RIVER RING
Chapter 7: Historic and Cultural Resources

A. INTRODUCTION

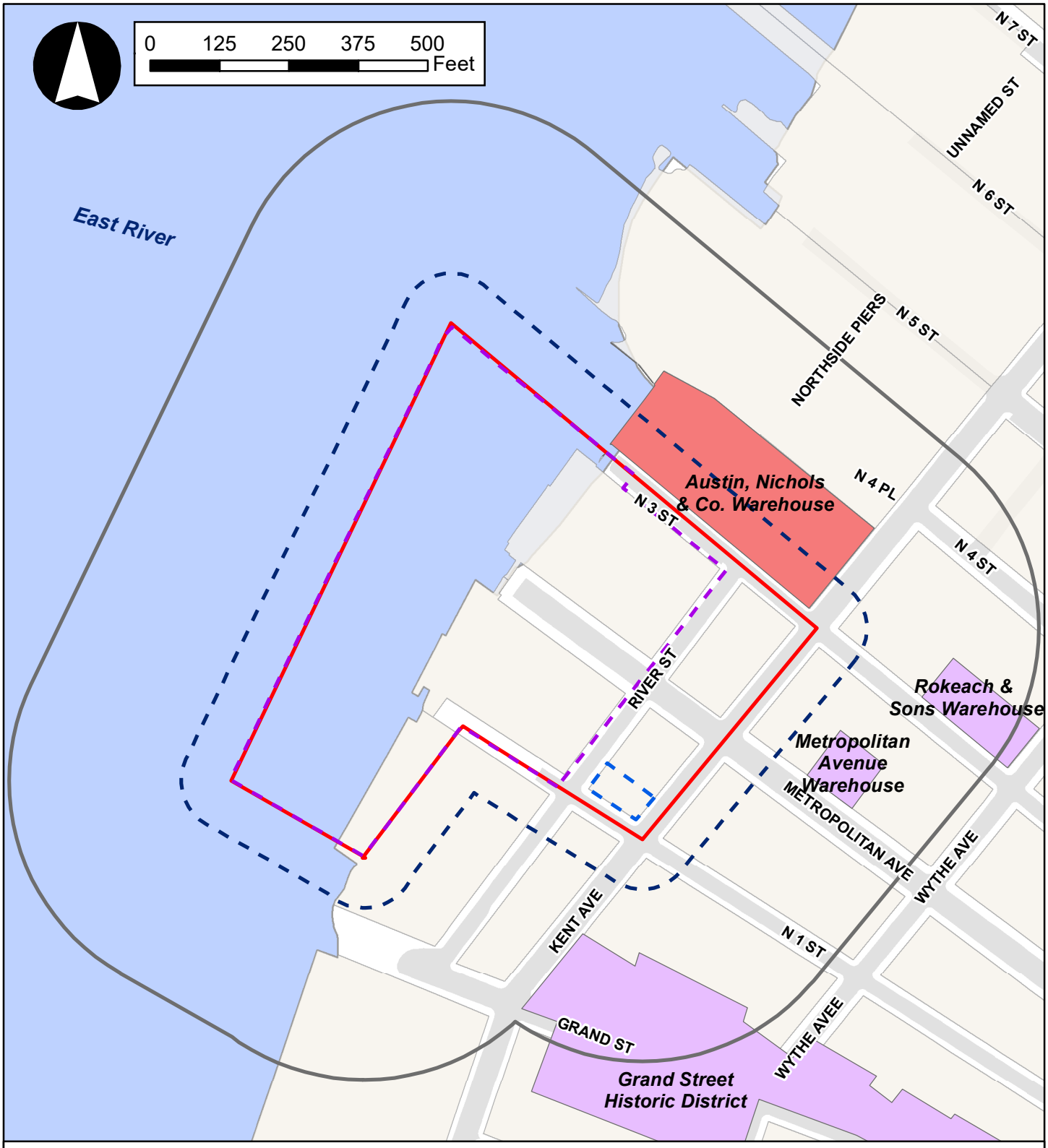
Historic and cultural resources include both architectural and archaeological resources. The 2020 *City Environmental Quality Review* (CEQR) *Technical Manual* identifies historic and cultural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological 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 on the State/National Registers of Historic Places (S/NR) or contained within a district listed on 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 (NHL); 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 detailed further in Chapter 1, "Project Description," the Project Area consists of Brooklyn Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20, and 21; Block 2376, Lot 50; and portions of Metropolitan Avenue and North 1st Street (the Applicant's Proposed Development Site), as well as two non-Applicant owned blocks to the east (Brooklyn Blocks 2356 and 2362). As the Project Area is located in close proximity to several listed and eligible historic resources, it is necessary to assess the potential impacts of the Proposed Actions on historic architectural resources. According to *CEQR Technical Manual* guidance, impacts on historic architectural resources are considered on those sites affected by a proposed action and in the area surrounding the project area. The historic resources study area is therefore defined as the Project Area, plus an approximate 400-foot radius around the Project Area (refer to **Figure 7-1**), which is typically adequate for the assessment of historic architectural 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 as compared to No-Action conditions; these are limited to sites that may be developed as a result of the Proposed Actions. As determined by LPC in a letter dated May 4, 2020 (provided in **Appendix C**), none of the lots comprising the Proposed Development Site have archaeological significance.[1] Therefore, the Proposed Actions would not result in any significant adverse archaeological impacts and an archaeological analysis is not warranted. As such, this chapter focuses exclusively on historic architectural resources.

