East New York Rezoning Proposal
Chapter 7: Historic and Cultural Resources

A. INTRODUCTION

The 2014 *City Environmental Quality Review* (CEQR) *Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed in the State/National Registers of Historic Places (S/NR) or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

As discussed in this chapter, the rezoning area contains several individual landmarks and eligible resources. Therefore, it is necessary to assess the potential impacts of the Proposed Actions on historic architectural resources. According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Actions and in the area surrounding identified development sites. The historic resources study area is therefore defined as the area to be rezoned plus an approximate 400-foot radius around the rezoning area (refer to Figure 7-1), which is typically adequate for the assessment of historic resources, in terms of physical, visual, and historical relationships.

Archaeological resources are considered only in those areas where new excavation or ground disturbance is likely and would result in new in-ground disturbance compared to No-Action conditions; these are limited to sites that may be developed in the rezoning area, and include projected as well as potential development sites. As discussed below, the Proposed Actions and the resulting developments are not expected to result in any significant adverse impacts to archaeological resources. Therefore, an archaeological analysis is not warranted and this chapter focuses exclusively on historic architectural resources.

B. PRINCIPAL CONCLUSIONS

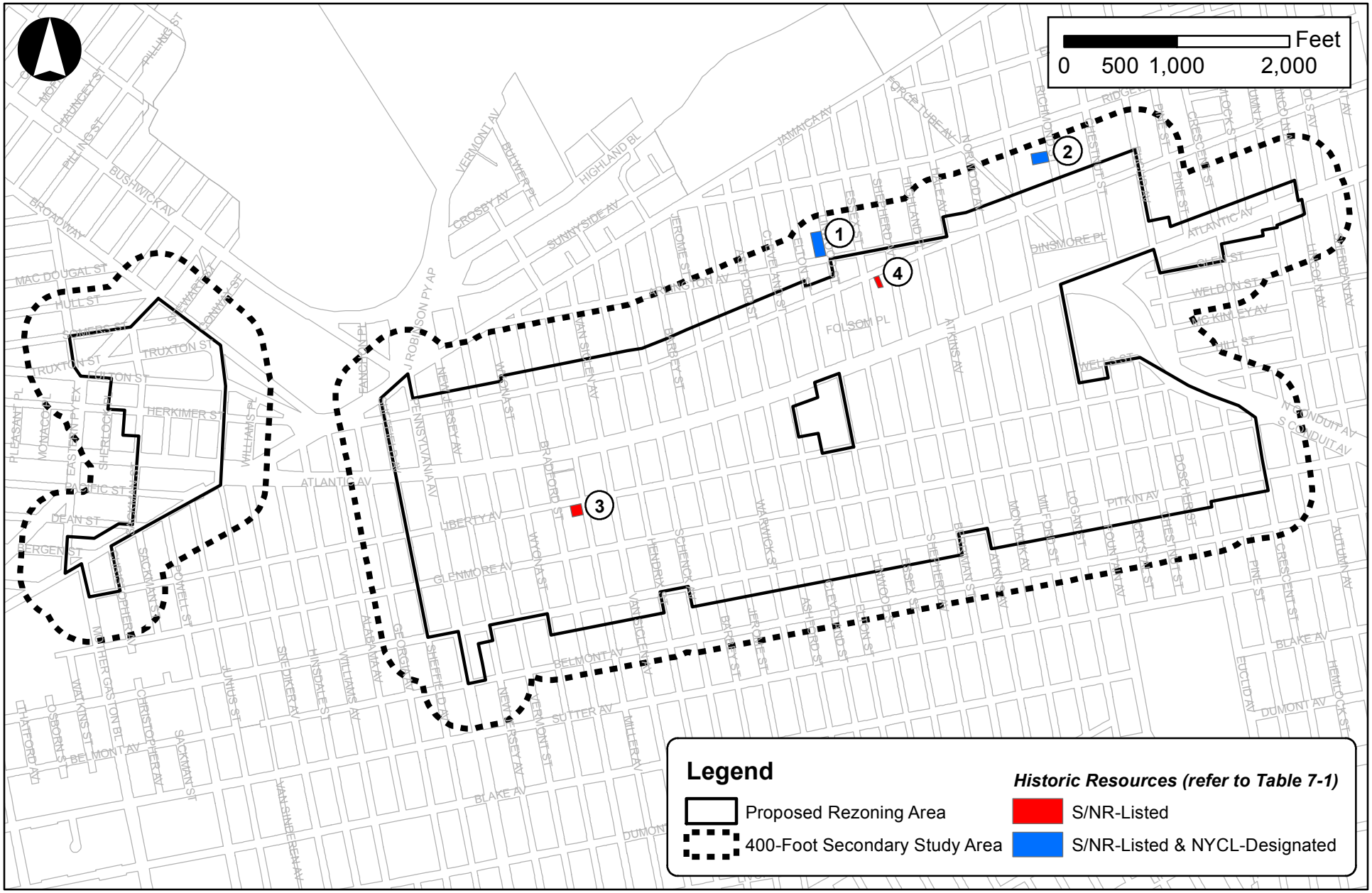
Archaeological Resources

The Proposed Actions would not result in any significant adverse impacts to archaeological resources. LPC reviewed the identified projected and potential development sites that could experience new/additional in-ground disturbance as a result of the Proposed Actions, and concluded that none of the lots comprising those sites have any archaeological significance. As such, the Proposed Actions are not expected to result in any significant adverse impacts to archaeological resources.

Architectural Resources

Direct (Physical) Impacts

The Proposed Actions could result in a significant adverse historic resources impact to a resource that is eligible for S/NR-listing and NYCL-designation. Projected development site 37, which is expected to be developed under RWCDS



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Figure 7-1
Designated Historic Resources

With-Action conditions, contains the S/NR- and NYCL-eligible Empire State Dairy Building. As the maximum permitted With-Action FAR on site 37 could be constructed without the demolition or enlargement of the Empire State Dairy Building, the structure is not projected to be demolished, either partially or entirely, or substantially altered under the RWCDS. However, the Proposed Actions do not include any measures that would prevent the demolition or alteration of the Empire State Dairy Building. Additionally, although the building was determined eligible for listing on the S/NR and designation as a NYCL, it has not been calendared by LPC for consideration for landmark status or designated a NYCL or S/NR landmark to date. Therefore, the historic resources assessment conservatively assumes that the Empire State Dairy Building could be demolished or substantially altered as a consequence of the Proposed Actions, resulting in a potential significant adverse direct impact to the S/NR- and NYCL-eligible resource.

Mitigation measures that could minimize or reduce this impact are discussed in Chapter 20 of this EIS. As discussed in Chapter 20, in the event that the structure was designated as a landmark by the LPC, the significant adverse impact would be fully mitigated. However, as the designation process is subject to LPC approval, and not CPC approval, it cannot be assumed or predicted with any certainty. The possibility of potential designation of this resource will be explored, in consultation with the LPC, between the DEIS and FEIS. Absent LPC's designation of the Empire State Dairy Building, the implementation of measures such as photographically documenting the eligible structure in accordance with the standards of the Historic American Buildings Survey (HABS) could partially mitigate the identified significant adverse direct impact to this historic architectural resource. However, a mechanism to require such measures is not available. Accordingly, this impact could not be completely eliminated and, if the Empire State Dairy Building is not designated as a landmark, an unavoidable significant adverse impact on this historic resource would occur (refer to Chapter 22, "Unavoidable Adverse Impacts").

Indirect (Contextual) Impacts

There are 12 historic resources located in close proximity to (i.e., within 400 feet of) projected/potential development sites. Although the developments resulting from the Proposed Actions could alter the setting or visual context of several of these historic resources, none of the alterations would be significant adverse impacts. The Proposed Actions would not alter the relationship of any identified historic resources to the streetscape, since all streets in the study area would remain open and each resource's relationship with the street would remain unchanged in the future with the Proposed Actions. No projected/potential developments would eliminate or substantially obstruct important public views of architectural resources, as all significant elements of these historic resources would remain visible in view corridors on public streets. Additionally, no incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Actions to any historic resource's setting under reasonable worst-case development scenario (RWCDS) With-Action conditions. As such, the Proposed Actions are not expected to result in any significant adverse indirect or contextual impacts on historic architectural resources.

Construction Impacts

As any designated NYCL or S/NR-listed historic buildings located within 90 linear feet of a projected or potential new construction site are subject to the protections of the New York City Department of Building's (DOB's) Technical Policy and Procedure Notice (TPPN) #10/88, development resulting from the Proposed Actions would not cause any significant adverse construction-related impacts to designated historic resources. This would apply to projected development site 17 which is located less than 90 feet away from the S/NR-designated 75th Police Precinct Station House.

There are 20 projected/potential development sites where construction under the Proposed Actions could potentially result in construction-related impacts to ten non-designated historic resources located in close proximity (i.e., within 90 feet). The eligible historic resources would be afforded standard protection under DOB regulations applicable to all buildings located adjacent to construction sites; however, since the resources are not S/NR-listed or NYCL-designated, they are not afforded the added special protections under DOB's TPPN #10/88. Additional protective measures afforded under DOB TPPN #10/88, which include a monitoring program to reduce the likelihood of construction damage to adjacent S/NR-listed or NYCL-designated resources, would only become applicable if the

eligible resources are designated in the future prior to the initiation of construction. If the eligible resources listed above are not designated, however, they would not be subject to DOB TTPN #10/88, and may therefore be adversely impacted by construction of adjacent development resulting from the Proposed Actions.

Shadows Impacts

The Proposed Actions would result in incremental shadows being cast on sunlight-sensitive features of one historic resource, the Holy Trinity Russian Orthodox Church, which contains 22 sunlight-sensitive stained-glass windows. It is anticipated that in the future with the Proposed Actions, three potential development sites (sites A25, A27, and A73) would cast incremental shadows on the Holy Trinity Russian Orthodox Church. As project-generated incremental shadows would reach a maximum of eight of the church's 22 stained glass windows at any one time, incremental shadows would not result in the complete elimination of direct sunlight on all sunlight-sensitive features of this historic resource. However, as these incremental shadows may have the potential to affect the public's enjoyment of this feature, albeit for a brief duration of approximately 36 minutes on March 21, 45 minutes on May 6, 49 total minutes on June 21, and one hour and 59 minutes on December 21, this is considered a significant adverse shadow impact. It should be noted that development sites A25, A27, and A73 are potential, rather than a projected, development sites. As described in Chapter 1, "Project Description," potential development sites are considered less likely to be developed than projected development sites. Consequently, the likelihood of this impact occurring is less than if it were to result from development on a projected development site. Absent the identification and implementation of feasible and practical mitigation measures, which are discussed in Chapter 20, "Mitigation," the Proposed Actions could have an unmitigated significant adverse shadows impact on the Holy Trinity Russian Orthodox Church.

C. DEVELOPMENT BACKGROUND[1]

In 1670, European settlers purchased a swath of forested land from the Canarsie Indians comprising the current rezoning area. The Europeans converted the area into farmland, and named it "New Lots" to differentiate it from the established "Old Lots" area to the west (now Flatbush). The area remained vibrant farmland until 1835, when the Connecticut merchant Colonel John R. Pitkin bought a large portion of the farmland, laid out a township called East New York and established a shoe factory at the intersection of Williams Avenue and what is now Pitkin Avenue.

A year later, the Long Island Rail Road opened its first section, the Brooklyn & Jamaica elevated line, which ran roughly along the present Atlantic Avenue between the Brooklyn waterfront and Jamaica, Queens. Small factories, including food-related businesses processing agricultural products from Long Island, railroad yards and other related uses, as well as mid- and low-rise residential buildings with stores on the ground floors, were built alongside the railroad on Atlantic Avenue. The buildings which housed the Empire State Dairy and the former Chloe Food facility are remaining examples of buildings from this agricultural past.

Cypress Hills and East New York grew further with the extension of elevated transit lines in the 1880s and 1890s that connected neighborhoods of Queens with Downtown Brooklyn and Manhattan. In 1885, the elevated Jamaica Avenue Line was established along present-day Atlantic Avenue, and in 1888, the elevated Fulton Street Line was established along present-day Fulton Street. Broadway Junction became a major node in eastern Brooklyn with the crossing of the LIRR, Jamaica Line, and Fulton Line trains.

By 1886, the majority of the study area to the north of what is now Pitkin Avenue had been subdivided into regular, rectangular blocks with 25-foot by 100-foot lots, and the bulk of development in the study area was focused around Broadway Junction and along Atlantic Avenue and Fulton Street. This development was predominately low-rise, with rows of wood and brick residential and commercial buildings interspersed with larger factories and industrial/manufacturing facilities along the major east-west avenues, and small, detached, wood-framed houses

[1] Much of this section is from the New York City Department of City Planning's (DCP's) 2014 report *Sustainable Communities: East New York*; historic Sanborn maps; and PHA field surveys.

dispersed along the secondary north-south streets. An existing example of one of these earliest wood-framed houses is 1431 Herkimer Street in the Ocean Hill area of the rezoning area, which was constructed in the early 1880s and still retains much of its original architectural ornament. During this time, scattered farms and wood-framed buildings remained intact to the northwest and northeast of the study area and south of present-day Pitkin Avenue.

