Chapter 7: Historic and Cultural Resources

A. INTRODUCTION

The 2014 *City Environmental Quality Review (CEQR) Technical Manual* identifies architectural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. These are described in this chapter as "architectural resources" and "archaeological resources." The *CEQR Technical Manual* recommends that an analysis of archaeological resources be undertaken for actions that would result in any in-ground disturbance. It also recommends that an architectural resources assessment be performed if a proposed action would result in any of the following (even if no known architectural resources are located nearby): new construction; physical alteration of any building; change in scale, visual context, or visual setting of any building, structure, object, or landscape feature; or screening or elimination of publicly accessible views. Since the Proposed Actions may result in some of these conditions, a historic and cultural resources analysis has been prepared in accordance with CEQR, which requires that City agencies consider the impacts of their actions on historic and cultural resources. Consultation was undertaken with the New York City Landmarks Preservation Commission (LPC) to prepare this historic and cultural resources analysis, and this analysis follows the guidance of the *CEQR Technical Manual*.

B. PRINCIPAL CONCLUSIONS

The Proposed Actions would result in significant adverse construction-related impacts to four eligible historic architectural resources. In addition, construction activity at two development sites located on the south side of East 128th Street (east of Park Avenue) have the potential to result in significant adverse archaeology impacts associated with burial remains.

ARCHAEOLOGICAL RESOURCES

For the purposes of this analysis, the study area for archaeological resources is limited to sites that may be developed within the rezoning area and include projected as well as potential development sites. LPC conducted an initial review of the proposed potential and projected development sites. In a comment letter dated November 30, 2016, LPC determined that Potential Development Site V and Projected Development Site 4 possess potential archaeological significance (see **Appendix C-2**). LPC requested that a Phase 1A Archaeological Documentary Study ("Phase 1A study") of these sites be prepared to further clarify their archaeological sensitivity. The remaining potential and projected development sites were determined by LPC to have no potential archaeological significance and as such, no additional archaeological analysis of those properties is warranted.

A Phase 1A study of Potential Development Site V and Projected Development Site 4 was completed in March 2017.[1] The Phase 1A study focused on an Area of Potential Effect (APE) in the northwestern corner of Sites V and 4, where a church was formerly located. The Phase 1A study identified the potential and projected development sites as potentially sensitive for human remains associated with the churchyard and burial vaults of Saint Andrew's Church, which was formerly located within both development sites. The Proposed Actions therefore possess the potential to have a significant adverse impact on archaeological resources if archaeological resources are present.

The Phase 1A study concluded that Phase 1B archaeological testing is necessary to confirm the presence or absence of human remains on the sites in question as outlined in the 2014 *CEQR Technical Manual* and LPC's 2002 *Guidelines for Archaeological Work in New York City*.

Projected Development Site 4 contains a City-owned lot under the jurisdiction of the New York City Department of Housing Preservation and Development (HPD). The future development of Projected Development Site 4 would be in accordance with HPD requirements, including measures to require prospective sponsors to conduct archaeological testing and if warranted, recovery of human remains. Measures to require a Phase 1B archaeological investigation and any subsequent phases of work (e.g., mitigation), if warranted, would be required through provisions in the Land Disposition Agreement (LDA) between HPD and the project sponsor. The Phase 1B testing will be designed to confirm the presence or absence of archaeological resources in any areas of archaeological sensitivity that were identified in the Phase 1A study. Prior to the completion of the Phase 1B archaeological investigation, a Phase 1B Testing Protocol and Human Remains Discovery Plan would be prepared and submitted to LPC for review and concurrence.

In the event that the Phase 1B archaeological investigation determines that Projected Development Site 4 possesses no archaeological sensitivity and that human remains are not present, no further archaeological analysis would be warranted. If the Phase 1B Archaeological Investigation identifies human remains on the development site, then a Phase 2 Archaeological Investigation would be required to determine the vertical and horizontal boundaries of any areas containing human remains and to determine the site's significance and eligibility for listing on the State and National Registers of Historic Places (S/NR). If the Phase 2 investigation determines that the archaeological site is significant and would be impacted by any proposed construction, then mitigation measures including either avoidance or full archaeological excavation in the form of a Phase 3 Archaeological Data Recovery must be developed and implemented. If such work is not possible, then this would be considered an impact that cannot be mitigated. Consultation with LPC and the descendant community—should one be identified—would be required throughout all phases of archaeological investigation.

Potential Development Site V is owned by a private entity. There is no mechanism in place to require a developer to conduct archaeological testing or require the preservation or documentation of archaeological resources, should they exist. Because there is no mechanism to avoid or mitigate potential impacts at Potential Development Site V, the significant adverse impact would be an unavoidable. In the event that human remains are encountered during the

[1] Geismar, Joan H., PhD. (2017): "East Harlem Rezoning Project Archaeological Phase 1A Archaeological for Potential Development Site V and Projected Development Site 4; Block 1175 Manhattan." Prepared for the New York City Department of City Planning and the New York City Department of Housing Preservation and Development; New York, NY.

construction of an as-of-right project, it is expected that the developer would contact the New York City Police Department (NYPD) and the New York City Office of the Chief Medical Examiner.

ARCHITECTURAL RESOURCES

The Proposed Actions would result in significant adverse impacts to four architectural resources (St. Paul's Rectory and School, Chambers Memorial Baptist Church, a former stable at 166 East 124th Street, and the Park Avenue Viaduct) as result of construction activities adjacent to eligible historic resources. However, no additional significant adverse impacts associated with direct physical impacts or indirect impacts would occur to architectural resources.

CONSTRUCTION-RELATED IMPACTS TO ADJACENT RESOURCES

The Proposed Actions would result in significant adverse construction-related impacts to four S/NR-Eligible architectural resources located within 90 feet of projected or potential development sites. These S/NR-Eligible architectural resources include St. Paul's Rectory and School, Chambers Memorial Baptist Church, a former stable at 166 East 124th Street, and the Park Avenue Viaduct.

Buildings or structures that are S/NR-Eligible or New York City Landmark (NYCL)-Eligible would be afforded standard protection under the New York City Department of Building's (DOB's) Technical Policy and Procedure Notice (TPPN) #10/88, regulations applicable to all buildings located adjacent (within 90 feet) to construction sites; however, since the resources identified above are not S/NR-Listed or NYCLs, 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 resources or NYCLs, would only become applicable if the S/NR-Eligible resources are listed or designated in the future prior to the initiation of construction. Otherwise, there is the potential for inadvertent construction damage and impacts to occur as a result of adjacent development resulting from the Proposed Actions.