[1] Although the reasonable worst-case development scenario (RWCDS) for the Proposed Actions includes a non-Applicant-owned Projected Development Site, as stated in the Environmental Assessment Statement (EAS) and Draft Scope of Work for the Proposed Actions (issued on 3/22/2021), the Projected Development Site would be redeveloped under both No-Action and With-Action conditions. As no new incremental in-ground disturbance would occur on the site as a result of the Proposed Actions, no further archaeology assessment is warranted for that site.

Figure 7-1
Historic Resources Map



Legend

- Applicant's Proposed Development Site
- Projected Development Site
- Project Area
- 90-Foot Radius
- 400-Foot Radius
- S/NR-Eligible Resource
- S/NR-Listed & NYCL-Eligible Resource

B. PRINCIPAL CONCLUSIONS

An assessment was conducted based on the methodology set forth in the *CEQR Technical Manual*, and determined that the Proposed Actions would not result in significant adverse direct or indirect impacts related to historic or cultural resources.

Direct (Physical) Impacts

The Proposed Actions are site-specific, and, as discussed above, the Project Area does not contain any designated or eligible historic resources. Therefore, the Proposed Actions would not result in any direct impacts to historic architectural resources.

Indirect (Contextual) Impacts

The Proposed Actions would not result in significant adverse indirect impacts on historic architectural resources. Development facilitated by the Proposed Actions would not significantly alter the context or setting of the NYCL-eligible and S/NR-listed Austin, Nichols & Co. Warehouse, the S/NR-eligible Metropolitan Avenue Warehouse, the S/NR-eligible Rokeach & Sons Warehouse, or the S/NR-eligible Grand Street Historic District as compared to No-Action conditions. The Proposed Actions would facilitate the development of two towers on the Proposed Development Site, rising 49 and 64 stories (approximately 560 and 710 feet, respectively), which would be 43- to 56-stories taller than the as-of-right No-Action buildings on the site. The Proposed Actions would also facilitate the development of an additional story on the Projected Development Site, increasing the building height from 30 feet to 45 feet. These additional stories in the Project Area would be visible behind the Austin, Nichols & Co. Warehouse when looking south on North 4th Place and southwest on Kent Avenue; and the additional height on the Proposed Development Site would be visible beyond the Metropolitan Avenue Warehouse when looking west along Metropolitan Avenue, and when looking north in the Grand Street Historic District. Although the Proposed Development would alter the backdrops of these historic architectural resources, these changes would not be significant or adverse. The study area is a dense urban environment with multiple existing mid- and high-rise buildings that currently form the setting and context of these three historic resources, and there are multiple buildings that will be constructed in the study area irrespective of the Proposed Actions. Examples of existing and expected towers include the 40-story building at 2 North 6th Street, the 30-story tower at 164 Kent Avenue, and the 41-story building at 1 North 4th Street, all to the north of the Project Area, as well as the newly constructed 42-story mixed-use tower at 260 Kent Avenue (a.k.a. One South First/Ten Grand), just south of the Project Area. Development facilitated by the Proposed Actions would not substantially change the visual setting of any surrounding historic architectural resource so as to affect those characteristics that make it eligible for listing on the S/NR and/or designation by the LPC.

