one of them would have significant adverse contextual impacts on the row houses that would remain. The three row houses at 32, 34, and 36 East 3rd Street are located in the middle of the group that also includes 30 and 38 East 3rd Street, and the redevelopment of only one would break the group's unity. Therefore, the redevelopment of one or more of the row houses would alter the overall relationship of the five structures to each other and would adversely impact their setting and relationship to the streetscape. Similarly, the group of row houses at 258-266 East 7th Street (#153) and the row house across the street at 217 East 7th Street (#152) are located on potential development sites, and the redevelopment of one or more of them would have adverse contextual impacts on the others, as well as the row house at 263 East 7th Street (#151), which would not be redeveloped under the proposed actions. In addition, the enlargement of one or more of the three buildings at 164-180 First Avenue (#150) that are located on potential enlargement sites could have adverse contextual impacts on the other buildings of the blockfront.

Potential enlargements within the two potential historic districts could have adverse visual and contextual impacts on the historic districts. Although the integrity of the potential East 6th Street Historic District will have been affected in the future without the proposed actions by the redevelopment of the German Evangelical Lutheran Church of St. Mark (#16), the proposed actions could result still result in adverse impacts on the potential district. There are eight potential enlargement sites located within the potential district's boundaries and inappropriate enlargements could have significant adverse impacts. Similarly, inappropriate enlargements on one projected enlargement site and up to fifteen potential enlargement sites located within the boundaries of the potential Tompkins Square Park Historic District could have significant adverse impacts on the district, even though seven district buildings—St. Brigid's Roman Catholic Church (#41), the Trinity Lower East Side Lutheran Parish, and the five tenements at 299, 319, 317, 307, and 305 East 10th Street—will have been redeveloped in the future without the proposed actions.

F. CONCLUSION

ARCHAEOLOGICAL RESOURCES

Development on twenty-three potential development sites could result in significant adverse impacts on archaeological resources. Such impacts would be unavoidable adverse impacts, because there are no mechanisms available to require that subsequent private as-of-right development undertake archaeological field tests to determine the presence of archaeological resources or mitigation for any identified significant resources through avoidance or excavation and data recovery.

ARCHITECTURAL RESOURCES

The proposed actions could result in significant adverse direct impacts on up to fifteen known architectural resources and on up to twenty-four potential architectural resources. Thirteen resources are located on potential development sites and could be redeveloped under the RWCDS. In addition, there is one potential development site located within the S/NR Lower East Side Historic District. Twenty-two resources are located on potential enlargement sites and could be inappropriately altered under the RWCDS. In addition, there is one projected enlargement site located within the potential Tompkins Square Park Historic District, fifteen potential enlargement sites located within the potential Tompkins Square Park Historic District, and eight potential enlargement sites located within the potential East 6th Street Historic District. These significant adverse impacts would be unavoidable adverse impacts, because there are no mechanisms for implementing mitigation for as-of-right development.

Resources that could experience accidental damage from adjacent construction would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities. In addition, with the required measures of *TPPN #10/88* in place, there would be no significant adverse construction-related impacts on New York City Landmarks or properties listed on the National Register that are located within 90 feet of development resulting from the proposed actions. However, construction under the proposed actions could potentially result in impacts to non-designated or listed resources, because they would not be afforded special protections under *TPPN #10/88*.

For the most part, it is not anticipated that the proposed actions would have adverse visual or contextual impacts on the majority of architectural resources, because new development pursuant to the proposed actions would not eliminate or screen publicly accessible views of a resource, introduce an incompatible visual, audible, or atmospheric elements to a resource's setting, or result in significant adverse shadow impacts on a historic resource with sun-sensitive features. However, development pursuant to the proposed actions could result in significant adverse visual and contextual impacts (which would be unavoidable adverse impacts) on the five row houses (#23-27) at 30-38 East 3rd Street, because up to three of them could be redeveloped, which would alter the other row houses' relationship to the streetscape and to each other. There could be similar visual and contextual impacts to the row houses at 258-266 East 7th Street (#153) and the row house at 217 East 7th Street (#152), which are located on potential development sites, as well as to the row house at 263 East 7th Street (#151), and similar visual and contextual impacts to the buildings of the blockfront at 164-180 First Avenue (#150), which includes three potential enlargement sites. In addition, enlargements within the potential Tompkins Square Park and East 6th Street Historic Districts could have adverse visual and contextual impacts on the historic districts. ✷