Designated NYCL or S/NR-Listed architectural resources located within 90 feet of a projected or potential new construction site are subject to the protections of DOB's TPPN #10/88. As such, development resulting from the Proposed Actions would not cause any significant adverse construction-related impacts to NYCLs and S/NR-Listed resources. This would apply to Projected Development Site 8, which is located directly adjacent to the former Mount Morris Bank (S/NR-Listed and NYCL), Projected Development Site 12, which is located within 90 feet of the Elmendorf Reformed Church (S/NR-Listed), and the Harlem Courthouse (S/NR-Listed and NYCL), and Projected Development Site 21, which is within 90 feet of Fire Engine Company No. 53 (NYCL) and the 28th Police Precinct Station House (NYCL). No significant adverse construction-related impacts would occur to these resources.

DIRECT (PHYSICAL) IMPACTS

Three architectural resources are located on potential and projected development sites. Projected Development Site 41, which is expected to be developed with an approximately 95-foot-tall, approximately 38,000-square-foot residential building with a community facility on the ground floor under the Proposed Actions contains the First Spanish United Methodist Church (Resource #33, S/NR-Eligible). Under the Proposed Actions, Potential Development Site U, which currently contains the Kress Building (Resource #34, S/NR-Eligible), is expected to be

building. Potential Development Site O located at 1916 Park Avenue would be rezoned for residential use while maintaining the existing building, Resource #1, S/NR-Eligible. The redevelopment of Site 41 and Site U would result in the demolition of two architectural resources. However, since it is assumed that the First Spanish United Methodist Church and the Kress Building would be redeveloped in the future without the Proposed Actions, redevelopment of these sites under the Proposed Actions would not result in significant adverse impacts. The development of Site O would retain the architectural resource and redevelop it for residential use, which would not be expected to result in a significant adverse impact to the resource. Therefore, no architectural resources would be impacted under the Proposed Actions when compared with No Action Condition.

INDIRECT (CONTEXTUAL) IMPACTS

Although the developments that are anticipated to occur under the Reasonable Worst Case Development Scenario (RWCDS) associated with the Proposed Actions would somewhat alter the setting and visual context of certain architectural resources, such changes would not be significantly adverse. The Proposed Actions would not alter the relationship of any identified architectural 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. Beyond the direct impacts discussed above, no projected or potential developments would eliminate or substantially obstruct important public views of architectural resources, as all significant elements of these architectural 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 architectural resource's setting under the Proposed Actions as the area around each resource is already varied with buildings dating from the mid-1800s to 2010s and with a variety of building sizes. As such, the Proposed Actions are not expected to result in any significant adverse indirect impacts on architectural resources.

C. DEVELOPMENT BACKGROUND

Major development in East Harlem sparked in the 1830s with the opening of the New York and Harlem Railroad along what would become Park Avenue. With the extension of Third Avenue line and the Second Avenue Elevated ("El"), East Harlem was the neighborhood best served by inexpensive transportation in Manhattan.[2] The inexpensive forms of travel put East Harlem within commuting distance of Lower Manhattan, which enabled residents from the crowded tenements to relocate uptown. As a result, East Harlem was primarily occupied by poorer residents compared with the wealthier rowhouse precincts of West Harlem and the industrial area of Manhattanville.

Among the first residents to settle in East Harlem were German Jewish and Irish immigrants with a significant African-American community—including migrants from the American South as well as West Indian transplants. East Harlem became the City's second-largest black community by the late 1800s. "At the end of the 19th century, Italian immigrants were migrating to the neighborhood from the overpopulated Lower East Side, replacing the Irish and German

[2] Office of City Council Speaker Melissa Mark-Viverito. "East Harlem Neighborhood Plan." February 2016, p. 16.

communities."[3] In the 40 years between 1870 and 1910, approximately 65,000 tenement apartments were built in East Harlem, and the neighborhood became segregated into distinct areas. The "Italian immigrants resided primarily east of Third Avenue and became the largest such community in the country."[4] Puerto Ricans also began to arrive in large numbers during the early decades of the 20th century, joined by immigrants from the Dominican Republic and Cuba, eventually leading to a portion of the neighborhood populated by these newcomers to be called "Spanish Harlem." By the 1950s, East Harlem was predominantly African-American and Latino.

The growth of the African-American and Latino communities changed the dynamics of the community as stores and markets changed to meet the needs of these newcomers including the establishment of music stores, carnicerias, dance halls, and theatres, and both groups ignited wide-reaching cultural and political movements such as the Spanish Lords. As early as the 1930s, East 116th Street evolved into a dense commercial corridor serving the neighborhood's multi-ethnic populations.[5]

Stores, restaurants, and music shops that reflected the thriving Puerto Rican culture emerged. A pushcart market under the Park Avenue viaduct between East 111th and East 116th Streets dates back to the 1920s; in the 1930s, Mayor Fiorello LaGuardia enclosed and equipped it with sheds where it has since evolved into the La Marqueta marketplace. The culturally rich neighborhood was home to some of New York's most famous artists and musicians such as Tito Puente, Ray Barretto, Julia de Burgos, and Langston Hughes and gave birth to the musical movement known as Boogaloo—a blend of African-American and Latin culture.[6]

However, as the population increased and the Great Depression and subsequent economic shifts away from manufacturing took their toll on East Harlem's residents, the area began to experience economic decline, which had a negative effect on housing stock and social stability. Even as the old tenement buildings deteriorated, more and more newcomers located to these buildings in overcrowding conditions.

In response to East Harlem's growing population and the deteriorating conditions of its tenements, the City, with the assistance of the federal government, implemented urban renewal programs and utilized funds to create new housing. Starting in 1938, the New York City Housing Authority (NYCHA) began razing existing tenement buildings and replaced approximately 171 acres in East Harlem with modern high-rise housing projects over the ensuing years.

The population grew after World War II to a peak of 210,000 in the 1950s, a density of 142,000 people per square mile.[7] The push for slum clearance accelerated with public housing projects replacing many of the old tenement buildings. The need for the large tracts of land to construct such housing also resulted in the demolition of rowhouses, brownstones, clubs and meeting places, small businesses, and neighborhood centers. Low-rise buildings were also replaced by massive high-rise developments, and by 1967, 15,657 units were built, primarily in high-rise

[3] Ibid, p. 16.

[4] Ibid, pp. 16-17.

[5] Ibid, p. 17.

[6] Ibid, p. 17 and Garsd, Jasmine. "A Tour of Spanish Harlem, Birthplace of Boogaloo." *NPR*. June 24, 2014.