The development of East New York in the 1880s led to the construction of several public buildings for the new residential community, the majority of which were impressive brick structures designed in the prominent Romanesque Revival style by well-known Brooklyn architects. The three-story, Romanesque Revival style 75th Police Precinct Station House, built in 1886 at the southwest corner of Liberty and Miller Avenues, is an imposing structure with a distinguished tower, meant to enforce order in the growing neighborhood. James W. Naughton, a prominent architect of schools in Brooklyn during the late 1800s, designed P.S. 65K in 1889 and P.S. 108 in 1895, both prominent Romanesque Revival style buildings in low-rise residential neighborhoods of the study area. The Romanesque Revival style Trinity Episcopal Church (now St. Joseph's Anglican Church) was designed by prominent architect Richard Upjohn, Jr. in 1886, and expanded in 1890 for the rapidly growing local congregation.

Richard Upjohn, Jr. also designed the four-story, Renaissance Revival style building for the prosperous East New York Savings Bank in 1890, at the southwest corner of Pennsylvania and Atlantic Avenues, one of the most traversed intersections in the neighborhood at the time. Other commercial buildings in the area followed suit. Existing examples of prominent four-story, commercial buildings with intact ornamentation along Atlantic Avenue include the Renaissance Revival style building at 2940 Atlantic Avenue on the southwest corner of Cleveland Street, and the Second Empire style building at 2883 Atlantic Avenue on the northwest corner of Jerome Street.

In 1894, the Fulton Street elevated train was extended down Van Sinderen/Snediker Avenues and east on Pitkin Avenue through the study area. Residential construction continued to follow the elevated lines, and along Fulton Street and Pitkin Avenue, retail corridors developed with stores on the ground floors of low-rise rowhouses and apartment buildings to serve the emerging neighborhoods, in varying architectural styles such as Italianate, Neo-Grec, and Renaissance Revival. Many residents were employed in the neighboring industrial district originally established by Colonel Pitkin which continued to thrive. The new elevated train spurred more residential development in previous areas of farmland south of present-day Pitkin Avenue. Development along the secondary north-south streets in the study area tended to be grouped in rows of attached brick homes with similar bulks likely developed by a single or small group of developers, with unique architectural embellishment to differentiate each home. The Miller Avenue Historic District, built circa 1892 between Belmont and Sutter Avenues, is one of the few remaining examples of this development, containing 30 houses of identical height and bulk, with much of the original ornamentation still intact, ranging from Romanesque Revival to Queen Anne to Neo-Grec.

During the mid-1890s, the Brooklyn Fire Commission began replacing old firehouses with new, modern buildings in recently annexed neighborhoods (including the study area). Peter J. Lauritzen designed eight of these new firehouses in Brooklyn between 1894 and 1897; Firehouse Engine 236 at 998 Liberty Avenue, designed by Lauritzen, was completed in 1895, providing a much needed public service to the newly developing area in the eastern section of the rezoning area. Other public buildings in the south and southeast sections of the study area built for the rapidly growing residential population were the English Gothic style St. John's Evangelical Lutheran Church (now Grace Baptist Church) built on New Jersey Avenue between Liberty and Glenmore Avenues in 1897-1898, and the Glenmore Avenue Presbyterian Church, constructed one block south of Firehouse Engine 236 in 1899.

In 1898, Brooklyn was consolidated into the greater City of New York, and in the first half of the 20th century, significant public transportation infrastructure investments resulted in the relocation of two of the at-grade railroad lines and one of the elevated transit lines below ground. These large public construction projects, part of a citywide effort to improve conditions as well as safety within the city, removed significant sources of noise and impediments to light and air, and positioned Cypress Hills and East New York for further growth. The BMT Substation #401 at 3046 Fulton Street, constructed in 1903, is one of the few remaining substations that was used to supply power to the trolleys, a transportation upgrade critical in the expansion and development of Brooklyn at the turn of the 20th century.

As the population of East New York continued to expand around the turn of the century, more public buildings were constructed in the newly fashionable Beaux-Arts and Neo-Classical styles. Examples include the Classical Revival style Arlington Branch of the Brooklyn Public Library, constructed on Arlington Avenue in 1906, and the Beaux-Arts style P.S. 159, constructed on Pitkin Avenue in 1908. With an influx of recent immigrants into the expanding East New York neighborhood during the beginning of the early 1900s, a diverse array of religious institutions and clubs were constructed in a variety of architectural styles. Examples include the 1906 Renaissance Revival style Our Lady of Loreto Roman Catholic Church, designed by Adriano Armezzani on Sackman and Pacific Streets; the 1907 Neo-Classical Prince Hall Temple, designed by prominent architectural firm Harde & Short at 68 Pennsylvania Avenue for the Tyrian Masonic Lodge; the 1916 Neo-Classical style Church of the Blessed Sacrament and nearby parochial school on Euclid Avenue; the circa 1921 Greek Revival style Agudath Achim B'Nai Jacob Synagogue (now the Second Calvary Baptist Church) on Glenmore and Miller Avenues; the 1922 Italian Renaissance style St. Michael's Roman Catholic Church designed by Gustav E. Steinback on Jerome Street; and the 1935 Russian Orthodox style Holy Trinity Russian Orthodox Church at Pennsylvania and Glenmore Avenues. Meanwhile, industry in the area continued to thrive. Factories, such as the Empire State Dairy Complex, expanded in 1914 and again in the 1920s, to keep up with production needs.

One of the more significant public transportation construction projects in the East New York area during the 20th century was the Atlantic Avenue Improvement project, a public works project conducted under the auspices of Robert Moses between 1939 and 1942, which buried the Long Island Rail Road below Atlantic Avenue throughout most of Brooklyn, including East New York. Additionally, in 1940, the Fulton Street elevated train line stopped operations in the area.

Around the mid-20th century, industry and manufacturing in East New York began to decline, as was the trend in greater Brooklyn and New York City during this time. Factories and industrial/manufacturing facilities in the rezoning area shuttered, laying off residents in the surrounding residential neighborhoods. In the 1960s and 1970s, the population of Cypress Hills and East New York declined significantly, accompanied by disinvestment and abandonment of property. This change mirrored that of other working class neighborhoods around the city, including the South Bronx, Harlem and Brownsville. Between 1960 and 1970, African-American and Hispanic residents replaced white residents in Cypress Hills and East New York as the majority. During this time, foreclosure and vacancy rates rose sharply; formerly occupied blocks deteriorated as vacant homes burned and then were demolished for safety, leaving vacant land that depressed the value of other nearby homes, causing further deterioration to spread. Subsequently much of East New York between Liberty Avenue to the north and Linden Boulevard to the south was marked by blocks of vacant buildings and vacant land, many in City-ownership, with a corresponding steep decline in property values. As a result, between 1960 and 1980 the population of East New York decreased by a third (from approximately 66,000 to 40,000 residents in the study area), and the number of housing units was reduced by nearly half. During this time, many remaining historic structures were stripped of their original ornamentation and covered in vinyl siding.

Beginning in the 1980s renewed public investment and grass-roots initiatives helped East New York and Cypress Hills to stem their decline and begin a recovery that continues to this day. With the stabilization of the City's finances after the fiscal crisis of the mid-1970s, the administration of Mayor Ed Koch embarked on an ambitious new City-sponsored housing plan that set as its goal the rehabilitation of every vacant City-owned residential building. This plan, led by the City's Department of Housing Preservation and Development (HPD), and implemented by both HPD and local, not-for-profit organizations working directly in the affected communities, resulted in the return of empty building shells to permanent affordable housing managed by HPD and non-profits. HPD and the Cypress Hills Local Development Corporation (CHLDC), formed in 1983 to strengthen Cypress Hills and its Fulton Street retail strip, rehabilitated vacant buildings within these neighborhoods. Further to the south, west of Pennsylvania Avenue, the East New York Urban Youth Corps, a group that formed initially to work with neighborhood youths, as well as the Mutual Housing Association of New York (MHANY) and other non-profits rehabilitated every City-owned vacant building in the area. The program resulted in the removal of physical blight from many blocks, stabilization of the many still-intact residential blocks and the beginning of the return of residents to the area.

In the East New York Core area south of Atlantic Avenue, at the urging of East Brooklyn Congregations (EBC), a faith-based organization founded in neighboring Brownsville, the City initiated the Nehemiah Housing Program for the

large swaths of City-owned vacant land that had been created in the area largely by the demolition of homes earlier in the 1970s and 1980s. The Program developed small, two-story, single-family row houses and provided an affordable homeownership opportunity to moderate-income families in efficiently-built, modestly-sized homes. These new homes, which used up much of the vacant City-owned land in the area, were extremely sought-after for their low cost and amenities and helped reverse the tide of disinvestment in the community as well as rebuild some of its fabric. Building on its investment in the neighborhood and the success of the Nehemiah home construction, the City subsidized the redevelopment of much of its remaining smaller parcels of vacant land with new two-family row-houses under the New York City Housing Partnership program, as well as other programs, through a variety of non-profit sponsors, including the CHLDC. As a result, the population began to grow again after decades of decline and the amount of land in City ownership has diminished to a point where, today, there is very little City-owned vacant land remaining in the area.

In the 1990s small-scale, private-sector market-rate construction of one- and two-family homes returned to East New York, after the City-sponsored rehabilitation of all City-owned buildings and the redevelopment of most of the City's portfolio of vacant land with new housing. This wave of development was led by small building contractors taking advantage of low land prices and a rising demand for small homes and continues to this day, resulting in the addition of some 2,000 units of private market-rate housing throughout East New York and in the project area. This pace of construction slowed in the early 2000s and significantly so by the recession of 2008 and a dramatic rise in mortgage foreclosures in the area. The construction of new housing, albeit at a much slower pace, has resumed with an improving economy and increased demand due to a rising city population and the movement into East New York of residents from other costlier neighborhoods. As a result of the City's housing programs, together with the private market home construction, the population of the East New York project area has rebounded from its low-point in 1980 of approximately 40,000 residents to 48,000 today, but still remains below its 1960 peak of 66,000 residents.

D. ARCHAEOLOGICAL RESOURCES

In accordance with *CEQR Technical Manual* guidelines, archaeological resources are assessed only in areas where excavation is likely and would result in new in-ground disturbance. In the absence of the Proposed Actions, given the existing zoning and land use trends in the area, it is anticipated that the rezoning area would experience limited residential, commercial, and community facility growth. As detailed in Chapter 1, "Project Description," the reasonable worst-case development scenario (RWCDS) for the Proposed Actions identifies 80 projected development sites and 105 potential development sites on which new construction or conversion/enlargement would likely occur by 2030 under With-Action conditions. As these sites could experience additional in-ground disturbance as a result of the Proposed Actions compared to No-Action conditions, they were submitted to the LPC for review of their archaeological potential.

LPC reviewed the sites that could experience new/additional in-ground disturbance in the rezoning area as a consequence of the Proposed Actions, and indicated that none of the lots comprising projected and potential development sites have any archaeological significance (see the LPC letter dated March 3, 2015 in Appendix C). As such, the Proposed Actions are not expected to result in any significant adverse impacts to archaeological resources, and a detailed analysis is not warranted.

E. ARCHITECTURAL RESOURCES

Existing Conditions

There are four individual landmarks located within and immediately adjacent to the rezoning area, as well as 18 individual properties identified as eligible for S/NR listing and/or NYCL designation in the historic resources study area. The secondary study area also encompasses several buildings located within a historic district that is eligible for listing on the S/NR and designation by the LPC. Figure 7-1 highlights all of the designated individual landmarks in

the study area, and Table 7-1 provides a list of the designated resources, photos of which are provided in Figure 7-2. Eligible resources are shown in Figure 7-3 and listed in Table 7-2 below. The following provides a brief description of each of the designated and eligible historic resource identified in the rezoning area and secondary study area.

TABLE 7-1
Designated Historic Resources

Map No.[1]	Name	Address	Block / Lot	S/NR-Listed[2]	NYCL-Designated[3]	Rezoning or 400-Foot Study Area
1	P.S. 108	200 Linwood Street	3926 / 45	X	X	400-Foot
2	P.S. 65K	158 Richmond Street	4126 / 47	X	X	400-Foot
3	75th Police Precinct Station House	486 Liberty Avenue	3708 / 15	X	(4)	Rezoning
4	BMT Substation #401	3046 Fulton Street	3957 / 21	X		Rezoning

Notes:
(1) Refer to **Figure 7-1**.
(2) Listed on the New York State and National Registers of Historic Places.
(3) Designated a New York City Landmark.
(4) Also eligible for NYCL-Designation (refer to **Table 7-2**).

It should be noted that the LPC identified two S/NR- and NYCL-eligible historic landmarks outside of the 400-foot secondary study area during their historic resources review (see the LPC letter dated March 16, 2015 in Appendix C). Although these two properties are not located within the 400-foot historic resources study area, they are included in the historic resources assessment below.

Designated Historic Resources[2]

Designated Historic Districts

There are no local, state, or nationally designated historic districts in the rezoning area or the surrounding 400-foot secondary study area.

Designated Individual Landmarks

1. P.S. 108 (S/NR-Listed, NYCL-Designated): *200 Linwood Street (Block 3926, Lot 45)*

Public School (P.S.) 108 is a S/NR-listed (1981) and NYCL-designated (1979) historic resource located on the northwest corner of Linwood Street and Arlington Avenue in the Cypress Hills neighborhood of Brooklyn. Designed by James W. Naughton and built in 1895, the four-story red-brick Romanesque Revival style building is symmetrically arranged into three parts: three-bay wide end pavilions connected by recessed wings to the seven-bay wide central entrance section (refer to Figure 7-2). A stone cornice runs above the first floor of the building, visually joining the three main sections and giving a strong horizontal accent to the façade. The school building's dormers, high paneled chimney, and hipped roofs create a picturesque skyline, emphasizing the distinctive character of the building. P.S. 108 is one of the few school buildings of its era that survives in Brooklyn and continues to serve its original purpose.