Additionally, in the future with the Proposed Actions, no incompatible visual, audible, or atmospheric elements would be introduced to any historic resource's setting. Development facilitated by the Proposed Actions would not alter the relationship of any identified historic architectural resources to the streetscape, as all historic resources' relationships to the street would remain unchanged in the future with the Proposed Actions. The Proposed Development would not eliminate or screen public views of any historic architectural resources, which would remain visible in view corridors on adjacent public streets and sidewalks. No primary facades, significant architectural ornamentation, or notable features of surrounding historic architectural resources would be obstructed by the Proposed Development. Rather, the Proposed Actions would create new public views of the southern and western facades of the Austin,

Nichols & Co. Warehouse when looking north and northeast from the publicly accessible waterfront open spaces in the Project Area.

The Proposed Actions would not result in development that would diminish the qualities that make the NYCL-eligible and S/NR-listed Austin, Nichols & Co. Warehouse, the S/NR-eligible Metropolitan Avenue Warehouse, the S/NR-eligible Rokeach & Sons Warehouse, or the S/NR-eligible Grand Street Historic District historically and architecturally significant. As such, the Proposed Actions would not result in any significant adverse indirect or contextual impacts on historic architectural resources.

Construction-Related Impacts

As the Project Area is located within 90 feet of the S/NR-listed and NYCL-eligible Austin, Nichols & Co. Warehouse, construction of the Proposed Development would be subject to the New York City Department of Buildings (DOB)'s Technical Policy & Procedure Notice (TPPN) #10/88. Under the TPPN, a construction protection plan would be provided to the LPC for review and approval prior to any work in the Project Area. The construction protection plan would take into account the guidance provided in the *CEQR Technical Manual*, Chapter 9, Section 523, "Construction Protection Plan." As such, no construction-related impacts on historic resources would occur as a result of the Proposed Actions.

Shadows Impacts

As detailed in Chapter 6, "Shadows," the Proposed Actions would not generate incremental shadows on sunlight-sensitive features of surrounding historic resources. Therefore, the Proposed Actions would not result in any significant adverse shadows impacts on historic resources.

C. DEVELOPMENT BACKGROUND

Prior to the arrival of the European colonists in the 17th century, Brooklyn was inhabited by Canarsie Native Americans, a largely autonomous tribe of the Leni Lenape. The Project Area and surrounding land were purchased from the Native Americans in 1638 by the Dutch West India Company. The area was largely used as farmland until 1802, when it was purchased by real estate speculator Richard M. Woodhull. An engineer named Colonel Jonathan Williams surveyed the area; Woodhull later named the area Williamsburgh in his honor. In 1812, the Grand Street Ferry was established, connecting Grand Street in Manhattan to North 2nd Street in the Project Area (now Metropolitan Avenue), and the surrounding land was divided into blocks and lots for redevelopment.

In 1827, the area was incorporated as the Village of Williamsburgh. The following year, 1st Street (now Kent Avenue) was constructed, along with new wharves and docks along the East River waterfront. The area between Grand Street and North 4th Street subsequently became the center of the newly incorporated village. In 1836, the Peck Slip Ferry was established, connecting the South Street Seaport in Manhattan with Broadway in Brooklyn, further contributing to Williamsburgh's growth in popularity and prosperity.