[7] Ibid, p. 17

buildings.[8] Despite green, open space created by this new housing typology, these housing projects cut across old neighborhoods and communities and created interruptions in the street grid and streetwalls.

In 1967, Mayor John Lindsay formalized the need for community input to the planning process by creating community planning boards, building upon a process that had started earlier under then Manhattan Borough President Robert F. Wagner, Jr. Through this geographic subdivision of the City, the southern portion of the neighborhood, by then known as El Barrio (Spanish Harlem), was merged with the predominantly African-American northern section to form Manhattan Community Board 11, or "East Harlem."

D. METHODOLOGY

ARCHAEOLOGICAL RESOURCES

OVERVIEW

Archaeological resources are the physical remnants, usually buried, of past activities on a site. They can include precontact archaeological resources associated with the Native American populations who used or occupied a site. Archaeological resources can be associated with the historic period, which began with the settlement of Europeans in the regions beginning in the 17th century. In developed areas and in urban regions, archaeological resources are often disturbed or destroyed by grading, excavation, and the installation and improvement of infrastructure. However, some archaeological resources do survive in an urban environment and are often sealed beneath the surface and protected from further disturbance. The study area for archaeological resources includes those areas within the Project Area where new excavation or ground disturbance is likely and would result in new in-ground disturbance as compared with No Action Conditions. For the purposes of this analysis, the study area for archaeological resources is limited to sites that may be developed within the Project area and include projected as well as potential development sites.

INITIAL REVIEW

LPC conducted an initial review of the proposed potential and projected development sites. In a comment letter dated November 30, 2016, LPC determined that Potential Development Site V and Projected Development Site 4 possess potential archaeological significance (see **Appendix C-2**). These sites are located on a superblock bounded by East 126th Street, East 128th Street, Park Avenue, and Lexington Avenue and comprise Block 1775, Lots 3, 6, 71, 165, 168, and 170 as well as the streetbed of East 127th Street, which is mapped through this location but is not constructed. This block was formerly the location of at least one historic period cemetery and as such, LPC requested that a Phase 1A Archaeological Documentary Study be completed to determine the archaeological sensitivity of those sites.

PHASE 1A ARCHAEOLOGICAL DOCUMENTARY STUDY

As described above, a Phase 1A study of Potential Development Site V and Projected Development Site 4 was completed by Joan Geismar, PhD, in March 2017. The Phase 1A study

[8] Ibid, p. 17

focused on an Area of Potential Effect (APE) in the northwestern corner of Sites V and 4, where a church was formerly located. The Phase 1A study assessed the archaeological sensitivity of the APE with respect to its development history and past disturbance in order to identify any potential resource types that may be present on the sites. The Phase 1A also made a determination as to whether or not an additional archaeological investigation (e.g., a Phase 1B Archaeological Investigation) of any portion of the sites is necessary. The conclusions of this investigation are summarized below.

The remaining potential and projected development sites were determined by LPC to have no potential archaeological significance and as such, no additional archaeological analysis of those properties is warranted.

ARCHITECTURAL RESOURCES

OVERVIEW

Architectural resources are defined as properties that are designated as NYCLs; properties calendared for consideration as NYCLs by LPC; properties listed in and determined S/NR-eligible 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.

Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. A resource could also be damaged from vibration (e.g., from construction blasting or pile driving), and additional damage from adjacent construction could occur from falling objects, subsidence, collapse, or construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource, as defined in DOB's TPPN #10/88.[9]

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

Consistent with 2014 *CEQR Technical Manual* methodologies, the architectural resources study area for the East Harlem Rezoning is defined as the proposed rezoning area ("rezoning area") and the area within approximately 400 feet of the rezoning area ("study area") (see **Figure 7-1).** The rezoning area encompasses the lots that would be directly affected by the Proposed Actions. The 400-foot study area accounts for potential physical impacts to architectural resources that may be located in proximity to potential and projected development sites (i.e., within 90 feet)

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

that could potentially experience accidental construction damage, and also to account for potential visual and contextual impacts to architectural resources resulting from the Proposed Actions.

CRITERIA AND REGULATIONS

Once the study area was determined, an inventory of officially recognized ("designated and eligible") architectural resources was compiled. Criteria for listing on the National Register are in the Code of Federal Regulations, Title 36, Part 63, and the LPC has adopted these criteria for use in identifying architectural resources for *CEQR* review. Following these criteria, districts, sites, buildings, structures, and objects are eligible for the National Register if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: (1) are associated with events that have made a significant contribution to the broad patterns of history (Criterion A); (2) are associated with significant people (Criterion B); (3) embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or (4) may yield [archaeological] information important in prehistory or history. Properties 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, NYC Charter, Administrative Code, Title 25, Chapter 3. Buildings, properties, or objects are eligible for landmark status when a part is at least 30 years old. Landmarks have a special character or special historical or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the city, state, or nation. There are four types of landmarks: individual landmark, interior landmark, scenic landmark, and historic district.

In addition to identifying architectural resources officially recognized in the study area (referred to herein as known architectural resources), an inventory was compiled of potential architectural resources within the study area. For this project, potential architectural resources were those that appeared to meet one or more of the National Register criteria (described above), and they were identified based on field surveys and by using historical sources, such as documents at the New York Public Library, the Municipal Archives, Office of Metropolitan History, and the DOB archives. An inventory of the potential and projected development sites was submitted to LPC by the Department of City Planning (DCP) for their evaluation and determination of eligibility and in a letter dated December 14, 2016 LPC found that three sites contained resources, described below, that appeared to meet the criteria (see **Appendix C-2**). Potential architectural resources identified in the rezoning and study areas were submitted to LPC for review. In a letter dated March 29, 2017, LPC found that 14 sites appeared to meet eligibility requirements and identified one additional resource, the Sylvan Court Historic District, for inclusion. One additional resource was determined not to meet S/NR eligibility requirements due to alterations.

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

E. EXISTING CONDITIONS

ARCHAEOLOGICAL RESOURCES

In March 2017, a Phase 1A study was prepared to identify any potential sensitivity on Potential Development Site V and Projected Development Site 4. The Phase 1A study summarized the history of the APE, which was the site of a former cemetery associated with St. Andrew's Episcopal Church in Harlem. The church was originally located on the east side of Park Avenue between East 127 and 128th Streets (127th Street is now closed between Park and Lexington Avenues). During its approximately 62-year history on the project block, the church consecutively occupied two sites. The first church opened in 1830 and was rebuilt and enlarged on the same site twice before being destroyed by fire in 1871. It was then rebuilt and enlarged on the same block in 1873, but not within the same footprint. Fifteen years later, the church relocated to the current Fifth Avenue site, two blocks west of the APE.