2. P.S. 65K (S/NR-Listed, NYCL-Designated): *158 Richmond Street (Block 4126, Lot 47)*

Public School (P.S.) 65K is a S/NR-listed (1981) and NYCL-designated (1979) historic resource located at 158 Richmond Street in the Cypress Hills neighborhood of Brooklyn. Designed by James W. Naughton and built as an addition to an existing structure in 1889, the symmetrical three-story building is clad in red brick, and has a projecting central bay with a recessed main entrance (refer to Figure 7-2). The building stylistically follows the first phase of the Romanesque Revival but uniquely incorporates elements of other styles into the façade, such

[2] Much of this section is based on S/NR Nomination Reports and NYCL Designation Reports.



1) P.S. 108 (S/NR; NYCL).



2) P.S. 65K (S/NR; NYCL).





East New York Rezoning Proposal

Figure 7-2a

Designated Historic Resources (refer to Table 7-1)



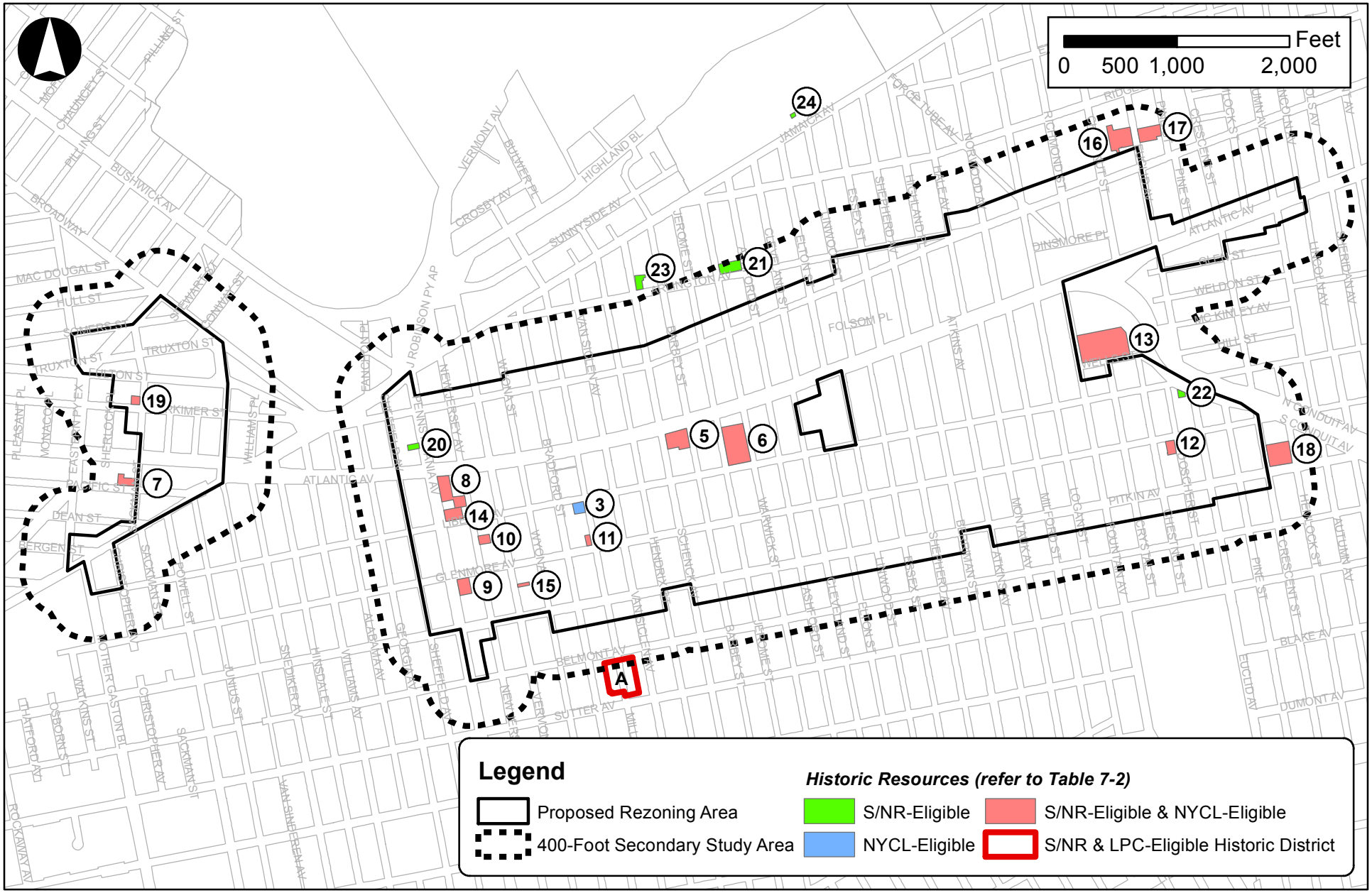
3) 75th Police Precinct Station House (S/NR; NYCL-Eligible)



4) BMT Substation #401 (S/NR)







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Figure 7-3
Eligible Historic Resources

as Queen Anne style terra-cotta plaques and Gothic style tympana around the second floor windows. P.S. 65K is one of the few school buildings of its era that survives in Brooklyn and continues to serve its original purpose.

3. 75th Police Precinct Station House (S/NR-Listed, NYCL-Eligible): *484 Liberty Avenue (Block 3708, Lot 15)*

The 75th Police Precinct Station House (also known as the Peoples' First Baptist Church), located on the southwest corner of Liberty and Miller Avenues in the rezoning area, was listed on the S/NR in 2003 and determined eligible for designation as a NYCL in 2015. Designed by Emile M. Gruwe and built in 1886, the three-story asymmetrical Romanesque Revival style building is clad in brick and distinguished by a tall, projecting, rounded tower with intricate ornamentation at the street corner, projecting wall sections at each street façade, and a prominent round-arched entrance section facing Liberty Avenue (refer to Figure 7-2). The fortress-like forms and medieval detailing of the station house symbolized its historic role as a stronghold of peace and order in the neighborhood. To the west is an attached three-story garage constructed in 1926, which is not a contributing historic resource. In 1973, the station house was converted into a church and the garage into a parsonage. It remains one of the few examples of Romanesque Revival police precinct complexes known to survive in Brooklyn.

4. BMT Substation #401 (S/NR-Listed): *3046 Fulton Street (Block 3957, Lot 21)*

Brooklyn-Manhattan Transit Corporation (BMT) Substation #401, which fronts the elevated BMT Jamaica Line tracks at 3046 Fulton Street in the rezoning area, was listed on the S/NR in 2005. The structure was built in 1903 to supply power to the trolleys of the Brooklyn Heights Railway, which was later absorbed by the BMT. The double-height, single-story Neo-Classical building is generally symmetrical, with yellow and brown bricks on the front façade contrasting with red bricks on the secondary side and rear facades. The front façade has a central arched monumental portal with a modern roll-down metal door, flanked by balancing side windows and topped with a continuous projecting brick course and clerestory windows (refer to Figure 7-2). The side and rear facades have no fenestration. Substation #401 is one of the few remaining BMT substations in the City, symbolizing the early 20th century street trolley period which was critical in the expansion and development of Brooklyn.

Potential/Eligible Historic Resources[3]

The rezoning area and secondary study area were also assessed to identify any other potentially significant architectural resources that are not designated landmarks. According to the *CEQR Technical Manual*, potential historic resources can be considered significant if they meet the criteria for listing on the S/NR, established by the U.S. Secretary of the Interior, or criteria for local designation set forth in the New York City Landmarks Law. The S/NR criteria address both historic and architectural significance: a property may be associated with significant events or persons, or may be a notable representation of a particular architectural style or the work of an important architect or builder. Similarly, the criteria of the New York City Landmarks Law include historical, architectural, aesthetic, and cultural value.

As shown in Figure 7-3 and Table 7-2, there are 18 individual resources and one historic district currently eligible for landmark designation or S/NR listing within the study area. Each of these eligible historic resources is discussed in more detail below. As previously noted, the 75th Police Precinct Station House (#3) is S/NR-listed and NYCL-eligible, and is discussed in the "Designated Historic Resources" section above and shown in Figure 7-2.

[3] Much of this section is based on the New York State Office of Parks, Recreation, and Historic Preservation (NYS OPRHP) Resource Evaluation Forms, New York City Department of Building (DOB) Certificates of Occupancy and New Building Applications, historic Sanborn maps, historic *Brooklyn Daily Eagle* newspaper articles, and PHA Site Visits (March 2015).

TABLE 7-2
Eligible Historic Resources

Map No.[1]	Name	Address	Block / Lot	S/NR-Eligible[2]	NYCL-Eligible[3]	LPC-Eligible Historic District	Rezoning or 400-Foot Study Area
A	Miller Avenue Historic District	Miller Avenue between Belmont and Sutter Avenues		X		X	400-Foot
3	75th Police Precinct Station House	486 Liberty Avenue	3708 / 15	(4)	X		Rezoning
5	Empire State Dairy	2840 Atlantic Avenue	3964 / 8	X	X		Rezoning
6	St. Michael's R.C. Church	231 Jerome Street	3966 / 1	X	X		Rezoning
7	Our Lady of Loreto R.C. Church	126 Sackman Street	1436 / 32	X	X		400-Foot
8	Former East New York Savings Bank	91 Pennsylvania Avenue	3687 / 12	X	X		Rezoning
9	Holy Trinity Russian Orthodox Church	205 Pennsylvania Avenue	3721 / 13	X	X		Rezoning
10	Grace Baptist Church	233 New Jersey Avenue	3705 / 10	X	X		Rezoning
11	Second Calvary Baptist Church	503 Glenmore Avenue	3708 / 29	X	X		Rezoning
12	Glenmore Avenue Presbyterian Church	994 Glenmore Avenue	4212 / 20	X	X		Rezoning
13	East New York Vocational High School	370 Wells Street	4155 / 75	X	X		400-Foot
14	Magistrates Court	135 Pennsylvania Avenue	3687 / 1	X	X		Rezoning
15	277 Vermont Street	277 Vermont Street	3723 / 7	X	X		Rezoning
16	Church of the Blessed Sacrament	184 Euclid Avenue	4128 / 44	X	X		400-Foot
17	School of the Blessed Sacrament	187 Euclid Avenue	4129 / 8	X	X		400-Foot
18	P.S. 159	2781 Pitkin Avenue	4216 / 1	X	X		400-Foot
19	1431 Herkimer Street	1431 Herkimer Street	1553 / 26	X	X		Rezoning
20	Prince Hall Temple	68 Pennsylvania Avenue	3669 / 28	X			Rezoning
21	Brooklyn Public Library	193 Arlington Avenue	3923 / 52	X			400-Foot
22	Firehouse Engine 236	996 Conduit Boulevard	4194 / 20	X			Rezoning
23	St. Joseph's Anglican Church	125 Arlington Avenue	3920 / 1	X			
24	Highland Park Bridge	375 Jamaica Avenue	3889 / 1	X			

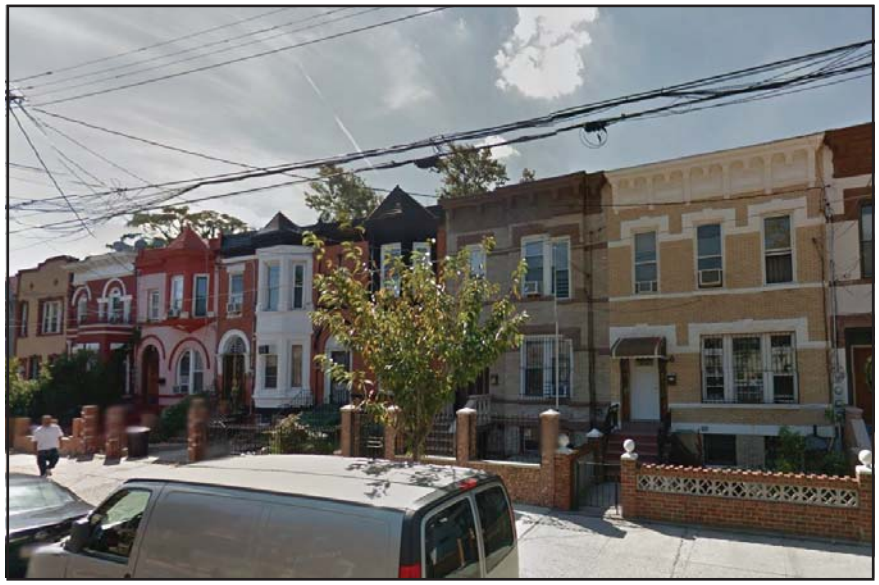
Notes:
(1) Refer to **Figure 7-3**.
(2) Eligible for listing on the New York State and National Registers of Historic Places.
(3) Eligible for designation as a New York City Landmark.
(4) Also listed on the S/NR (refer to **Table 7-1**).

Eligible Historic Districts

A. Miller Avenue Historic District (S/NR-Eligible & LPC-Eligible): *395–429 Miller Avenue between Belmont Avenue and Sutter Avenue (Block 3759, Lots 26-39 and Block 4025, Lots 3-18)*

The Miller Avenue Historic District includes 30 two-story brick rowhouses fronting Miller Avenue between Belmont and Sutter Avenues, which were all constructed circa 1892, likely by a single or small group of real estate developers. The eligible historic district includes 14 houses on the west side of the street (396 to 422 Miller Avenue; Block 3759, Lots 26 to 39) and 16 houses on the east side of the street (395 to 429 Miller Avenue; Block 4025, Lots 3 to 18). A group of generally intact historic rowhouses is uncommon in the surrounding East New York neighborhood; this historic district is unique in its maintenance of a significant amount of original architectural features.