Williamsburg was annexed to the City of Brooklyn in 1855 (dropping its ending "h"); in 1898, Brooklyn was consolidated into the City of New York. During this time, the East River waterfront in Williamsburg grew into an important industrial area with shipyards for raw materials and factories to process the raw materials, including Standard Oil, Domino Sugar, Pfizer Pharmaceutical, and Schaefer Brewery. The

Williamsburg Bridge opened in 1903, further contributing to the neighborhood's growth and development throughout the early-20th century as residents left the crowded Lower East Side to settle in the area.

Williamsburg remained primarily industrial and residential until the mid-20th century, when manufacturing in New York City began to decline. In 1947, the ferry terminal in the Project Area was demolished, and a wharf was constructed to replace the ferry docks and to accommodate shipping. Between 1966 and 1974, the Project Area was covered by fuel storage tanks, and the Metropolitan Avenue Pier was demolished. Concurrently, during the City's financial crises of the 1970s, many of the buildings in the surrounding Williamsburg neighborhood were abandoned. In the late-20th century, artists began moving to the area, attracted by the low rents.

In 2005, the City rezoned Williamsburg and neighboring Greenpoint in order to accommodate the development of mixed-use, high-density buildings with public parks along the East River waterfront, which led to rapid changes in the area. The construction of new, high-rise residential and commercial buildings along the once industrial waterfront revitalized the neighborhood, spurring the conversion of former industrial buildings further inland to residential and commercial uses.

D. ARCHITECTURAL RESOURCES

Criteria and Regulations

Once the study area was determined, an inventory of officially recognized architectural resources was compiled. Criteria for listing on the National Register are in the Code of Federal Regulations, Title 36, Part 63. As recommended in the 2020 *CEQR Technical Manual*, Chapter 9, Section 160, LPC has adopted these criteria for use in identifying National Register listed and eligible architectural resources for CEQR review. Following these criteria, districts, sites, buildings, structures, and objects are eligible for the National Register if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: (1) are associated with events that have made a significant contribution to the broad patterns of history (Criterion A); (2) are associated with significant people (Criterion B); (3) embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or (4) may yield [archaeological] information important in prehistory or history. Properties younger than 50 years of age are ordinarily not eligible, unless they have achieved exceptional significance. Official determinations of eligibility are made by the New York State Office of Parks, Recreation & Historic Preservation (OPRHP).

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

Existing Conditions

Project Area

In a letter dated May 4, 2020 (provided in **Appendix C**), LPC determined that there are no designated or eligible historic architectural resources on the Proposed Development Site. The Projected Development Site is currently vacant.

400-Foot Study Area

As shown in **Figure 7-1**, there are several historic architectural resources located within the 400-foot study area surrounding the Project Area: the S/NR-listed and NYCL-eligible Austin, Nichols & Co. Warehouse; the S/NR-eligible Metropolitan Avenue Warehouse; the S/NR-eligible Rokeach & Sons Warehouse; and the northeast portion of the S/NR-eligible Grand Street Historic District. A brief description of each resource is presented below, and photos are provided in **Figure 7-2**.

AUSTIN, NICHOLS & CO. WAREHOUSE (S/NR-LISTED, NYCL-ELIGIBLE): 184 KENT AVENUE (BLOCK 2348, LOT 7501)

Designed by prominent architect Cass Gilbert, the Austin, Nichols & Co. Warehouse is notable for its pioneering use of reinforced concrete technology on an unprecedented scale. Constructed in 1914-15 with steel-reinforced, poured-in-place concrete, the six story warehouse, factory, and office building was one of the largest food storage and distribution facilities in the U.S. at the time. The building's location at 184 Kent Avenue (see **Figure 7-1**) was ideal for its accessibility to water, rail, and road. As shown in **Figure 7-2a**, the building's clean, austere style celebrated the strength and beauty of reinforced concrete at a time when it was more common to conceal structural elements in other materials and detail exteriors with historicist facades. Coated in white paint, the building has a slightly irregular rectangular box shape with walls that slope inward and are crowned by a concrete cornice. Regular groupings of paired and tripartite windows arranged in columns appear throughout all four of the building's elevations. The north, east, and south facades contain ground-level loading bays which were once topped with a continuous concrete marquis supported by curved concrete brackets; only a small portion of the marquis remains on North 3rd Street. The Kent Avenue elevation has a large entrance topped with a similar concrete marquis (see **Figure 7-2a**). The building, which was converted into apartments in the 1980s, is significant as an engineering marvel, satisfying programs of food processing, storage, refrigeration, and delivery in one structure, and served as a prototype for future reinforced concrete warehouses and factories, such as the Brooklyn Army Terminal. The Austin, Nichols & Co. Warehouse is listed on the S/NR and eligible for designation as a NYCL.