The documentary research completed as part of the study included a site visit and review of maps and archival material at research institutions, city agencies, and the Cathedral of St. John the Divine, which houses the archive of St. Andrew's Church. These documentary sources provided the information to assess potential archaeological sensitivity of both development sites. The church archives include burial records that document the removal of burials from St. Andrew's Church cemetery and their subsequent reinterment at Woodlawn Cemetery in the Bronx. The records analyzed as part of the Phase 1A study dated to between 1834—the first year to coincide with reinterments at Woodlawn—and 1873, which appears to be the last year that burials occurred at the St. Andrew's Church cemetery. The review of these records indicates that only 46 of the 416 burials in the churchyard recorded in the St. Andrew's Church records could be definitively matched with Woodlawn's record of reinterments while two others were possibly matched. While records are likely incomplete, this discrepancy indicates that the two development sites may be sensitive for human remains that were never removed. In addition, burials in the in the St. Andrew's Church cemetery were located in both traditional churchyard graves and also in brick burial vaults located in both in the churchyard and under the church building(s), which may remain intact on the development sites.

Currently, development on the APE in the vicinity of the former churchyard comprises parking lots and some small, or relatively small, peripheral structures. The Phase 1A study concluded that the block was redeveloped throughout the late 19th and early 20th centuries, mainly with tenements. However, the Phase 1A study concluded that small sections of undeveloped, potentially archaeologically sensitive land may be present within the two development sites that could contain burials or burial vaults.

In a comment letter dated March 31, 2017, LPC concurred with the conclusions and recommendations of the Phase 1A study (see **Appendix C-1**). In their comments, LPC noted that even areas that had been disturbed as a result of later development could contain disarticulated or fragmentary remains that were redistributed across the site as a result of earth-moving activities. As such, recommended that any future archaeological investigation involving testing consider a larger testing area than was described in the Phase 1A study.

ARCHITECTURAL RESOURCES

ARCHITECTURAL RESOURCES: OVERVIEW

There are 26 architectural resources located in the rezoning area and 31 resources located in the Study Area. The Architectural Resources are listed below in **Table 7-1** and shown in **Figure 7-1**. Photographs of each resource can be found in **Figures 7-2 through 7-49**. Seven buildings that were found to be contributing to a possible El Barrio historic district in 1979 have been removed from the list of known resources within the study area. A current review of these buildings with OPRHP determined that the buildings have lost architectural integrity and no longer meet S/NR-eligibility criteria.[10]

Table 7-1
Architectural Resources

Ref. No	Block/ Lot	Address	Name	S/NR Listed	S/NR Eligible	NYCL	NYCL Eligible
North of East 125th Street							
Development Sites							
1	1755/ 33	1916 Park Avenue	Warehouse		X[1]		
Rezoning Area							
A	1754/ 58, 157, 57, 156, 155, 56, 117, 17, 116, 16, 115, 15	2056-2034 Madison Avenue	Rowhouses		X		
2	1754/ 20, 24	41 East 129th Street	Church of All Saints, Parish House, and School		X	X	
3	1753/ 10	17 East 128th Street	17 East 128th Street House			X	
B	Partial blocks: 1725, 1752, 1751, 1750	Multiple	St. Andrew's Historic District		X		
4	1752/ 1	2067 Fifth Avenue	Saint Andrew's Church	X		X	
5	1751/ 65	16 East 127th Street	Rowhouse		X		
6	1751/ 64	20 East 127th Street	Langston Hughes House	X		X	
7	1774/ 51	2075-2087 Lexington Avenue	Apartment Building		X		
8	1751/ 20	1975 Madison Avenue	Metropolitan Community United Methodist Church		X		
9	1750/ 34	81 East 125th Street	Mount Morris Bank	X		X	
10	N/A	1818 Park Avenue	Metro-North 125th Street Station		X		
Study Area							
C	1728/ 24, 25, 26, 27	23-9 West 130th Street	North Side of West 130th Street		X		

[10] Communications between SHPO and LPC dated February 24, 2017 stated "based on existing conditions found in the area, the SHPO has reversed its earlier opinion on the eligibility of the district."

Table 7-1 (cont'd)
Architectural Resources

Ref. No	Block/ Lot	Address	Name	S/NR Listed	S/NR Eligible	NYCL	NYCL Eligible
D	1727/ 41, 42, 43, 44, 45, 46, 47, 48	8-22 West 130th Street	Astor Row	X		X	
11	1726/ 44	12 West 129th Street	12 West 129th Street House			X	
12	1724/ 36	2050 Fifth Avenue	Mt. Moriah Baptist Church (originally Mt. Morris Baptist Church)		X		
13	1774/ 20	141-147 East 125th Street	Former Twelfth Ward Bank		X		
Between East 125th Street and East 116th Street							
Rezoning Area							
14	124 East 124th Street	1772/ 60	Stable		X[1]		
15	1768/ 21	147 East 119th Street	P.S. 7		X		
16	1645/ 7	121 East 117th Street	St. Paul's Roman Catholic Church		X	X	
17	1645/ 6, 7	113 East 117th Street and 114 East 118th Street	St. Paul's Rectory and School		X		X[2]
18	1644/ 122	151 East 116th Street	Casa Latina Music Store		X[1]		
19	1666/ 19	247 East 116th Street	Fiorello LaGuardia Political Association		X[1]		
Study Area							
E	1722/ 38, 137, 37	2014-2010 Fifth Avenue	Portion of Mt. Morris Historic District	X			
20	1749/ 66	4-12 East 125th Street	4-12 East 125th Street		X		
21	1749/ 56	1944 Madison Avenue	1944 Madison Avenue		X		
22	1773/ 62	120 East 125th Street	Fire Hook and Ladder No. 14	X		X	
23	1773/ 58	124 East 125th Street	Former Harlem Savings Bank (Apple Bank)	X			
24	1789/ 37	224 East 125th Street	New York Public Library -- 125th Street Branch		X	X	
25	1789/ 5	205 East 124th Street	205 East 124th Street		X		
26	1773/ 11	123 East 124th Street	Former New York City Telephone Company		X[1]		
27	1772/ 45	166 East 124th Street	Former Stable		X[1]		
28	1788/ 8	219 East 123rd Street	Chambers Memorial Baptist Church		X		
29	1770/ 33	171 East 121st Street	Elmendorf Reformed Church	X			
F	1770/ 75, 76, 77, 78, 79, 80, 81	1-7 Sylvan Court	Sylvan Court Historic District		X[1]		
30	1769/ 45	170 East 121st Street	The Harlem Courthouse	X		X	
31	1784/ 5	207 East 119th Street	Former Richard Webber Market		X[1]		X[2]
32	1666/ 15	233 East 116th Street	First Sharon Baptist Church (formerly East Harlem Presbyterian Church)		X[1]		
South of East 116th Street							
Development Sites							
33	1639/ 21	163 East 111th Street	First Spanish United Methodist Church		X[3]		
34	1655/ 45	1915 Third Avenue	Kress Building		X[3]		
Rezoning Area							
35	1666/ 13	231 East 116th Street	Vito Marcantonio House		X[1]		
36	1666/ 14	229 East 116th Street	Lenard Covello House		X[1]		
37	1665/ 147	204 East 116th Street	204 East 116th Street		X		
38	1665/ 46	208 East 116th Street	Former Democratic Club of the Sixteenth Assembly		X[1]		
39	N/A	Park Avenue from East 97th to East 132nd Streets	Park Avenue Viaduct		X		
40	1633/ 13	1680 Lexington Avenue	Public School 72		X	X	
Study Area							
41	1687/ 49	2256 Second Avenue	Banca Commerciale Italiana		X[1]		
42	1639/ 46	160 East 112th Street	Former Synagogue		X[1]		