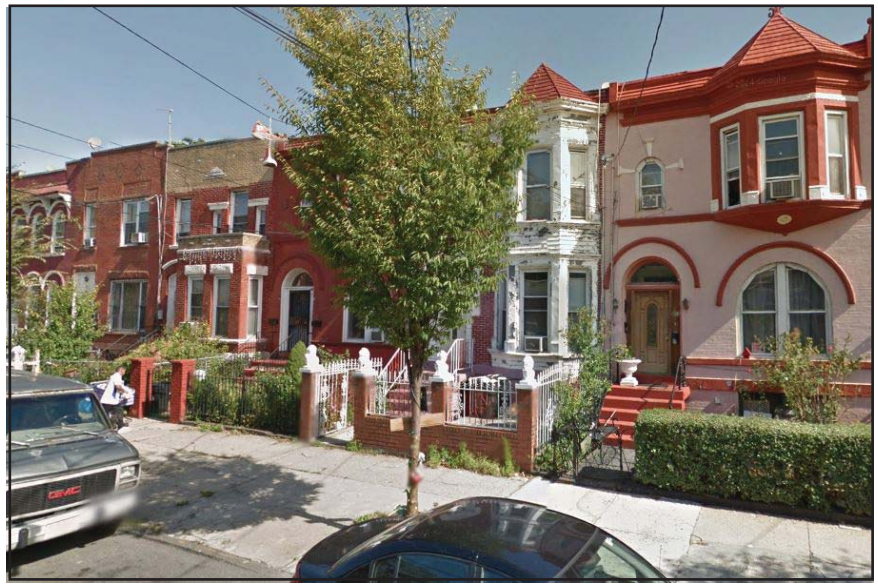
Although the buildings in the eligible historic district have greatly varied design, ornamentation, and coloring, they all have similar heights, bulks, and setbacks, raised stooped, and front yards surrounded by fencing, creating a uniform streetscape. It is likely that the single or small group of real estate developers who constructed these Miller Avenue houses were attempting to create unique and distinct single-family homes rather than sets of identical rowhouses. As shown in Figure 7-4, the houses on Miller Avenue employ a range of architectural styles and ornament, from Romanesque Revival round-arched door and window openings and





A) Miller Avenue Historic District (S/NR-Eligible & LPC-Eligible)





horizontal bands of brick and stone, to Queen Anne style three-sided projecting bay windows topped with small turrets, to Neo-Grec style cornices.

Eligible Individual Landmarks

5. Empire State Dairy Building (S/NR-Eligible & NYCL-Eligible): *2840 Atlantic Avenue (Block 3964, Lot 8)*

The Empire State Dairy Building (later the Borden Dairy), located on Atlantic Avenue between Schenck Avenue and Barbey Street is within projected development site 37. The dairy complex is comprised of several distinct buildings. The earliest buildings on the site include two attached, three-story masonry buildings at the corner of Atlantic and Schenck Avenues; and a one-story brick building on Schenck Avenue; and a three-story brick building fronting Schenck Avenue, all constructed around the turn of the 20th century. The two buildings on the corner of Atlantic and Schenck Avenues are distinguished by an elaborate cornice surrounded by terra-cotta detailing, an ornate two-story bay window fronting Schenck Avenue, and arched window surrounds (refer to Figure 7-5a).

In 1913-1914 the Empire State Dairy expanded the complex with a new building by architect Otto Stack. Fronting Atlantic Avenue, the four-story, Medieval European-inspired building emphasizes rectilinear forms in contrast to the arches of the earlier buildings, including straight window lintels and sills, the use of dentils, and in particular, a parapet with simplified end towers above the central core. The most notable features of the building are the two large ceramic colored tile panels above either side of the main entrance on Atlantic Avenue, which depict bucolic Alpine scenes, likely designed by artist Leon Solon.

The complex was again expanded in the 1920s, under the operation of the Borden Dairy. The existing one-story and three-story masonry buildings fronting Barbey Street were constructed during this period.

6. St. Michael's R.C. Church (S/NR-Eligible & NYCL-Eligible): *231 Jerome Street (Block 3966, Lot 1)*

St. Michael's Roman Catholic (R.C.) Church complex is comprised of several distinct buildings on Jerome Avenue, Liberty Avenue, and Warwick Street. The earliest buildings on the site are the Public School (P.S.) 65 Annex on the corner of Liberty Avenue and Warwick Street, and the adjoining parish center on Warwick Street, both constructed in 1899. Each building is faced in orange and buff brick, with typical Renaissance Revival ornament such as arched windows, pediments surmounting the main entrances, and projecting cornices.

The convent for the nuns of the order of St. Dominic was constructed on the site in 1915, fronting Jerome Street. This three-story, Renaissance Revival style building, designed by architect Francis J. Berlenback, is faced in buff brick with limestone trim and has a projecting cornice. It was converted into a multiple-dwelling residential building in 1978-1979.

Constructed in 1920-1922, the Italian Renaissance-inspired St. Michael's R.C. Church, which fronts Jerome Street, was designed by architect Gustav E. Steinback, a prominent designer of Roman Catholic churches in the New York area. As shown in Figure 7-5b, the church's tripartite brick façade features a central rose window above a round-arched entrance, which is emphasized by stone columns and decorative bands of blue terra-cotta tile-work above the arch. Steps extend the entire width of the façade. The church is capped by a Spanish tile roof. A prominent tower with brick corbelling and a polygonal belfry at the top is setback from the front façade. The church contains stained-glass windows created by Zettler Studio. A garden is located to the north of the church, and a three-story masonry Renaissance Revival style friary, constructed around 1922, is located at the rear of the church, fronting Warwick Street.

St. Michael's High School on the corner of Liberty Avenue and Jerome Street is the newest structure on the site. Designed by architect Paul C. Reilly and constructed in 1955-1956, the modern four-story building has orange brick walls and limestone trim complementing the adjacent P.S. 65 Annex. The main entrance on Jerome Street is surrounded by polished granite.





5) Empire State Dairy Building (S/NR-Eligible & NYCL-Eligible)









6) St. Michael's R.C. Church (S/NR-Eligible & NYCL-Eligible)

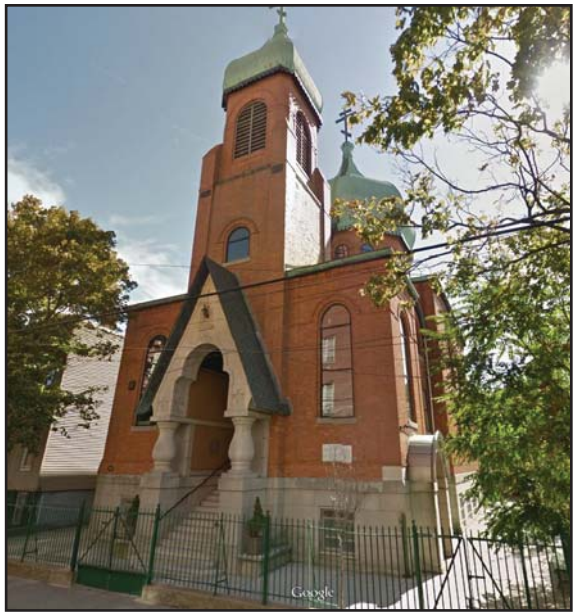


8) Former East New York Savings Bank (S/NR-Eligible & NYCL-Eligible)



7) Our Lady of Loreto R.C. Church (S/NR-Eligible & NYCL-Eligible)

9) Holy Trinity Russian Orthodox Church (S/NR-Eligible & NYCL-Eligible)



7. Our Lady of Loreto R.C. Church (S/NR-Eligible & NYCL-Eligible): *126 Sackman Street (Block 1436, Lot 32)*

Our Lady of Loreto Roman Catholic (R.C.) Church is located on the northwest corner of Sackman and Pacific Streets in the secondary study area. The Italian Renaissance Revival-style church was designed by architect Adriano Armezzani and constructed in 1906 with cast stone blocks and trim, a rare application of cast stone as a primary building material for a high style religious building. As shown in Figure 7-5b, the front façade features a pediment above the central three bays, ornamented cast stone pilasters and window and door surrounds, a stained-glass window, and sculptures in niches. This central section is flanked by two tall bell towers. Steps extend the entire width of the front façade. The side elevations of the church are pierced by two levels of paired stained-glass windows, and the nave of the church is topped with a tall, gabled roof.

8. Former East New York Savings Bank (S/NR-Eligible & NYCL-Eligible): *91 Pennsylvania Avenue (Block 3687, Lot 12)*

The Former East New York Savings Bank is located on the southwest corner of Pennsylvania and Atlantic Avenues, which was one of the most traversed intersections in the neighborhood around the turn of the 20th century. The four-story Renaissance Revival style building was designed by prominent New York City architect Richard Upjohn, Jr. and was constructed in 1890 as the headquarters of the prosperous East New York Savings Bank. As shown in Figure 7-5b, the ground-floor of the red-brick structure is clad in stone, and the building is accented by a projecting cornice. A rounded, projecting corner entrance with two sets of paired, free-standing columns was added to the building circa 1917.

9. Holy Trinity Russian Orthodox Church (S/NR-Eligible & NYCL-Eligible): *205 Pennsylvania Avenue/400 Glenmore Avenue (Block 3721, Lot 13)*

The Holy Trinity Russian Orthodox Church is located on the southwest corner of Pennsylvania and Glenmore Avenues, surrounded by lawns and trees as shown in Figure 7-5b. The Russian Orthodox Christian style temple was constructed in 1935 at the peak of the Belarussian community's prominence in East New York. The orange-brick building has a stone base and a recessed main entrance surrounded by stone columns and topped with a projecting, elongated pediment. The temple is crowned with a copper cupola above the main entrance and a copper onion-shaped dome atop an octagonal pillar which rises above the nave. The church contains a total of 22 stained-glass windows.

10. Grace Baptist Church (S/NR-Eligible & NYCL-Eligible): *233 New Jersey Avenue (Block 3705, Lot 10)*

Grace Baptist Church is located on New Jersey Avenue between Liberty and Glenmore Avenues. The English Gothic style church was built in 1897-1898 as St. John's German Evangelical Lutheran Church. As shown in Figure 7-5c, the church's façade is textured by horizontal bands of rough-cut red brick interspersed with horizontal bands of smooth brick and occasionally stone. The asymmetrical front façade contains two pointed-arch entrances, a large, central, pointed-arch window filled with stained-glass, and a single bell tower topped with a copper pyramidal spire.

11. Second Calvary Baptist Church (S/NR-Eligible & NYCL-Eligible): *503 Glenmore Avenue (Block 3708, Lot 29)*

The Second Calvary Baptist Church, located on the northwest corner of Glenmore and Miler Avenues, was constructed as a synagogue for the Agudath Achim B'nai Jacob (likely circa 1921) and is now used as the Second Calvary Baptist Church. The imposing Greek Revival style brick building has a grand three-bay wide stone portico fronting Glenmore Avenue, with large two-story freestanding Doric columns and pilasters flanking the three entrances (refer to Figure 7-5c). Like a Greek temple, the symmetric façade has a large pediment extending the three bays with a triglyph frieze. There are stone plaques above each of the three entrance doors with Hebrew inscriptions, and three Stars of David adorn the roof. Entrance steps extend the width of the portico. The Miller Avenue façade is five bays wide; each bay is separated by brick pilasters and contains a large stained-glass window.



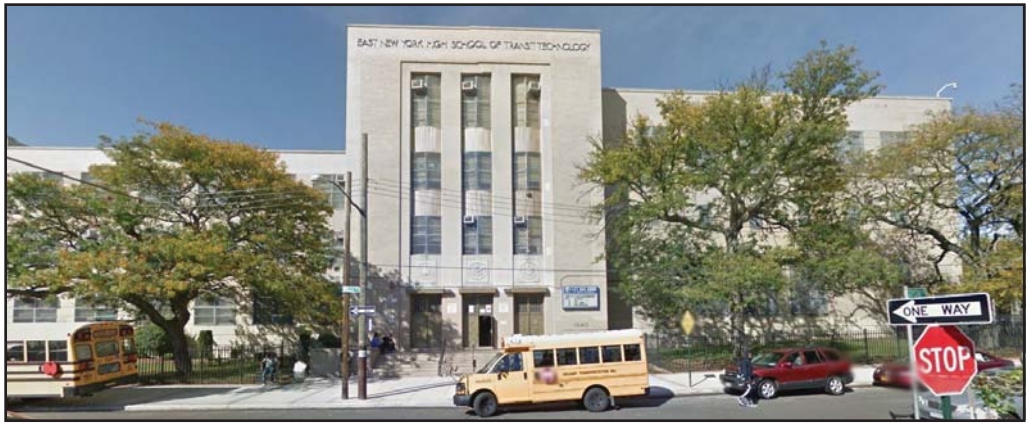
10) Grace Baptist Church (S/NR-Eligible & NYCL-Eligible)



11) Second Calvary Baptist Church (S/NR-Eligible & NYCL-Eligible)



12) Glenmore Avenue Presbyterian Church (S/NR-Eligible & NYCL-Eligible)



13) East New York Vocational High School (S/NR-Eligible & NYCL-Eligible)

12. Glenmore Avenue Presbyterian Church (S/NR-Eligible & NYCL-Eligible): *994 Glenmore Avenue (Block 4212, Lot 20)*

The Glenmore Avenue Presbyterian Church was constructed on the southwest corner of Doscher Street and Glenmore Avenue in 1899. The small, two-story building is setback from the streetline, surrounded by lawns and trees (refer to Figure 7-5c). The building's two main entrances are at its corner, beneath the tall, arched belfry; the Dorscher Street door retains its original casement windows with latticed lights. The second floor of the front and rear facades are clad in historic wooden shingles, and the first floor has modern aluminum siding. The front façade also contains central casement windows of colored glass. The red and black-brick side facades have similar colored-glass casement windows, and the building has a gabled roof pierced with a total of eight small dormer windows.