METROPOLITAN AVENUE WAREHOUSE (S/NR-ELIGIBLE): 67-73 METROPOLITAN AVENUE (BLOCK 2357, LOT 25)

The warehouse at 67-73 Metropolitan Avenue was constructed circa 1906 for the Igoe Brothers as a paper storage facility. The reinforced concrete warehouse is five stories tall and five bays wide, defined by piers with multi-light industrial sash and paneled spandrels in each bay (see **Figure 7-2b**). The building's bays are emphasized by vertical rows of large, deeply-set, multi-light windows, all square in shape except for those on the fourth floor, which are arched and topped with simple, square keynotes. The fourth floor of the warehouse is also topped with a cornice line with simple ornament. Other decorative elements include deep-set panels between the windows on each floor, and a raised pedimented roof on the central bay. The ground-floor of the warehouse has large, square openings covered in metal roll-down gates; a marquis projects from the central ground-floor opening. The building is significant for its association with turn-of-the-century industrial growth and development in Williamsburg, and retains a relatively high



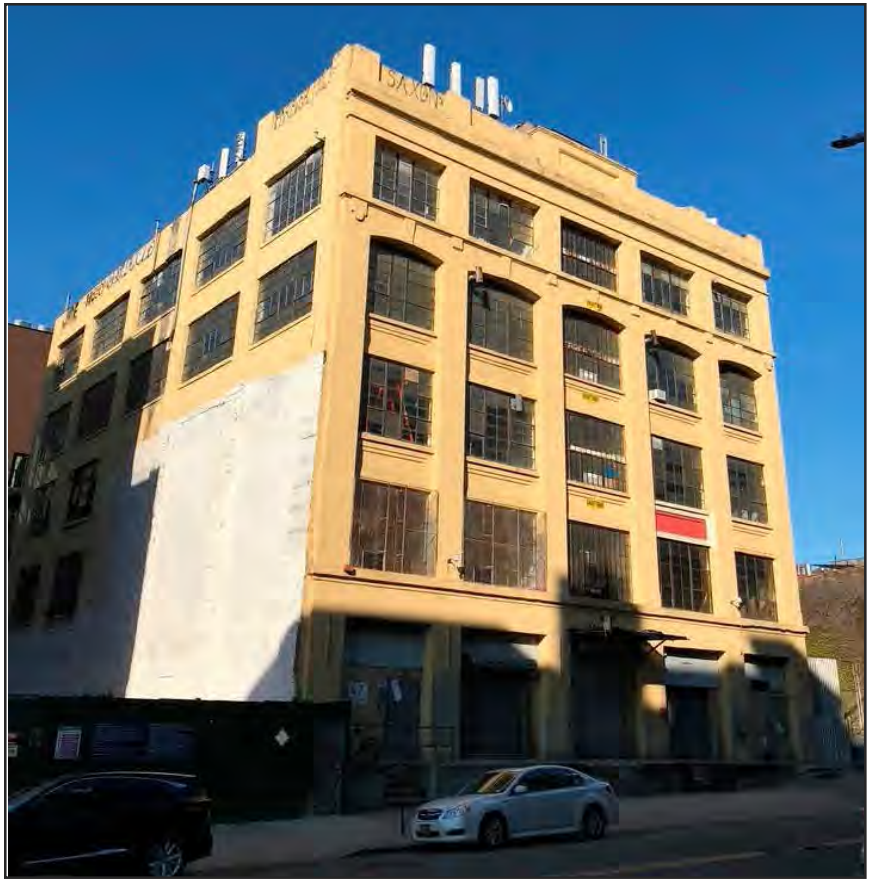
1. View looking north on River Street in the Project Area.