Table 7-1 (cont'd)
Architectural Resources

Ref. No	Block/ Lot	Address	Name	S/NR Listed	S/NR Eligible	NYCL	NYCL Eligible
43	1660/ 30	242 East 111th Street	Hook and Ladder 48 (Engine Company 91)		X		
44	1638/ 57	132-142 East 111th Street	Former Congregation Uptown Talmud Torah Synagogue and School/ Former Commander John J. Shea Memorial School		X[1]		
45	1637/ 141	174 East 110th Street	New York Public Library—Aguilar Branch		X	X	
46	1634/ 3	105 East 106th Street	Manhattan Odd Fellows Temple		X[1]		X[2]
47	1633/ 66	112-114 East 106th Street	Saint Cecilia's Convent	X		X	
48	1633/ 61	118-120 East 106th Street	Saint Cecilia's Church	X		X	
49	1632/ 29	175 East 104th Street	Fire Engine Company No. 53		X	X	
50	1632/ 30	177-179 East 104th Street	28th Police Precinct Station House		X	X	
51	1630/ 59	1630 Lexington Avenue	Former German Evangelical Lutheran Church		X[1]		X[2]

Notes:
[1] LPC determined that previously identified potential resources appear S/NR eligible In a letter dated March 29, 2017.
[2] LPC determined that St. Paul's Rectory, the Former Richard Webber Market, Manhattan Odd Fellow Temple, and the Former German Evangelical Lutheran Church appear LPC eligible in a letter dated March 29, 2017.
[3] LPC determined that the warehouses at 1916 Park Avenue, the First Spanish United Methodist Church, and the Kress Building appear to meet the eligibility requirements for S/NR listing in a letter dated December 14, 2016.
NYCL: New York City Landmark
S/NR: Listed on the State and National Registers of Historic Places
S/NR-Eligible: Officially determined eligible for listing on the State and National Registers of Historic Places
Sources: Guide to New York City Landmarks, Third Edition; LPC Public Hearing Calendar; LPC correspondence dated December 14, 2016; New York State Historic Preservation Office Online Resources (CRIS).

ARCHITECTURAL RESOURCES: NORTH OF EAST 125TH STREET

Development Site O

1916 Park Avenue (#1)

According to DOB, a building was constructed on this site in 1880. Based on historic maps, that building existed through 1891. Between 1891 and 1906, that building was likely enlarged to the current building. Based on New York City Zoning and Land Use maps (ZOLA) and real estate records, it seems likely that this expansion occurred ca. 1896. The building was originally constructed as manufacturing lofts with stores on the first floor. The warehouse building is designed in a simplified Renaissance Revival style and clad in tan brick. Along the first floor, the brick is laid to resemble rusticated stone and projecting entries are centered along East 130th and East 131st Streets. The first floor is separated from the upper floors with a stone beltcourse. Each corner of the building is articulated with brick quoins and the building is topped with a modillioned cornice.

Rezoning Area

2056-2034 Rowhouses (A)

A row of 12 intact rowhouses, 2056-2034 Madison Avenue was built ca. 1885 as speculative rowhouse development likely constructed as single-family houses. The three-story-tall, three-bay-wide houses have raised-stoop entries and eclectic ornamentation with elements of the Italianate, Neo-Grec, and Neoclassical styles.

Church of All Saints, Parish House, and School (#2)
Designed by Renwick, Aspinwall & Russell, the church was begun in 1883 and completed in 1893, with the school completed in 1904. The complex is designed in the Italian Gothic Revival style and displays the influence of John Ruskin's writing on the texture, shape, and color variations of the design.

17 East 128th Street (#3)
17 East 128th Street is one of few surviving early frame houses in Harlem. Constructed ca. 1864, the house combines details of the Italianate and Second Empire styles including the polychromatic slate mansard roof, full-width porch, and raised front entry.

Saint Andrew's Historic District (B)
Enclave of three-story brownstone rowhouses built during the second half of the 19th century.

Saint Andrew's Church (#4)
Saint Andrew's Church is a Gothic style church, constructed between 1889 and 1891 of rock-faced granite. Designed by Henry M. Congdon, the church has a tall clock tower and two pointed-arch openings on either side of the belfry. The cruciform shape is simply adorned with buttresses along the south wall which lend structural support and interest to the design.

16 East 127th Street (#5)
16 East 127th is a three-story rowhouse designed in the Italianate style and built in the late 1860s. It has a high stoop, round-arched entrance, segmental arched window openings with stone lintels and sills, and a projecting cornice with scroll brackets.

Langston Hughes House (#6)
The brownstone rowhouse located at 20 East 127th Street was built in 1869 and designed by architect Alexander Wilton in 1869. Though intact architectural, the house gained significance as the home of author and poet, Langston Hughes, one of the foremost figures of the Harlem Renaissance in the 1920s-30s.

2075-2087 Lexington Avenue (#7)
Built in 1899 and designed by architect Edward L. Angell, 2075-2087 Lexington Avenue is a seven-story brick and limestone apartment building with ground-floor shops. The fourth and seventh floors feature decorated balconies. The pressed metal cartouches along the parapet have been removed since the building was determined eligible.

Metropolitan Community United Methodist Church (#8)
The Metropolitan Community United Methodist Church was built in 1871 as the St. James Methodist Episcopal Church. The brownstone church located at 1975 Madison Avenue was designed in the Gothic Revival style with pointed-arch window openings, corner towers, and buttresses.