13. East New York Vocational High School (S/NR-Eligible & NYCL-Eligible): *370 Wells Street (Block 4155, Lot 75)*

The former East New York Vocational High School (now the East New York High School of Transit Technology) is a predominately white-brick clad modern structure located on the northeast corner of Fountain Avenue and Wells Street, adjacent to City Line Park. Built in 1940, the building is comprised of a tall, projecting central entrance section, flanked by shorter wings of classrooms (refer to Figure 7-5c). The verticality of the central section is accentuated by three narrow, elongated bays, while the contrasting horizontality of the wings is emphasized by horizontal bands of recessed brick. The three recessed entrances of the central section have metal doors with relief scenes of different tradesmen at work, topped with metal casement windows. Steps extend the width of the central entrance section.

14. Magistrates Court (S/NR-Eligible & NYCL-Eligible): *135 Pennsylvania Avenue (Block 3687, Lot 1)*

The former Magistrates Court building (now housing the Arnold and Marie Schwartz Community Center, the Police Athletic League, and Community Board 5 offices) is located on the northeast corner of Pennsylvania and Liberty Avenues. The Magistrates Court building was constructed in 1929 during an era of prolific courthouse construction in New York City. The three-story building was designed by architect Mortimer Dickerson Metcalf, one of the most prominent courthouse architects in Brooklyn at the time. As shown in Figure 7-5d, the Magistrates Court is constructed in white brick and stone in the Classical Revival style, based on a Greek temple, typical of courthouses during this period. Notable features of the building include a symmetrical front façade, pedimented doors, and columns and friezes surrounding the entrances.

15. 277 Vermont Street (S/NR-Eligible & NYCL-Eligible): *277 Vermont Street (Block 3723, Lot 7)*

The building at 277 Vermont Street, between Glenmore and Pitkin Avenues, is one of the few historic houses in East New York which retains the majority of its original architectural detailing. Constructed before 1904, 277 Vermont Street retains its historic raised front porch and stoop, with a simple iron balustrade and railings (refer to Figure 7-5d). The porch's roof is supported by thin columns and brackets, which are intricately detailed. The building is topped with a projecting cornice, and the property is surrounded by an ornate iron fence.

16. Church of the Blessed Sacrament (S/NR-Eligible & NYCL-Eligible): *184 Euclid Avenue (Block 4128, Lot 44)*

The Church of the Blessed Sacrament is located on Euclid Avenue between Ridgewood Avenue and Fulton Street. The nearby convent, parish hall, and school were constructed circa 1915, and the existing edifice of the church was built in 1923-1926. The symmetrical yellow-brick façade of the Neo-Classical style church features a three-bay wide portico with thin, freestanding, stone Ionic columns flanking three entrances (refer to Figure 7-5d). The portico is topped with a stone balustrade, similar to a Greek temple. The upper portion of this central section has three long widows surrounded by Corinthian pilasters and a classical pediment. The central section of the front façade is flanked by two bell towers featuring tall, narrow windows, which are topped by circular colonnades of Corinthian columns. The side elevations of the church are pierced by two levels of windows and feature shallow gable rooftops.



14) Magistrates Court (S/NR-Eligible & NYCL-Eligible)



15) 277 Vermont Street (S/NR-Eligible & NYCL-Eligible)

16) Church of the Blessed Sacrament (S/NR-Eligible & NYCL-Eligible)



17) School of the Blessed Sacrament (S/NR-Eligible & NYCL-Eligible)



17. School of the Blessed Sacrament (S/NR-Eligible & NYCL-Eligible): *187 Euclid Avenue (Block 4129, Lot 8)*

Fronting Euclid Avenue and Pine Street between Ridgewood Avenue and Fulton Street, the School of the Blessed Sacrament was constructed in 1915 as a parochial school for the Church of the Blessed Sacrament. As shown in Figure 7-5d, the Euclid Avenue façade of the white-brick Neo-Classical school building is symmetrical with stone ornamentation, pairs of stone pilasters around the central section, and a classical pediment topping the central section. Entrances are located in the far right and left bays of this façade. The Pine Street façade of the school is also symmetrical and clad in white-brick with stone ornament. This façade features a three-bay wide central entrance recessed behind large, freestanding Ionic columns and brick Ionic pilasters. The central entrance section is topped with a classical pediment, and a dentilled cornice wraps around the façade.

18. P.S. 159 (S/NR-Eligible & NYCL-Eligible): *2781 Pitkin Avenue (Block 4216, Lot 1)*

The five-story brick and stone Public School (P.S.) 159 building is located on Pitkin Avenue between Crescent and Hemlock Streets (refer to Figure 7-5e). Constructed in 1908, the building displays numerous characteristics associated with the Beaux-Arts style, including symmetrical elevations, a raised stone basement level, quoins, a prominent, projecting, classically detailed stone cornice above the central main entrance, and an attic story above a projecting stone cornice that wraps around the building. P.S. 159 is one of the few school buildings of its era that survives in Brooklyn and continues to serve its original purpose.

19. 1431 Herkimer Street (S/NR-Eligible & NYCL-Eligible): *1431 Herkimer Street (Block 1553, Lot 26)*

The free-standing house at 1431 Herkimer Street, on the northwest corner of Herkimer and Sackman Streets, was likely built in the early 1880s. The building is one of the few historic houses in the Ocean Hill neighborhood which retains the majority of its original architectural detailing (refer to Figure 7-5e). 1431 Herkimer Street has a raised front porch with thin columns and intricate detailing below the porch roof. The front door is topped with a fan light window, and the house is capped with a prominent projecting cornice with large brackets. The property is surrounded by an ornate iron fence and entrance gate.

20. Prince Hall Temple (S/NR-Eligible): *68 Pennsylvania Avenue (Block 3669, Lot 28)*

The three-story Prince Hall Temple (now the Atlantic Senior Center) is located on Pennsylvania Avenue between Fulton Street and Atlantic Avenue. The temple was designed by the prominent New York City architectural firm Harde & Short for the Tyrian Masonic Lodge, one of the most influential clubs in East New York around the turn of the 20th century. Constructed in 1906-1907, the symmetrical Neo-Classical temple has a simple design and minimal ornamentation (refer to Figure 7-5e). Notable features include the main entrance which is flanked by free-standing Ionic columns, sets of double-story pilasters between each bay of the second and third stories, and decorative keystones above each second and third story window.

21. Brooklyn Public Library (S/NR-Eligible): *193 Arlington Avenue (Block 3923, Lot 52)*

In 1901, Andrew Carnegie guaranteed the construction of new public libraries in Brooklyn, including the Arlington Branch (located on Arlington Avenue between Warwick and Ashford Streets) which was built in 1906 as the East Branch of the Brooklyn Public Library. Designed by architect Richard A. Walker, the symmetrical Classical Revival building exemplifies the suburban Carnegie library era as a freestanding structure surrounded by lawns, intended to be a focal point in the neighborhood. As shown in Figure 7-5e, the two-story, five-bay wide red brick structure has limestone trim and ornamentation, including a triangular pediment atop the recessed central entrance and a large frieze inscribed "East Branch of the Brooklyn Public Library." The building contains large windows intended to let plenty of natural light into the reading rooms, and is topped with a dentilled cornice.

22. Firehouse Engine 236 (S/NR-Eligible): *996 Conduit Boulevard/998 Liberty Avenue (Block 4194, Lot 20)*

Firehouse Engine 236, located on the southwest corner of Liberty and Euclid Avenues, was constructed in 1894-1895 as part of the Brooklyn Fire Commission's campaign to replace old, volunteer fire houses in Brooklyn's recently annexed districts (including the study area) with new buildings equipped with the amenities required for professional staff. Firehouse Engine 236 was one of eight firehouses designed by architect Peter J. Lauritzen



18) P.S. 159 (S/NR-Eligible & NYCL-Eligible)



21) Brooklyn Public Library (S/NR-Eligible)



19) 1431 Herkimer Street (S/NR-Eligible & NYCL-Eligible)



20) Prince Hall Temple
(S/NR-Eligible)



22) Firehouse Engine 236
(S/NR-Eligible)

for the Brooklyn Fire Department between 1894 and 1897. As shown in Figure 7-5e, the simple, symmetrical brick building has a Flemish style peaked roof, and the ground-level is accented by stone pilasters and a stone cornice.

Other Eligible Historic Resources Outside the Study Area

23. St. Joseph's Anglican Church (S/NR-Eligible): *125 Arlington Avenue (Block 3920, Lot 1)*

Located on the northeast corner of Arlington and Schenck Avenues, Trinity Episcopal Church (now St. Joseph's Anglican Church) was designed by prominent New York City architect Richard Upjohn, Jr. and constructed in 1886. The asymmetrical brick Romanesque Revival style building features a large central rose window on the front façade and two additional rose windows on the east and west facades. The first levels of the east and west facades also contain intricate stained-glass windows, and the building is flanked by a three-story bell tower at the corner of Arlington and Schenck Avenues. The church is surrounded by lawns and trees. In 1890, Upjohn Jr. designed the north and south transepts as an addition for the rapidly expanding congregation.

24. Highland Park Bridge (S/NR-Eligible): *375 Jamaica Avenue (Block 3889, Lot 1)*

Highland Park, to the north of the study area on the Brooklyn/Queens border, was originally known as Ridgewood Park and developed through the acquisition of parcels of farmland around the turn of the 20th century. Between 1901 and 1905, several new structures were constructed in the park, including the Highland Park Bridge. This rustic stone bridge was constructed for pedestrians strolling along the newly laid footpaths in the burgeoning park. Today the bridge is in poor condition, with spalling concrete, cracking bricks, efflorescence, and graffiti, and is slated for restoration.

The Future without the Proposed Actions (No-Action Condition)

As detailed in Chapter 1, "Project Description," in the future without the Proposed Actions, the proposed rezoning would not occur, and projected and potential development sites would either remain unchanged from existing conditions or be redeveloped with as-of-right uses reflecting current trends.

Under No-Action conditions, the status of historic resources could change. S/NR-eligible architectural resources could be listed in the Registers, and properties found eligible for consideration for designation as NYCLs could be calendared and/or designated. It is also possible, given the Proposed Actions' analysis year of 2030, that additional sites could be identified as architectural resources in this time frame. Changes to the historic resources identified above or to their settings could also occur irrespective of the Proposed Actions. Future projects could affect the settings of architectural resources. It is possible that some architectural resources in the study area could deteriorate, while others could be restored. In addition, future projects could accidentally damage architectural resources through adjacent construction.

Properties that are designated NYCLs are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition of those resources can occur. All properties within LPC-designated historic districts also require LPC permit and approval prior to new construction, addition, enlargement, or demolition. The owners of a property may work with LPC to modify their plans to make them appropriate. Properties that have been calendared for consideration for designation as NYCLs are also afforded a measure of protection insofar as, due to their calendared status, permits may not be issued by the DOB for any structural alteration to the buildings for any work requiring a building permit, without at least 40 days prior notice being given to LPC. During the 40 day period, LPC has the opportunity to consider the case and, if it so chooses, schedule a hearing and move forward with designation. As noted above, there are no LPC-designated or calendared historic resources in the rezoning area.

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. Additional protective measures apply to designated NYCLs and S/NR-

listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, the DOB's TPPN #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent NYCL-designated or S/NR-listed historic resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. The procedures and protections of the DOB's TPPN #10/88 would apply to any alteration, enlargement, or demolition taking place, if there were any S/NR-listed or NYCL-designated structures on projected or potential development sites in the No-Action scenario. As noted above, there are no NYCL-designated or S/NR-listed resources located on any of the projected or potential development sites (also refer to Figure 7-6 and Table 7-3 below).