2. View looking north from Kent Avenue and North 3rd Street.



3. Southern facade on North 3rd Street, looking south west from the East River waterfront.



1. Metropolitan Avenue Warehouse (S/NR-eligible)

2. Rokeach & Sons Warehouse (S/NR-eligible)



Figure 7-2b
Historic Resources Photos - Metropolitan Avenue Warehouse and Rokeach & Sons Warehouse (S/NR-Eligible)



3. North side of Grand Street between Kent and Wythe Avenues in the Grand Street Historic District.



4. Grand Street Historic District: View east along Grand Street from Wythe Avenue, with the Domino Sugar tower in the background.



5. North side of Grand Street east of Wythe Avenue in the Grand Street HIstoric District.



6. Grand Street Historic District: Northside Savings Bank at 33-35 Grand Street

degree of period integrity, making it a representative example of local industrial architecture of the period. The warehouse at 67-73 Metropolitan Avenue is eligible for listing on the S/NR.

ROKEACH & SONS WAREHOUSE (S/NR-ELIGIBLE): 63-81 NORTH 3RD STREET/242-250 WYTHE AVENUE (BLOCK 2349, LOT 23)

The former Rokeach & Sons Warehouse is a four-story concrete slab industrial building constructed as a kosher food plant in 1929. As shown in **Figure 7-2b**, the building features large window openings with nine bays fronting North 3rd Street and four bays fronting Wythe Avenue, all of which are separated by slightly projecting piers topped with double-pointed geometric shapes. The ground-level of the North 3rd Street façade contains three large arched openings for vehicular access, and the remaining ground-floor openings on both Wythe Avenue and North 3rd Street contain metal roll-down gates. Most of the original windows of the building have been replaced. The warehouse is eligible for listing on the S/NR for its association with the early-20th century industrial growth and development of Williamsburg, as a representative example of the local industrial architecture of the period.

GRAND STREET HISTORIC DISTRICT (S/NR-ELIGIBLE): NOS. 30-72, 126-170, AND 31-171 GRAND STREET

As shown in **Figure 7-1**, the northeastern portion of the S/NR-eligible Grand Street Historic District is located within the 400-foot study area. The Grand Street Historic District contains approximately 70 buildings on Grand Street between Kent and Bedford Avenues that are associated with the early commercial development of Williamsburg in the mid- to late-19th century as a result of the Grand Street Ferry to Manhattan. Most buildings in the Grand Street Historic District are three and four stories tall and clad in red brick, designed in the Italianate or Romanesque Revival styles with ground-floor commercial spaces and residences above. Many of the buildings in the Historic District feature decorative elements such as arched window hoods, projecting cornices, and stone lintels.

One notable building in the 400-foot study area is the former Northside Savings Bank at 33-35 Grand Street (presented in **Figure 7-2c**). Designed by prominent local architect Theobald Engelhardt and constructed in 1889, the distinctive Romanesque Revival commercial building has a rusticated stone façade with three large round-arched openings. A parapet with an ornately raised, multi-curved pediment tops the single-story structure. Other contributing buildings of the Grand Street Historic District located within 400-feet of the Project Area include two- to five-story Italianate red brick residential buildings, some with ground-floor commercial spaces, as well as simple, one-story brick commercial and industrial buildings (see **Figure 7-2c**)The Future without the Proposed Actions (No-Action Condition)

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. 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 area surrounding the Project 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 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.

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.