Mount Morris Bank (#9)
Designed by Lamb & Rich and originally constructed between 1883-84, The Mount Morris Bank building is a seven-story Queen Anne and Romanesque Revival style building that features a base of rusticated brownstone with brick and terra cotta above with an exaggerated, slate-covered mansard roof, and pressed copper details. The building was reconstructed from the first floor up between 2013 and 2015.

Metro-North Railroad 125th Street Station (#10)
Designed by railroad architect Morgan O'Brien, the Metro-North Railroad 125th Street station was completed in 1897 for the New York Central and Hudson River Railroad. The one-story

station is designed in the Classical Revival style with Corinthian pilasters and denticulated cornice.

Study Area

North Side of West 130th Historic District (C)
Three of 21 rowhouses constructed on the north side of West 130th Street, Nos. 23 through 19 were constructed circa 1880. The Italianate rowhouses are clad in brownstone with raised-stoop entries.

According to church archives, the former Church of the Puritans was dedicated on April 15, 1875. It was designed in the Gothic style by architect James W. Pirsson and constructed of white marble. The ashlar finish was chosen to contrast the carved portions of stone and to provide a softer appearance. The asymmetrical façade has three central entrance bays with elongated gables over each supported by decorative columns and pilasters. A stained-glass window is centered above the entrance bays and a square belfry with pyramidal roof is on the west side of the front façade. The square base of an unbuilt steeple is recessed from the front on the east façade and provides a secondary entry that connects the church to a smaller rectory building, also in the Gothic style with ashlar-faced marble.

Astor Row (D)
Four of 28 houses built as part of Astor Row, 8-22 West 130th Street were built in the 1880s as speculative development by landowner William Astor and designed by architect Charles Buek. The three-story, two-unit houses are brick with stone trim and symmetrical with two bays each. A wooden porch stretches the full width of both units.

12 West 129th Street (#11)
The house at 12 West 129th Street was built ca. 1863 for two carpenters and their families. The two-and-a-half story frame house was altered in 1883 with the addition of a Moorish-inspired porch which features perforated ornamentation and scroll work. In 1896 the house was converted into a convent and enlarged to three full stories.

Mt. Moriah Baptist Church (formerly Mt. Morris Baptist Church) (#12)
Built ca. 1870-80 and designed by architect Henry F. Kilburn, Mt. Moriah Baptist Church is a Romanesque Revival style building with rock-faced masonry and round-arched door and window openings with pilasters and engaged columns. The church also features floor-to-ceiling stained-glass windows.

Former Twelfth Ward Bank (#13)
The six-story brick and brownstone building located at 141-147 East 125th Street was designed in the Romanesque Revival style by George S. Drew, Jr. and constructed between 1893 and 1894 for the Twelfth Ward Bank. The ground floor is clad in rusticated brownstone with a brownstone entablature. An arched entryway is located on the east side of the East 125th Street façade with two brownstone medallions—one with the year the bank was founded and one with the date that the building opened.

ARCHITECTURAL RESOURCES: BETWEEN EAST 125TH STREET AND EAST 116TH STREET

Rezoning Area

124 East 124th Street (#14)
The five-story brick building at 124 East 124th Street was built as a stable in 1891for R.E. Westcott and designed by French, Dixon & De Saldern.

PS 7 (#15)
PS 7 was designed by Perkins & Will and built between 1958 through 1960. The design consists of three four-story classroom blocks connected by glass-enclosed bridging structures. The Modern style building utilizes an exterior metal curtain-wall system and emphasizes the plan and massing of the design over ornamentation.

Saint Paul's Roman Catholic Church (#16)
St. Paul's Roman Catholic Church is a Romanesque Revival style church designed by Neville & Bagge and built in 1908. The limestone church features round arch openings, stone window surrounds, and twin towers with pyramidal roofs.

Saint Paul's Rectory and School (#17)
St. Paul's rectory was designed by Neville & Bagge and built with the church in 1908. The school building was constructed in the late 19th century. The stone rectory and brick school building are designed in the Romanesque Revival style and complement the church building.

Casa Latina Music Store (#18)
The Case Latina Music Store at 151 East 116th Street is a four-story white-brick clad building. The music store occupies the first two floors and was established in 1962 and the building alterations date to this time period. The building was originally constructed circa 1870. 1962 is considered the period of historic significance for Casa Latina as per the LPC and national Register guidelines.

Fiorello LaGuardia Political Association (#19)
247 East 116th Street housed the Fiorello LaGuardia Political Association. The four-story Italianate tenement was constructed in 1871 for owner H. N. Dean and designed by architect L. E. Duenkel.

Study Area

Portion of Mt. Morris Historic District (E)
2010-2014 are three contributing buildings to the Mount Morris Historic District. The three brownstone Queen Anne rowhouses were built between 1881 and 1883 and designed by James E. Ware. The four story plus raised basement buildings are three-bays wide and originally all had raised stoop entries and two projecting bays on the first two floors and basement. 2010 Fifth Avenue has been altered with the removal of the raised stoop entry and projecting storefront additions to the first and second floors.

4-12 East 125th Street (#20)
The five-story group of building located at 4-12 East 125th Street was designed by D. & J. Jardine and built in 1888 as flats with ground-floor stores. The Italian Renaissance buildings feature arched openings, rock-faced masonry, terra-cotta panels, and a prominent cornice.

1944 Madison Avenue (#21)
The five-story commercial/apartment building located at 1944 Madison Avenue was designed by C. Abbott French & Co. and built in 1888. The late 19th-century Romanesque Revival building features decorative terra-cotta floral spandrel panels.

Fire Hook and Ladder No. 14 (#22)
Completed in 1889, Fire Hook and Ladder No. 14 was designed by Napoleon LeBrun & Sons, beginning in 1881. The four-story brick building has a highly ornamented façade with a single vehicular entrance on the first floor.

Former Harlem Savings Bank (Apple Bank) (#23)
The two-story, stone-clad Neoclassical building at 124 East 125th Street was built between 1906 and 1907 and designed by Bannister & Schell. The main façade has a rusticated temple front with a denticulated cornice and parapet.

New York Public Library—125th Street Branch (#24)
The 125th Street Branch of the New York Public Library was completed in 1904. Funded by Andrew Carnegie, the building was designed by McKim, Mead & White in the Italian Renaissance Revival style. The two-story-tall, three-bay-wide building has a rusticated limestone façade with round-arched openings and a modillioned cornice.