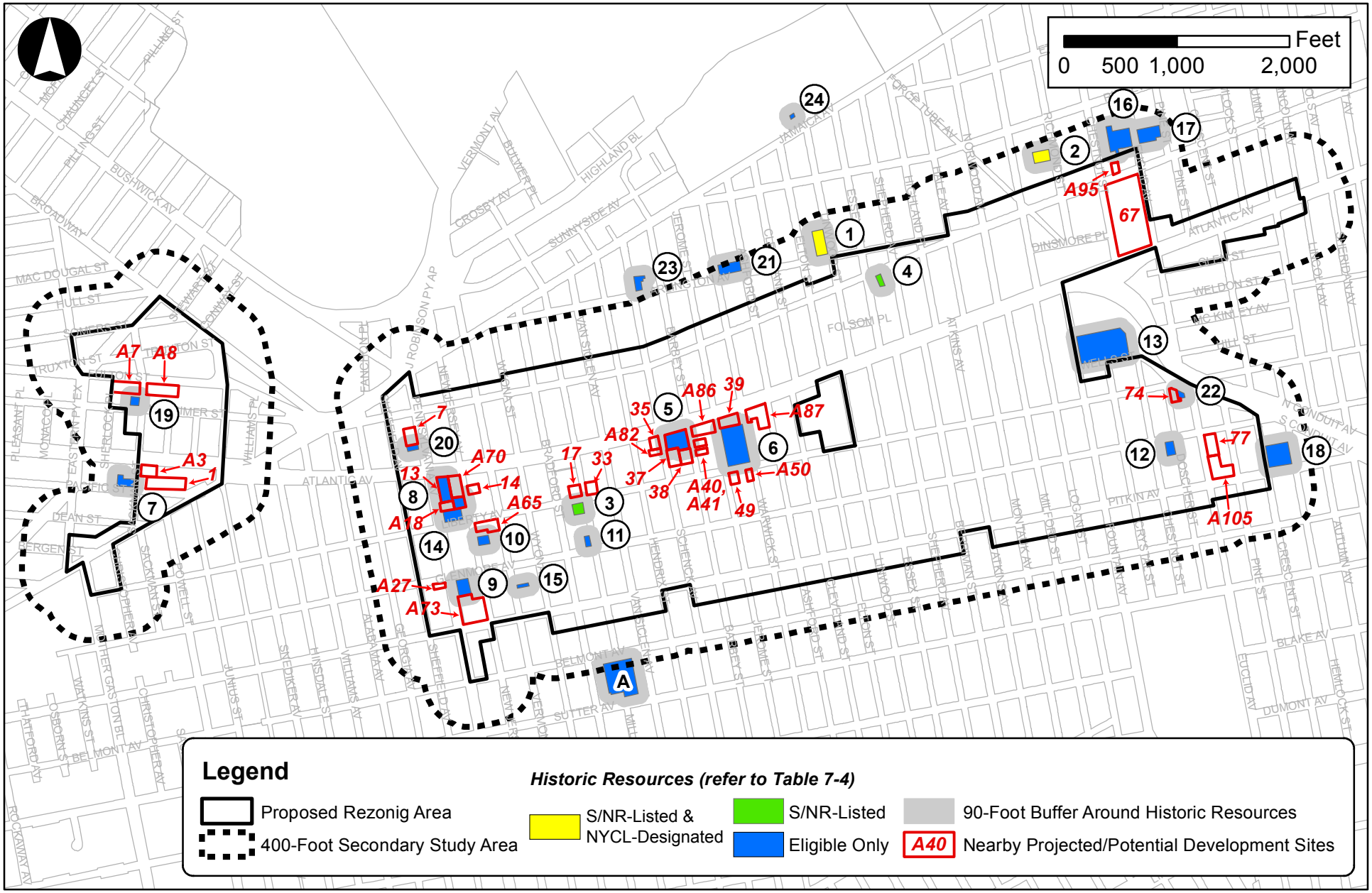
Additionally, historic resources that are listed in the S/NR or that have been found eligible for listing are given a measure of protection from the effects of federally sponsored, or federally assisted projects under Section 106 of the National Historic Preservation Act, and are similarly protected against impacts resulting from state-sponsored or state-assisted projects under the New York State Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. Private property owners using private funds can, however, alter or demolish their S/NR-listed or S/NR-eligible properties without such a review process.

Anticipated Developments in the No-Action Condition

In the 2030 future without the Proposed Actions, given the existing zoning and land use trends in the area, it is anticipated that the rezoning area would experience limited growth in residential, commercial, and community facility uses. As discussed in Chapter 1, "Project Description," the RWCDS projects that 27 of the 80 projected development sites and nine of the 105 potential development sites could be redeveloped or experience conversion/enlargement in the No-Action condition pursuant to existing zoning. Two of the development sites are occupied by LPC and S/NR-eligible historic resources. One of these sites, projected development site 13, contains the Former East New York Savings Bank.[4] This resource is expected to be re-occupied with approximately 37,260 sf of commercial and office space in the No-Action condition, with no anticipated significant alterations to the exterior of the building. No other construction is anticipated on site 13 in the future without the Proposed Actions. The other development site, projected development site 37, contains the Empire State Dairy Building. This site is not anticipated to be redeveloped under No-Action conditions. As such, no demolitions or alterations to designated historic resources are expected in the future without the Proposed Actions.

The RWCDS for the No-Action condition also anticipates new construction to occur on potential development site A73, which is adjacent to the S/NR- and NYCL-eligible Holy Trinity Russian Orthodox Church (#9), as shown in Figure 7-6. This eligible historic resource would be afforded standard protection under DOB regulations applicable to all buildings located adjacent to construction sites. However, protective measures afforded under DOB TPPN #10/88 would only become applicable if the church is designated a NYCL or listed on the S/NR in the future No-Action condition. If the historic resource is not designated, it would not be afforded special protections under DOB's TPPN #10/88. Additionally, the Holy Trinity Russian Orthodox Church has not been calendared for consideration for landmark status by the LPC, which would afford some measure of protection under the New York City Landmarks Law as detailed above. As a S/NR-eligible resource, the Holy Trinity Russian Orthodox Church is given the same protection afforded to S/NR-listed structures with regard to state or federally sponsored or assisted projects; however, it can be altered by private landowners using private funds without any review. Thus, this unlisted but eligible historic resource which is not subject to LPC oversight could experience indirect construction-related damage in the future without the Proposed Actions as a result of new construction anticipated on the adjacent site (potential development site A73).

[4] Shortly before the completion of the DEIS, DCP became aware that the Former East New York Savings Bank structure was being demolished. Except for the demolition permit, no other building permit appears to have been approved for this site. Changes to the circumstances of this building would not alter any of the conclusions presented in this historic resources assessment. However, DCP will continue to monitor the situation and, if warranted, revise the RWCDS for this site and incorporate the change into the EIS between the DEIS and FEIS.



East New York Rezoning Proposal

Figure 7-6

RWCDS Projected/Potential Development Sites Containing or Located in Proximity to Historic Resources

The Future with the Proposed Actions (With-Action Condition)

According to the *CEQR Technical Manual*, generally, if a project would affect those characteristics that make a resource eligible for NYCL designation or S/NR listing, this could be a significant adverse impact. As described above, the designated historic resources in the rezoning area and secondary study area are significant both for their architectural quality as well as for their historical value as part of the City's development. This section assesses the Proposed Actions' potential to result in significant adverse impacts on identified architectural resources in the study area, including effects resulting from construction of projected or potential developments, project-generated shadows, or other indirect effects on existing historic resources in the study area.

The Proposed Actions were assessed in accordance with guidelines established in the *CEQR Technical Manual* (Chapter 9, Part 420), to determine (a) whether there would be a physical change to any designated property as a result of the Proposed Actions; (b) whether there would be a physical change to the setting of any designated resource, such as context or visual prominence, as a result of the Proposed Actions; and (c) if so, whether the change is likely to diminish the qualities of the resource that make it important. Whereas this chapter focuses specifically on the Proposed Actions' effects on the visual context of historic resources, an assessment of the Proposed Actions' effect on the visual character of the study area in general is provided separately in Chapter 8, "Urban Design and Visual Resources."

As detailed in Chapter 1, "Project Description," the Proposed Actions include zoning map and text amendments in the rezoning area, amendments to the Dismore-Chestnut Urban Renewal Plan (URP), and disposition approval, as well as other actions not subject to ULURP. The Proposed Actions are intended to create opportunities for new residential development with significant amounts of affordable housing; encourage mixed-use development on key corridors; enhance and revitalize major thoroughfares through new economic development; and protect the neighborhood character of the residential core and ensure predictable future development. The Proposed Actions would replace all or portions of existing M1-1, M1-2, M1-4, C8-1, C8-2, R5, and R6 districts currently mapped in the rezoning area with M1-4/R6A, M1-4/R7A, M1-4/R8A, M1-4/R7D, R5, R5B, R6B, R6A, R7A, R7D, R8A, C4-4D, C4-4L, and C4-5D districts. The proposed rezoning would also replace or eliminate portions of existing C1-2, C1-3, C2-2, and C2-3 overlays mapped within the existing R5 and R6 districts with C2-4 overlays and establish new C2-4 overlays along select corridors. Contextual districts would be mapped along the rezoning area's residential side streets in order to ensure new infill development would be sensitive to the established height and scale of the existing neighborhood's residential core.

As also described in Chapter 1, under With-Action conditions projected developments, considered likely to occur by the 2030 analysis year, are expected to occur on 80 sites, and potential developments, which are considered possible but less likely to occur within the analysis timeframe, have been identified for 105 sites within the rezoning area. Figure 7-6 illustrates and Table 7-3 lists all of the projected and potential development sites identified in the RWCDS that would contain or be located in close proximity to designated or eligible historic resources in the study area. An assessment of the potential effects of the Proposed Actions on all architectural resources identified within the study area is provided below and summarized in Table 7-4.

Direct (Physical) Impacts

Historic resources can be directly affected by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. For example, alterations, such as the addition of a new wing to a historic building or replacement of the resource's entrance could result in significant adverse impacts, depending on the design. Direct effects also include changes to an architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.

It should be noted that privately owned properties that are NYCLs or in New York City Historic Districts are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur, regardless of whether the project is publicly or privately funded. Properties that have been calendared for consideration for designation as NYCLs are also afforded a measure of protection insofar as, due to their calendared status, permits may not be issued by DOB for any structural alteration to the buildings for any work

requiring a building permit, without at least 40 days prior notice being given to the LPC. During the 40 day period, LPC has the opportunity to consider the case and, if it so chooses, schedule a hearing and move forward with designation. 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.

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.

Potential Direct Impacts on Designated and Eligible Historic Resources

As summarized in Table 7-3 and discussed below, the Proposed Actions would not result in direct impacts to any designated historic resources. Under RWCDS With-Action conditions, the Proposed Actions could result in direct impacts to one S/NR- and NYCL-eligible historic resource (the Empire State Dairy Building, on projected development site 37) which could be partially or totally altered or demolished as a consequence of the Proposed Actions.

While projected development site 13 is expected be redeveloped in the future with the Proposed Actions, no partial or total alterations to the S/NR- and NYCL-eligible Former East New York Savings Bank (#8)[5], which occupies a portion of the site, are anticipated. As under the RWCDS No-Action scenario, it is anticipated that the existing building would be re-occupied with approximately 37,260 sf of commercial and office space, with no significant alterations to the building's exterior anticipated. In addition, under the RWCDS With-Action scenario, it is anticipated that a second detached commercial development would be constructed on the southeastern portion of the irregularly-shaped site. The new, approximately 47,000 sf commercial building would be approximately 60 feet tall and built in the southeast corner of the lot, approximately 50 feet south of the existing bank building. Combined the two buildings would total approximately 84,260 sf of commercial retail and office space. As such, no demolition or alterations to the NYCL-eligible Former East New York Savings Bank are expected in the future with the Proposed Actions, and no direct adverse impacts would result.

Projected development site 37, which is expected to be converted and enlarged under RWCDS With-Action conditions, contains the S/NR- and NYCL-eligible Empire State Dairy Building (#5). The RWCDS No-Action scenario anticipates that the site would remain unchanged as an approximately 76,400 sf parking and storage facility, while the RWCDS With-Action scenario expects reuse and enlargement of the site as an approximately 102,150 sf mixed-use residential, office, and light industrial/manufacturing development. As the maximum permitted With-Action FAR on site 37 could be constructed without the demolition or enlargement of the Empire State Dairy Building, the structure is not projected to be demolished, either partially or entirely, or substantially altered under the RWCDS. However, the Proposed Actions do not include any measures that would prevent the demolition or alteration of the Empire State Dairy Building. Additionally, although the building was determined eligible for listing on the S/NR and designation as a NYCL, it has not been calendared by LPC for consideration for landmark status or designated a NYCL or S/NR landmark to date. Therefore, the historic resources assessment conservatively assumes that the Empire State Dairy Building could be demolished or substantially altered as a consequence of the Proposed Actions, resulting in a potential significant adverse direct impact to the S/NR- and NYCL-eligible resource.

Mitigation measures that could minimize or reduce this impact are discussed in Chapter 20 of this EIS. As discussed in Chapter 20, in the event that the structure was designated as a landmark by the LPC, the significant adverse impact would be fully mitigated. However, as the designation process is subject to LPC approval, and not CPC approval, it

[5] Shortly before the completion of the DEIS, DCP became aware that the Former East New York Savings Bank structure was being demolished. Except for the demolition permit, no other building permit appears to have been approved for this site. Changes to the circumstances of this building would not alter any of the conclusions presented in this historic resources assessment. However, DCP will continue to monitor the situation and, if warranted, revise the RWCDS for this site and incorporate the change into the EIS between the DEIS and FEIS.

cannot be assumed or predicted with any certainty. The possibility of potential designation of this resource will be explored, in consultation with the LPC, between the DEIS and FEIS. Absent LPC's designation of the Empire State Dairy Building, the implementation of measures such as photographically documenting the eligible structure in accordance with the standards of the Historic American Buildings Survey (HABS) could partially mitigate the identified significant adverse direct impact to this historic architectural resource. However, a mechanism to require such measures is not available. Accordingly, this impact could not be completely eliminated and, if the Empire State Dairy Building is not designated as a landmark, an unavoidable significant adverse impact on this historic resource would occur (refer to Chapter 22, "Unavoidable Adverse Impacts").

Indirect (Contextual) Impacts

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

The projected and potential developments expected to be constructed subsequent to implementation of the Proposed Actions are not anticipated to have significant adverse indirect impacts on existing historic resources in the study area. As detailed in Table 7-4, there are 12 historic resources located in close proximity to projected/potential development sites. Although these developments resulting from the Proposed Actions could alter the setting or visual context of several of these historic resources, none of the alterations would be significant adverse impacts. The Proposed Actions would not alter the relationship of any identified historic resources to the streetscape, since all streets in the study area would remain open and each resource's relationship with the street would remain unchanged in the future with the Proposed Actions. No projected/potential developments would eliminate or substantially obstruct significant public views of architectural resources, as all significant elements of these historic resources would remain visible in view corridors on public streets. Additionally, no incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Actions to any historic resource's setting under RWCDS With-Action conditions. As such, the Proposed Actions are not expected to result in any significant adverse indirect or contextual impacts on historic architectural resources.