Additionally, historic resources that are listed on 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

PROJECT AREA

In the future without the Proposed Actions, there would be no mapping action to de-map a segment of Metropolitan Avenue or a portion of North 1st Street, and they would remain as mapped City streets that would be opened to traffic and would have public sidewalks. Under the 2027 No-Action Scenario, the Proposed Development Site would be developed on an as-of-right basis, with two buildings comprised of approximately 54,500 gsf of office uses, approximately 83,100 gsf of retail uses, approximately 68,000 gsf of light manufacturing maker space, an approximately 102,100 gsf last-mile distribution facility, and approximately 94,750 gsf of warehouses uses, as well as approximately 579 accessory parking spaces. The northern building would rise six stories with a height of approximately 100 feet to the building roof line (140 feet to the top of the mechanical bulkhead), and the southern building would rise eight stories with a height of approximately 110 feet to the building roof line (150 feet to top of mechanical bulkhead). The waterfront of the Project Area would continue to be inaccessible to the public under No-Action conditions. Additionally, as detailed in Chapter 1, "Project Description," in the No-Action scenario, the non-Applicant-owned Projected Development Site would be developed with a two-story (30-foot-tall), approximately 13,482 gsf commercial and light industrial building.

The as-of-right No-Action buildings in the Project Area would be visible behind the Austin, Nichols & Co. Warehouse when looking south on North 4th Place and southwest on Kent Avenue; beyond the Metropolitan Avenue Warehouse when looking west along Metropolitan Avenue; and when looking north in the Grand Street Historic District, altering the settings of these historic architectural resources. However, as these resources are located in a densely-developed urban environment, the No-Action buildings in the Project Area would not adversely alter their settings so as to make them no longer eligible for listing on the S/NR and/or eligible for designation by the LPC.

400-FOOT STUDY AREA

As detailed in Chapter 2, "Land Use, Zoning, & Public Policy," there is one residential and commercial project under construction within the 400-foot study area: 296 Wythe Avenue, a 6-story mixed-use building to the southeast of the Project Area. This No-Action project will alter the context and setting of surrounding historic resources, creating new backdrops for the Austin, Nichols & Co. Warehouse, Metropolitan Avenue Warehouse, Rokeach & Sons Warehouse, and Grand Street Historic District in the future without the Proposed Actions.

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. This section assesses the Proposed Action's potential to result in significant adverse impacts on identified architectural resources in the study area, including impacts resulting from construction of the Proposed Project, project-generated shadows, or other indirect effects on existing historic resources in the study area.

The Proposed Actions were assessed in accordance with guidance established in the *CEQR Technical Manual* (Chapter 9, Part 420), to determine (a) whether there would be a physical change to any designated or listed property as a result of the Proposed Actions; (b) whether there would be a physical change to the setting of any designated or listed 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' effects on the visual character of the study area in general is provided separately in Chapter 8, "Urban Design & Visual Resources."

As detailed in Chapter 1, "Project Description," the Proposed Actions would facilitate the redevelopment of the Proposed Development Site with mixed-use buildings and innovative waterfront public spaces. The Proposed Development would consist of two mixed residential, commercial, and community facility towers. In total, the Proposed Development would contain 1,250 DUs (of which 313 units would be affordable), 50,000 gsf of community facility space, 83,000 gsf of commercial space (including 60,000 gsf of office and 23,000 gsf of local retail), and up to approximately 250 below-grade accessory parking spaces. The two towers would be 49 and 64 stories, and would rise to a height of approximately 560 and 710 feet, respectively (refer to **Figures 1-3** and **1-4** in Chapter 1). Additionally, approximately 2.9 acres of new waterfront park will be created (plus 2.32 acres of secondary contact accessible in-river space and 0.86 acres of intertidal area), establishing a continuous link of waterfront areas running from Bushwick Inlet Park to the north, to Grand Ferry Park and Domino Park to the south.

Moreover, as detailed in Chapter 1, the With-Action reasonable worst-case development scenario (RWCDS) for the Proposed Actions assumes the development of a three-story (45-foot-tall), approximately 20,223 gsf mixed-use building on the non-Applicant-owned Projected Development Site.

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.

The Proposed Actions are site-specific, and, as discussed above, the Project Area does not contain any designated or eligible historic resources. Therefore, the Proposed Actions would not result in any direct impacts to historic architectural resources.