205 East 124th Street (#25)
Constructed in 1883 and designed by Cleverdon & Putzel, the tenement building at 205 East 124th Street is a five-story brick Renaissance Revival building.

Former New York City Telephone Company (#26)
The Former New York City Telephone Company at 123 East 124th Street is a five-story brick and stone office building that was designed by L. W. Eidlitz and built in 1901.

Former Stable (#27)
The Romanesque Revival style four-story brick building at 166 East 124th Street was built as a stable for owner J.W. Powers in 1891. The building was designed by architects French, Dixon & De Saldern.

Chambers Memorial Baptist Church (#28)
The Chambers Memorial Baptist Church located at 219 East 123rd Street was built in 1891. The three-part façade was designed in the Romanesque Revival style with contrasting light and dark tan brick, and round-arched windows on the second floor.

Elmendorf Reformed Church (#29)
Constructed in 1894, the two-story plus a basement Elmendorf Reformed Church building is a Renaissance Revival building with a front façade of two portions. The west portion of the façade is three bays wide with three segmental-arched windows at the basement level, flat arched windows with large keystones at the first floor, and tall, round-arched windows with carved keystones at the second floor. Second-floor pilasters support a wide frieze and pediment. The eastern portion of the façade is set back from the western portion and features a round-arched entrance surround, round-arched windows on the second floor, and an oculus.

Sylvan Court Historic District (F)
Sylvan Court Historic District consist of seven two-story brick clad rowhouses that face onto a shared private courtyard. The buildings were likely constructed c. 1899 as carriage houses and were converted into living quarters in the first half of the 20th century.

Harlem Courthouse (#30)

The Harlem Courthouse was constructed between 1891 and 1893 and was designed by Thom & Wilson in the Romanesque Revival style with Gothic accents. The brick, terra-cotta, and stone clad building is asymmetrical with a round tower surmounted by an octagonal belfry on the west side of the four-story building. The main entrance is located on the north façade and set in a rusticated granite base. Other notable details include a two-story Palladian window with pilasters and detailed spandrel panels, a wide horizontal band course with fluted brackets, and steep gables topped with large finials.

Former Richard Webber Market (#31)

207 East 119th Street is all that remains of the Richard Webber Market, once "the largest retail market in America" (New York Times, 1919). The six-story brick and stone building was designed by John and Bartholomew Walther as a cold storage building for the market in 1895.

First Sharon Baptist Church (formerly East Harlem Presbyterian Church) (#32)233 East 116th Street is a brick, stone and terra-cotta Gothic Revival Church that was built in 1891. The building was designed by Samuel Adams Warner and originally housed the East Harlem Presbyterian Church.

ARCHITECTURAL RESOURCES: SOUTH OF EAST 116TH STREET

Development Sites 41 and 34

First Spanish United Methodist Church (#33)

According to Place Matters, the First Spanish United Methodist Church located at 163 East 111th Street is an important site in the history of the Young Lords Party—a radical Puerto Rican youth organization modeled on the Black Panthers. In 1969, three years after the church was constructed, the Young Lords repeatedly requested and were denied permission to operate a daycare program out of the First Spanish United Methodist Church. After several tense encounters the group forcibly took over the building and for 11 days used it as a site for health screenings, food programs, poetry readings, and lessons in Puerto Rican and black history. The church continues to serve an active Latino population while other legacies of the Young Lords within the community include establishing El Museo del Barrio and El Taller Boricua.

Kress Building (#34)

The former Kress Building located at East 106th Street and Third Avenue operated from ca. 1925 until 1994 and is believed to have been the last Kress store in business in New York. The two-story, brick and terra-cotta clad building features groupings of four-wide windows set within wooden sashes on the second floor with detailed panels above the windows on the first and second floors. a projecting terra-cotta cornice is topped with a parapet with terra-cotta insets. A terra-cotta Kress nameplate is centered on the East 106th Street façade and the Third Avenue façade. In the early 1960s, Harlem community members picketed outside this store because Kress locations in Southern states were operating with segregated lunch counters.

Rezoning Area

Vito Marcantonio House (#35)

The four-story Italianate tenement at 231 East 116th Street was built in 1875.

Lenard Covello House (#36)

The four-story Italianate tenement at 231 East 116th Street was built in 1875.

204 East 116th Street (#37)

The three-story building at 204 East 116th Street is a Beaux Arts style commercial building constructed in 1924. The limestone-clad façade has a two-story keystoned arch supported by Corinthian columns. Doric pilasters at the corners of the front façade support an architrave, frieze, and modillioned cornice. Above the cornice is a classical attic with a centered cartouche. The building's main entry is centered under the arch with a triangular-pedimented surround.

Former Democratic Club of the Sixteenth Assembly (#38)

The Former Democratic Club of the Sixteenth Assembly is a four-story Italianate tenement with stucco cladding located at 208 East 116th Street . The building was constructed in 1880 and designed by Charles W. Romeyn.

Park Avenue Viaduct (#39)

The Park Avenue Viaduct was built between 1894 and 1897 when the New York Central and the Hudson River Railroad reconstructed the railroads' main lines to create a higher crossing over the Harlem River, allowing for rail connections to points north. The railroad lines connect to Grand Central Terminal to the south. East-west streets cross below the viaduct, however, and much of the area below the raised portion of the viaduct is occupied by parked vehicles and a garden center.

Public School 72 (#40)

Built between 1879 and 1882, Public School 72 was designed by David I. Stagg who served as public school architect for the New York City Board of Education from 1872 to 1886. The school building is a rare example of late 19th-century public school architecture in Manhattan. The four- and five-story red brick Neo-Grec style building has a dramatic entrance and stair towers and classically inspired ornamentation. It is symmetrically massed with a projecting five-story, five-bay central entrance pavilion along Lexington Avenue. The Neo-Grec ornamentation unifies the four façades of the rectangular-plan building and includes such features as angled and corbelled brick, stone lintels, sills, stringcourses, and quoins.

Study Area

Banca Commerciale Italiana (#41)

The Banca Commerciale Italiana at 2256 Second Avenueis a three-story, stone-clad building with elements of the Art Deco and Moderne styles. The building was designed by Harry R. Allen and built in 1930.

Former Synagogue (#42)

160 East 112th Street is a four-story brick building with an unusual parapet. The building was constructed in 1889 and designed by Alexander I. Finkle as a synagogue for the Congregation Moses Montefiore.