Under RWCDS With-Action conditions, projected development site 17 would be redeveloped to the north of the S/NR-listed and NYCL-eligible 75th Police Precinct Station House (#3), across Liberty Avenue (refer to Figure 7-6). Site 17 would be located in an R6A zoning district in the With-Action scenario, and is expected to be built out to the maximum permitted FAR of 3.6 and height of 85 feet. Although distant views of the three-story Police Station along Liberty and Miller Avenues would be partially obstructed as a result of the projected development, more proximate and significant view corridors of the S/NR-listed historic resource would remain on Liberty and Miller Avenues. Additionally, although the development of site 17 and other nearby development sites (such as projected development site 33) would create a new backdrop for the Police Station, they would not alter the building's setting or visual relationships to the streetscape so as to affect those characteristics that make it eligible for listing on the S/NR or designated as a NYCL.

Development on projected development site 38, which is anticipated to be built out to the maximum permitted FAR of 3.6 and height of 85 feet in the proposed R6A zoning district, could partially obstruct the secondary, south-facing facades of the three-story, S/NR- and NYCL-eligible Empire State Dairy (#5) complex's buildings. However, as shown in Figure 7-5a, these facades contain no significant architectural features. Additionally, anticipated development on surrounding projected/potential sites would occur to the west, south, and east of the dairy. Therefore, no future developments would obstruct views of the north façade of the Empire State Dairy Building along Atlantic Avenue, including the architecturally significant colored terra-cotta (see Figure 7-5a). Although projected/potential developments would create a new streetscape along Atlantic Avenue, Schenck Avenue, and Barbey Street surrounding the Empire State Dairy complex, the new visual backdrop would not alter the building's setting or visual relationships so as to affect those characteristics that make it eligible for listing on the S/NR or designation as a NYCL.

There are five churches in the study area which are eligible for both S/NR listing and NYCL designation and are located in close proximity to projected/potential development sites. As shown in Figure 7-6, under RWCDS With-Action conditions, projected development site 39 would be redeveloped to the north of St. Michael's R.C. Church (#6). Development on site 39, which is located in a proposed R8A/C2-4 zoning district and therefore expected to be built out to the maximum permitted FAR of 7.2 and height of 145 feet, could obstruct existing views of the church's spire from Atlantic Avenue. Potential development site A3 would be developed to the northeast of Our Lady of Loreto R.C. Church (#7). The development on site A3 is anticipated to be built out to the maximum permitted FAR of 5.6 and height of 125 feet in the proposed C4-5D zoning district, partially obstructing existing views of the church from Atlantic Avenue. Potential development sites A27 and A73 would be developed to the west and south of the Holy Trinity Russian Orthodox Church (#9). Site A27 would be redeveloped to the maximum permitted FAR of 4.6 and height of 105 feet in the proposed R7A/C2-4 zoning district, while Site A73 would be built out to the maximum permitted FAR of 7.2 and height of 145 feet in the proposed C4-4D zoning district. These With-Action developments could block existing views of the church's dome from Glenmore, Pennsylvania, Pitkin, and New Jersey Avenues. Potential development site A65, which is anticipated to be built-out to the maximum permitted FAR of 3.6 and height of 85 feet in the proposed M1-4/R6A zoning district, would be redeveloped to the north of Grace Baptist Church (#10) partially obstructing existing views of the church from Liberty Avenue. Potential development site A95, which is expected to be built-out to the maximum permitted FAR of 3.6 and height of 85 feet in an R6A/C2-4 zoning district, would be developed to the south of the Church of the Blessed Sacrament (#16), blocking existing views of the church from Atlantic Avenue.

Although expected development on each of these sites would partially obstruct existing distant views of these five churches, there are more proximate and significant public views of each church in the study area (several of which are illustrated in Figure 7-5). Additionally, each of these five churches have existing church lawns, gardens, accessory buildings, or established City streets located between the church and the projected/potential development sites ensuring that no significant facades of the churches would be completely obstructed by development as a consequence of the Proposed Actions. A church garden is located to the north of St. Michael's Church and a rectory is located to the north of Grace Baptist Church, ensuring that views of the northern facades of each church would never be fully eliminated due to development on nearby projected/potential development sites. Our Lady of Loreto R.C. Church is separated from site A3 by Sackman Street. Church lawns are located to the south of the Holy Trinity Russian Orthodox Church and the Church of the Blessed Sacrament, ensuring that their southern facades would never be completely obstructed by development on nearby projected/potential development sites. Additionally, it should be noted that while the RWCDS projected and potential developments would create new backdrops for these five churches, the new settings would not alter any church's visual relationships so as to affect those characteristics that make any eligible for landmark designation.

As detailed in Table 7-4, other eligible historic resources located immediately adjacent to projected/potential development sites include the Former East New York Savings Bank (#8), the Magistrates Court (#14), 1431 Herkimer Street (#19), Prince Hall Temple (#20), and Firehouse Engine 236 (#22). In addition to the detached commercial building in the southeast corner of site 13 discussed above, development on sites A18 and A70, which are both located in a proposed C4-4D zoning district and are therefore expected to be built out to the maximum permitted FAR of 7.2 and height of 145 feet, could obstruct the secondary south and east facades of the four-story Former East New York Savings Bank. Development on site 7, which is anticipated to be built out to the maximum permitted FAR of 4.6 and height of 95 feet in the proposed C4-4L zoning district, could obstruct the secondary, north façade of the three-story Prince Hall Temple. Development on site A18, which would be built out to the maximum permitted FAR of 7.2 and height of 145 feet in the proposed C4-4D zoning district, could obstruct views of the secondary, north façade of the three-story Magistrates Court. Development on site A7, which is anticipated to be built out to the maximum permitted FAR of 5.6 and height of 125 feet in the proposed M1-4/R7D zoning district, could obstruct views of the rear (north) façade of the 2.5-story house at 1431 Herkimer Street. Development on site 74, which is located in a proposed R6A/C2-4 zoning district and is therefore expected to be built out to the maximum permitted FAR of 3.6 and height of 75 feet, could obstruct the secondary, west façade of the three-story Firehouse Engine 236 (refer to Figure 7-6). No primary facades, significant architectural ornamentation, or notable features of these eligible historic resources would be obstructed under RWCDS With-Action conditions on adjacent development sites. Additionally, while the projected/potential developments would create new streetscapes in the vicinity of these

eligible historic resources, the developments would not alter any building's setting or visual relationships so as to affect those characteristics that make any eligible for landmark designation.

Construction-Related Impacts

Any new construction taking place on projected or potential development sites adjacent to individual landmarks has the potential to cause damage to contributing buildings from ground-borne construction vibrations. As noted above, the New York City Building Code provides some measure 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. Additional protective measures apply to NYCL-designated and S/NR-listed historic resources located within 90 linear feet of a proposed construction site. For these structures, DOB's TPPN #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Adjacent historic resources, as defined in the procedure notice, only include designated NYCLs and S/NR-listed properties that are within 90 feet of a lot under development or alteration. They do not include S/NR-eligible, NYCL-eligible, potential, or unidentified architectural resources. Construction period impacts on any designated historic resources would be minimized, and the historic structures would be protected, by ensuring that adjacent development projected as a result of the Proposed Actions adheres to all applicable construction guidelines and follows the requirements laid out in TPPN #10/88. As shown in Figure 7-6 and detailed in Table 7-3, this would apply to construction activities on one projected development site, projected development site 17, located within 90 feet of the S/NR-listed 75th Police Precinct Station House (#3).

In addition, there are several eligible resources in the rezoning area that would not be afforded the protections of TPPN #10/88 because they are not designated or calendared for landmark designation by the LPC or SHPO. These eligible resources are within 90 feet of the following projected and potential development sites:

PROJECTED SITES

- Site 7 – located adjacent to the S/NR-eligible Prince Hall Temple (#20).
- Site 13 (new building) – located adjacent to the S/NR- and NYCL-eligible Former East New York Savings Bank (#8) and the S/NR- and NYCL-eligible Magistrates Court (#14).
- Site 35 – located within 90 feet of the S/NR- and NYCL-eligible Empire State Dairy Building (#5).
- Site 38 – located adjacent to the S/NR- and NYCL-eligible Empire State Dairy Building (#5).
- Site 39 – located adjacent to the S/NR- and NYCL-eligible St. Michael's R.C. Church (#6).
- Site 49 – located within 90 feet of the S/NR- and NYCL-eligible St. Michael's R.C. Church (#6).
- Site 74 – located adjacent to the S/NR-eligible Firehouse Engine 236 (#22).

POTENTIAL SITES

- Site A3 – located within 90 feet of S/NR- and NYCL-eligible Our Lady of Loreto R.C. Church (#7).
- Site A7 – located adjacent to S/NR- and NYCL-eligible 1431 Herkimer Street (#19).
- Site A8 – located within 90 feet of S/NR- and NYCL-eligible 1431 Herkimer Street (#19).
- Site A18 – located adjacent to S/NR- and NYCL-eligible Former East New York Savings Bank (#8) and the S/NR- and NYCL-eligible Magistrates Court (#14).
- Site A40 – located within 90 feet of the S/NR- and NYCL-eligible Empire State Dairy Building (#5).

- Site A41 – located within 90 feet of the S/NR- and NYCL-eligible Empire State Dairy Building (#5).
- Site A50 – located within 90 feet of the S/NR- and NYCL-eligible St. Michael's R.C. Church (#6).
- Site A65 – located within 90 feet of the S/NR- and NYCL-eligible Grace Baptist Church (#10).
- Site A70 – located adjacent to S/NR- and NYCL-eligible Former East New York Savings Bank (#8).
- Site A82 – located within 90 feet of the S/NR- and NYCL-eligible Empire State Dairy Building (#5).
- Site A86 – located within 90 feet of the S/NR- and NYCL-eligible Empire State Dairy Building (#5) and the S/NR- and NYCL-eligible St. Michael's R.C. Church (#6).
- Site A87 – located within 90 feet of the S/NR- and NYCL-eligible St. Michael's R.C. Church (#6).
- Site A95 – located within 90 feet of S/NR- and NYCL-eligible Church of the Blessed Sacrament (#16).

It should be noted that potential development site A73, which is adjacent to the S/NR- and NYCL-eligible Holy Trinity Russian Orthodox Church (#9), is anticipated to be redeveloped in the future without the Proposed Actions, and therefore, any redevelopment of this site under With-Action conditions would not result in significant adverse construction-related impacts as a consequence of the Proposed Actions.

For the remainder of the projected and proposed development sites in proximity to eligible historic resources, development under the Proposed Actions could potentially result in construction-related impacts to 10 non-designated resources as shown in Table 7-4: the Empire State Dairy Building (#5), St. Michael's R.C. Church (#6), Our Lady of Loreto R.C. Church (#7), the Former East New York Savings Bank (#8), Grace Baptist Church (#10), the Magistrates Court (#14), the Church of the Blessed Sacrament (#16), 1431 Herkimer Street (#19), Prince Hall Temple (#20), and Firehouse Engine 236 (#22). These resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites; however, as the resources are not S/NR-listed or NYCL-designated, they are not afforded the added special protections under DOB's TPPN #10/88. Additional protective measures afforded under DOB's TPPN #10/88 would only become applicable if the eligible resources are designated in the future prior to the initiation of construction. If the eligible resources listed above are not designated, however, they would not be subject to TPPN #10/88, and may therefore be adversely impacted by the adjacent developments resulting from the Proposed Actions.

Shadows

The Proposed Actions would result in incremental shadows being cast on six historic resources with sunlight-sensitive features with are all eligible for listing on the S/NR and designation as NYCLs: St. Michael's R.C. Church (#6), Our Lady of Loreto R.C. Church (#7), Holy Trinity Russian Orthodox Church (#9), Glenmore Avenue Presbyterian Church (#12), the Magistrates Court (#14), and the Church of the Blessed Sacrament (#16). As detailed in Chapter 6, "Shadows," the duration and coverage of incremental shadows on St. Michael's R.C. Church, Our Lady of Loreto Church, Glenmore Avenue Presbyterian Church, the Magistrates Court, and the Church of the Blessed Sacrament would be limited, and as such would not adversely affect any resource's functions or character, or hinder public enjoyment of key architectural or sunlight-sensitive features.

The Holy Trinity Russian Orthodox Church contains 22 stained-glass windows that are considered sunlight-sensitive features. Nearby potential development sites A25 and A27, which are anticipated to be built out to the maximum permitted FAR of 4.6 and height of 105 feet in the proposed R7A/C2-4 zoning district, as well as potential development site A73, which would be redeveloped to the maximum permitted FAR of 7.2 and height of 145 feet in the proposed C4-4D zoning district, would cast incremental shadows on the Holy Trinity Russian Orthodox Church. As presented in Chapter 6, "Shadows," a maximum of eight of the 22 stained-glass windows of the church at any one time. As such, project-generated incremental shadows would not result in the complete elimination of direct sunlight on all sunlight-sensitive features of the Holy Trinity Russian Orthodox Church. However, as these incremental shadows may have the potential to affect the public's enjoyment of this feature, albeit for a brief duration of approximately 36 minutes on March 21, 45 minutes on May 6, 49 minutes on June 21, and one hour and 59 minutes on December 21, this is considered a significant adverse shadows impact. Absent the identification and

implementation of feasible and practical mitigation measures discussed in Chapter 20, "Mitigation," the Proposed Actions could have an unmitigated significant adverse shadows impact on the Holy Trinity Russian Orthodox Church. However, it should be noted that sites A25, A27, and A73 are potential, rather than projected, development sites. As described in Chapter 1, "Project Description," potential development sites are considered less likely to be developed than projected development sites. Consequently, the likelihood of this impact occurring is less than if it were to result from projected development sites.