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 Proposed Actions would not result in significant adverse indirect impacts on historic architectural resources. Development facilitated by the Proposed Actions would not significantly alter the context or setting of the NYCL-eligible and S/NR-listed Austin, Nichols & Co. Warehouse, the S/NR-eligible Metropolitan Avenue Warehouse, the S/NR-eligible Rokeach & Sons Warehouse, or the S/NR-eligible Grand Street Historic District as compared to No-Action conditions. As detailed above, the Proposed Actions would facilitate the development of two towers on the Proposed Development Site, rising 49 and 64 stories (approximately 560 and 710 feet, respectively), which would be 43- to 56-stories taller than the as-of-right No-Action buildings on the site (detailed above). The Proposed Actions would also facilitate the development of an additional story on the Projected Development Site, increasing the building height from 30 feet to 45 feet. These additional stories in the Project Area would be visible behind the Austin, Nichols & Co. Warehouse when looking south on North 4th Place and southwest on Kent Avenue; and the additional height on the Proposed Development Site would be visible beyond the Metropolitan Avenue Warehouse when looking west along Metropolitan Avenue, and when looking north in the Grand Street Historic District. Although the Proposed Development would alter the backdrops of these historic architectural resources, these changes would not be significant or adverse. The study area is a dense urban environment with multiple existing mid- and high-rise buildings that currently form the setting and context of these historic resources, and, as detailed above, there are multiple buildings that will be constructed in the study area irrespective of the Proposed Actions. Examples of existing and expected towers include the 40-story building at 2 North 6th Street, the 30-story tower at 164 Kent Avenue, and the 41-story building at 1 North 4th Street, all to the north of the Project Area, as well as the newly constructed 42-story mixed-use tower at 260 Kent Avenue (a.k.a. One South First/Ten Grand), just south of the Project Area. Development facilitated by the Proposed Actions would not substantially change the visual setting of any surrounding historic architectural resource so as to affect those characteristics that make it eligible for listing on the S/NR and/or designation by the LPC.

Additionally, in the future with the Proposed Actions, no incompatible visual, audible, or atmospheric elements would be introduced to any historic resource's setting. Development facilitated by the Proposed Actions would not alter the relationship of any identified historic architectural resources to the streetscape, as all historic resources' relationships to the street would remain unchanged in the future with the Proposed Actions. The Proposed Development would not eliminate or screen public views of any historic architectural resources, which would remain visible in view corridors on adjacent public streets and sidewalks. No primary facades, significant architectural ornamentation, or notable features of surrounding historic architectural resources would be obstructed by the Proposed Development. Rather,

the Proposed Actions would create new public views of the southern and western facades of the Austin, Nichols & Co. Warehouse when looking north and northeast from the publicly accessible waterfront open spaces in the Project Area.

The Proposed Actions would not result in development that would diminish the qualities that make the NYCL-eligible and S/NR-listed Austin, Nichols & Co. Warehouse, the S/NR-eligible Metropolitan Avenue Warehouse, the S/NR-eligible Rokeach & Sons Warehouse, or the S/NR-eligible Grand Street Historic District historically and architecturally significant. As such, the Proposed Actions would not result in any significant adverse indirect or contextual impacts on historic architectural resources.

Construction-Related Impacts

Any new construction taking place within historic districts or adjacent to individual landmarks has the potential to cause damage to contributing buildings to those historic resources 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 LPC-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.

As the Project Area is located within 90 feet of the S/NR-listed and NYCL-eligible Austin, Nichols & Co. Warehouse, construction of the Proposed Development would be subject to TPPN #10/88. Under the TPPN, a construction protection plan would be provided to the LPC for review and approval prior to any work in the Project Area. The construction protection plan would take into account the guidance provided in the *CEQR Technical Manual*, Chapter 9, Section 523, "Construction Protection Plan." As such, no construction-related impacts on historic resources would occur as a result of the Proposed Actions.

Shadows Impacts

As detailed in Chapter 6, "Shadows," the Proposed Actions would not generate incremental shadows on sunlight-sensitive features of surrounding historic resources. Therefore, the Proposed Actions would not result in any significant adverse shadows impacts on historic resources.