TABLE 7-3
RWCDS Projected/Potential Development Sites Containing or Located in Proximity to Designated/Eligible Historic Resources

Site No.[1]	Block / Lot(s)	Contains Designated or Eligible Historic Resource?	Adjacent to or Within 90 Feet of Designated Historic Resource?	Adjacent to or Within 90 Feet of Eligible Historic Resource?	RWCDS for With-Action Condition	Proposed Demolition?	
						No-Action	With-Action
7	3669 / 22, 26	No	No	Prince Hall Temple (#20)	New Construction	No	Yes
13	3687 / 12	S/NR- & NYCL-Eligible Former East New York Savings Bank (#8)	No	Magistrates Court (#14)	Conversion/New Construction	No[2]	No
17	3691 / 24	No	S/NR-Listed 75th Police Precinct Station House (#3)	No	New Construction	No	Yes
35	3963 / 14, 15, 16	No	No	Empire State Dairy Building (#5)	New Construction	No	Yes
37	3964 / 4, 8, 23	S/NR- & NYCL-Eligible Empire State Dairy Building (#5)	No	No	Conversion/New Construction	No	Potential Demolition[3]
38	3964 / 24, 25, 26, 27	No	No	Empire State Dairy Building (#5)	New Construction	No	Yes
39	3966 / 12, 13, 14, 15, 16	No	No	St. Michael's R.C. Church (#6)	New Construction	No	Yes
49	3982 / 11, 13	No	No	St. Michael's R.C. Church (#6)	New Construction	No	Yes
74	4194 / 17	No	No	Firehouse Engine 236 (#22)	New Construction	No	Yes
A3	1427 / 1	No	No	Our Lady of Loreto R.C. Church (#7)	New Construction	No	Yes
A7	1553 / 13, 18	No	No	1431 Herkimer Street (#19)	New Construction	No	Yes
A8	1554 / 1	No	No	1431 Herkimer Street (#19)	New Construction	No	Yes
A18	3687 / 5, 6, 7	No	No	Former East New York Savings Bank (#8) & Magistrates Court (#14)	New Construction	No	Yes

TABLE 7-3 (cont'd)
RWCDS Projected/Potential Development Sites Containing or Located in Proximity to Designated/Eligible Historic Resources

Site No.[1]	Block / Lot(s)	Contains Designated or Eligible Historic Resource?	Adjacent to or Within 90 Feet of Designated Historic Resource?	Adjacent to or Within 90 Feet of Eligible Historic Resource?	RWCDS for With-Action Condition	Proposed Demolition?	
						No-Action	With-Action
A40	3965 / 3, 4	No	No	Empire State Dairy Building (#5)	New Construction	No	Yes
A41	3965 / 6, 7	No	No	Empire State Dairy Building (#5)	New Construction	No	Yes
A50	3982 / 17, 18	No	No	St. Michael's R.C. Church (#6)	New Construction	No	Yes
A65	3705 / 16	No	No	Grace Baptist Church (#10)	New Construction	No	Yes
A70	3687 / 112	No	No	Former East New York Savings Bank (#8)	New Construction	No	Yes
A73	3721 / 1	No	No	Holy Trinity Russian Orthodox Church (#9)	New Construction	Yes	Yes
A82	3963 / 18	No	No	Empire State Dairy Building (#5)	New Construction	No	Yes
A86	3965 / 11	No	No	Empire State Dairy Building (#5) & St. Michael's R.C. Church (#6)	New Construction	No	Yes
A87	3967 / 13, 15	No	No	St. Michael's R.C. Church (#6)	New Construction	No	Yes
A95	4128 / 66	No	No	Church of the Blessed Sacrament (#16)	New Construction	No	Yes

Notes:
(1) Refer to Figure 7-6.
(2) Shortly before the completion of the DEIS, DCP became aware that the Former East New York Savings Bank structure was being demolished. Except for the demolition permit, no other building permit appears to have been approved for this site. Changes to the circumstances of this building would not alter any of the conclusions presented in this historic resources assessment. However, DCP will continue to monitor the situation and, if warranted, revise the RWCDS for this site and incorporate the change into the EIS between the DEIS and FEIS.
(3) As detailed above, the Empire State Dairy Building is located on projected development site 37 and, although not projected as such, could be demolished, either partially or entirely, as a consequence of the Proposed Actions.

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

Map No.[1]	Property Name	Direct Impact	Indirect Impact	Construction Impact	Shadows Impact	Comments[2]
A	Miller Avenue Historic District (S/NR-Eligible; LPC-Eligible)	No	No	No	No	No projected/potential development sites are located within or in close proximity to this resource.
1	P.S. 108 (S/NR; NYCL)	No	No	No	No	No projected/potential development sites are located within or in close proximity to this resource.
2	P.S. 65K (S/NR; NYCL)	No	No	No	No	No projected/potential development sites are located within or in close proximity to this resource.
3	75th Police Precinct Station House (S/NR; NYCL-Eligible)	No	No	No	No	Projected development site 17 is located within 90 feet of the 75th Police Precinct Station House. S/NR-listed resources are subject to construction protection under TPPN #10/88 and would therefore be protected from potential nearby construction impacts. Nearby sites 17 and 33 would not obstruct significant views of the resource, or adversely alter its setting or visual relationships to the streetscape.
4	BMT Substation #401 (S/NR)	No	No	No	No	No projected/potential development sites are located within or in close proximity to this resource.
5	Empire State Dairy Building (S/NR-Eligible; NYCL-Eligible)	Yes	No	Yes	No	Projected development site 37, which is expected to be converted/enlarged in the RWCDS With-Action scenario, encompasses the Empire State Dairy Building. The potential demolition of the site would result in an unavoidable significant adverse direct impact. Projected development site 38 is adjacent to the dairy and projected/potential development sites 35, A40, A41, A82, and A86 are located within 90 feet of the resource. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the potential development identified on site 38 could result in construction-related impacts. These sites would not obstruct significant views of the resource, or adversely alter its setting or visual relationships to the streetscape.
6	St. Michael's R.C. Church (S/NR-Eligible; NYCL-Eligible)	No	No	Yes	No	Projected development site 39 is located immediately adjacent to the St. Michael's R.C. Church complex. Projected development site 49 and potential development sites A50, A86, & A87 are located within 90 feet of this resource. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on site 39 could result in construction-related impacts to St. Michael's R.C. Church. Site 39 would not obstruct significant views of the resource, or adversely alter its setting or visual relationships to the streetscape. Sites A40 and A86 would cast limited incremental shadows on the Church.

TABLE 7-4 (cont'd)
Assessment of Proposed Actions' Potential Impacts on Designated and Eligible Historic Resources

Map No.[1]	Property Name	Direct Impact	Indirect Impact	Construction Impact	Shadows Impact	Comments[2]
7	Our Lady of Loreto R.C. Church (S/NR-Eligible; NYCL-Eligible)	No	No	Yes	No	Potential development site A3 is located within 90 feet of the Our Lady of Loreto R.C. Church. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the potential development identified on site A3 could result in construction-related impacts to Our Lady of Loreto R.C. Church. Site A3 would not obstruct significant views of the resource, or adversely alter its setting or visual relationships to the streetscape. Sites 1 and A3 would cast limited incremental shadows on the Church.
8	Former East New York Savings Bank (S/NR-Eligible; NYCL-Eligible)	No	No	Yes	No	Projected development site 13 encompasses the former East New York Savings Bank, which is expected to be reoccupied under With-Action conditions. An additional building to the southeast of the bank building is expected to be developed on site 13 in the RWCDS With-Action scenario. No partial or total alterations to the bank building's exterior are anticipated, and no direct adverse impacts would result.[3] Potential development sites A18 and A70 are adjacent to the resource. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the potential new developments identified on sites 13, A18, and A70 could result in construction-related impacts to the former East New York Savings Bank. These sites would not obstruct significant views of the resource, or adversely alter its setting or visual relationships to the streetscape.
9	Holy Trinity Russian Orthodox Church (S/NR-Eligible; NYCL-Eligible)	No	No	No	Yes	Potential development site A73 is located immediately adjacent to the Holy Trinity Russian Orthodox Church. Site A73 is expected to be redeveloped in both the RWCDS No-Action and With-Action scenarios. Therefore, there is no significant difference between construction conditions in either scenario. Nearby sites A27 and A73 would not obstruct significant views of the resource, or adversely alter its setting or visual relationships to the streetscape. Sites A25 and A27 would cast limited incremental shadows on the Church. Site A73 would cast significant incremental shadows on the Church. Absent the identification and implementation of feasible and practical mitigation measures, the shadows cast by Site A73 could result in an unmitigated shadows impact on the Church.
10	Grace Baptist Church (S/NR-Eligible; NYCL-Eligible)	No	No	Yes	No	Potential development site A65 is located within 90 feet of Grace Baptist Church. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the potential development identified on site A65 could result in construction-related impacts to Grace Baptist Church. Site A65 would not obstruct significant views of the resource, or adversely alter its setting or visual relationships to the streetscape.

TABLE 7-4 (cont'd)
Assessment of Proposed Actions' Potential Impacts on Designated and Eligible Historic Resources

Map No.[1]	Property Name	Direct Impact	Indirect Impact	Construction Impact	Shadows Impact	Comments[2]
11	Second Calvary Baptist Church (S/NR-Eligible; NYCL-Eligible)	No	No	No	No	No projected/potential development sites are located within or in close proximity to this resource.
12	Glenmore Avenue Presbyterian Church (S/NR-Eligible; NYCL-Eligible)	No	No	No		No projected/potential development sites are located within or in close proximity to this resource. Projected development site 77 and potential development site A105 would cast limited incremental shadows on the Church.
13	East New York Vocational H.S. (S/NR-Eligible; NYCL-Eligible)	No	No	No	No	No projected/potential development sites are located within or in close proximity to this resource.
14	Magistrates Court (S/NR-Eligible; NYCL-Eligible)	No	No	Yes	No	Projected development site 13 and potential development site A18 are located within 90 feet of the Magistrates Court. In the absence of NYCL designation for this eligible resource, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on site 13 and the potential development identified on site A18 could result in construction-related impacts to the Magistrates Court. Site 3 would not obstruct significant views of the resource, or adversely alter its setting or visual relationships to the streetscape.
15	277 Vermont Street (S/NR-Eligible; NYCL-Eligible)	No	No	No	No	No projected/potential development sites are located within or in close proximity to this resource.
16	Church of the Blessed Sacrament (S/NR-Eligible; NYCL-Eligible)	No	No	Yes	No	Potential development site A65 is located within 90 feet of the Church of the Blessed Sacrament. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the potential development identified on site A65 could result in construction-related impacts to the Church of the Blessed Sacrament. Site A65 would not obstruct significant views of the resource, or adversely alter its setting or visual relationships to the streetscape. Sites 67 and A95 would cast limited incremental shadows on the Church.
17	School of the Blessed Sacrament (S/NR-Eligible; NYCL-Eligible)	No	No	No	No	No projected/potential development sites are located within or in close proximity to this resource.
18	P.S. 159 (S/NR-Eligible; NYCL-Eligible)	No	No	No	No	No projected/potential development sites are located within or in close proximity to this resource.

TABLE 7-4 (cont'd)
Assessment of Proposed Actions' Potential Impacts on Designated and Eligible Historic Resources

Map No.[1]	Property Name	Direct Impact	Indirect Impact	Construction Impact	Shadows Impact	Comments[2]
19	1431 Herkimer Street (S/NR-Eligible; NYCL-Eligible)	No	No	Yes	No	Potential development site A7 is located immediately adjacent to 1431 Herkimer Street and potential development site A8 is located within 90 feet of this resource. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the potential development identified on site A7 could result in construction-related impacts to 1431 Herkimer Street. Site A7 would not obstruct significant views of the resource, or adversely alter its setting or visual relationships to the streetscape.
20	Prince Hall Temple (S/NR-Eligible)	No	No	Yes	No	Projected development site 7 is located immediately adjacent to the Prince Hall Temple. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on site 7 could result in construction-related impacts to the Prince Hall Temple. Site 7 would not obstruct significant views of the resource, or adversely alter its setting or visual relationships to the streetscape.
21	Brooklyn Public Library (S/NR-Eligible)	No	No	No	No	No projected/potential development sites are located within or in close proximity to this resource.
22	Firehouse Engine 236 (S/NR-Eligible)	No	No	Yes	No	Projected development site 74 is located immediately adjacent to Firehouse Engine 236. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this resource. Therefore, the projected development identified on site 74 could result in construction-related impacts to Firehouse Engine 236. Site 74 would not obstruct significant views of the resource, or adversely alter its setting or visual relationships to the streetscape.
23	St. Joseph's Anglican Church (S/NR-Eligible)	No	No	No	No	No projected/potential development sites are located within or in close proximity to this resource.
24	Highland Park Bridge (S/NR-Eligible)	No	No	No	No	No projected/potential development sites are located within or in close proximity to this resource.

Notes:
(1) Refer to Figures 7-1 and 7-2.
(2) Refer to Figure 7-6.
(3) Shortly before the completion of the DEIS, DCP became aware that the Former East New York Savings Bank structure was being demolished. Except for the demolition permit, no other building permit appears to have been approved for this site. Changes to the circumstances of this building would not alter any of the conclusions presented in this historic resources assessment. However, DCP will continue to monitor the situation and, if warranted, revise the RWCDS for this site and incorporate the change into the EIS between the DEIS and FEIS.