Hook and Ladder 48 (Engine Company 91) (#43)

Hook and Ladder 48 is a three-story, three-bay, red brick and stone building designed by Hoppin & Koen and constructed between 1912 and 1913. It was one of 20 firehouses designed by the firm in the fall of 1910 and has similar design elements including a rusticated stone first floor with segmentally arched vehicle door openings with scrolled keystones, four pairs of brick Doric pilasters, stone entablature, and a low-gabled brick parapet above a simple cornice.

Former Congregation Uptown Talmud Torah Synagogue and School/ Former Commander John J. Shea Memorial School (#44)

Constructed in 1905 for the Congregation Uptown Talmud Torah and designed by architects Bernstein & Bernstein with elements of the Renaissance Revival and Beaux Arts styles, 132-142 East 111th Street served as a synagogue and school. The four-story, six-bay building is clad in tan brick with a rusticated base with a stone cornice separating the base from the upper floors. The recessed original raised-entry is located in the middle of façade with a large stone surround and is flanked by two elongated, arched openings with a Gibbs surround and scrolled keystone. The outer two bays on the second and third floors have Gibbs surrounds with a scrolled keystone while the middle bays have paired windows and a sopraporta with carved stone relief detailing including square Corinthian pilasters, spandrel panels, scrolls, and two triangular pediments with cartouches. The fourth floor windows have simple arched surrounds with Corinthian pilasters. The two-story, four-bay addition on the east side of the building was likely added in 1906 or 1908 and is similarly clad in tan brick. The addition is capped in a metal cornice that aligns with and mimics the stone cornice of the main building. As the neighborhood changed, the congregation dwindled. Eventually, the building was purchased by St. Cecilia's Church and opened in 1943 as a school annex of that parish with a large number of pupils coming from Puerto Rican families. The school closed and the building is now occupied by the Greater Highway Deliverance Temple and the Harbor Science and Arts Charter School.

New York Public Library—Aguilar Branch (#45)

The Aguilar Branch of the New York Public Library was built in 1904 with funding from Andrew Carnegie and designed by Herts & Tallant. The three-story limestone-clad building is designed in the Neoclassical style with a pair of large Ionic pilasters, prominent entablature and carved frieze, and recessed cast-iron fenestration with paired windows separated by columns.

Manhattan Odd Fellows Temple (#46)

The former Manhattan Odd Fellows Temple at 105 East 106th Street was designed by Hugo Taussig and constructed in 1928. The 11-story building is designed with a two-story limestone base, with the upper stories clad in brick. Above the first story, the central bay of the base is rusticated with alternating bands of brick and stone, with three arched window openings. Full height piers that extend vertically from street level on the façade are ornamented with polychromed ornament at the second story. The 11th floor has a row of arched windows; above this, the central bay of the building is designed with a gable. The building remained in use as the Manhattan Odd Fellows Temple by the Independent Order of Odd Fellows, a fraternal organization, until the 1940s. It was subsequently used for film-related uses through the 1960s, and as an office building through the 21st century. Recent tenants include the Young Women's Leadership School and Metropolitan Studios, where the Bill Cunningham Show filmed.

Saint Cecilia's Convent (#47)

Designed by Neville & Bagge and completed in 1907, the Romanesque Revival Saint Cecilia's Convent was originally two tenement houses which were converted into the church buildings by Neville & Bagge and the design unified these buildings with the existing Church. The four-story convent has a nearly symmetrical façade with a three-centered arched doorway flanked by fluted Ionic pilasters, a simple entablature, a stone bandcourse, and arched window openings.

Saint Cecilia's Church (#48)

Saint Cecilia's Church was designed by Napoleon Le Brun & Sons and built between 1883 and 1887 in the Romanesque Revival style. One of the earliest congregations established in the area, the church has been in continuous use since its completion. The building is symmetrical and the

complex is united through the use of textured brick and terra cotta. The central gable of the church features a high-relief terra-cotta panel depicting Saint Cecilia playing an organ. Below this panel is a projecting portico with three arches, accentuated by alternating brick and foliate terra-cotta voussoirs.

Fire Engine Company No. 53 (#49)
Designed by Napoleon Le Brun & Sons and constructed in 1884, Fire Engine Company No. 53 is a four-story, mid-block firehouse that incorporates elements of the Queen Anne and Romanesque Revival Styles. The cast-iron first floor has decorative pilasters with foliate capitals that incorporate sunflowers and torches. Molded brick panels above the upper floor windows and terra-cotta medallions in the form of stylized sunflowers adorn a frieze and stylized brackets of corbelled brick anchor a dentilled cornice.

28th Police Precinct Station House (#50)
Designed by the architect for the New York City Police Department, Nathaniel D. Bush, and built between 1892 and 1893, the former 28th Police Precinct Station House is a five-story red brick and granite building that combines elements of the Renaissance Revival and Neo-Grec styles. The three-bay façade is articulated as a grid form with continuous piers and intermediate beltcourses. The second through fourth floors have paired round-arched windows set below stone arches in the center bay, and paired segmental-arched windows set below stone lintels on the outer bays.

Former German Evangelical Lutheran Church (#51)
1630 Lexington Avenue was built in 1891 by builders Winkler & Willenbrock and designed by Franklin Baylies for the German Evangelical Lutheran Church. The church and adjoining parsonage were designed in the Romanesque Revival Style and clad in brick. The Lexington Avenue façade is three-bays wide with a central, arched entry and a corbelled roofline. Each of the window openings and main entry are topped with a simple arched brick lintels and terra cotta detailing. A square belfry extends just beyond the roofline at the west side of the façade. The arched windows with tracery on the east façade, and the upper windows on the north façade have simple, geometrical stained glass panes.

La Marqueta, an outdoor and one-story metal and glass enclosure located under the Park Avenue Viaduct was also evaluated pursuant to S/NR-eligibility criteria. However, it was determined not to meet S/NR-Eligibility criteria due to a loss of architectural integrity. The market, constructed in 1934, still retains its original use, but has been highly altered. The Park Avenue Viaduct, which effectively creates the La Marqueta space, is S/NR-Eligible.

F. THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the future without the Proposed Actions, it is assumed that development would occur throughout the rezoning area on some of the projected and potential development sites in accordance with existing zoning. In addition, there are several projects planned or under construction in the study area under the future without the Proposed Actions, as described more fully in Chapter 2, "Land Use, Zoning, and Public Policy" (see **Figures 7-50a through 7-50c,** which show resources adjacent to potential and projected development sites).

ARCHAEOLOGICAL RESOURCES

Potential Development Site V and Projected Development Site 4 have been identified by LPC as possessing potential archaeological significance and the Phase 1A study determined that the

APE is sensitive for human remains associated with a churchyard and burial vaults established there in the 19th century. As described in Chapter 2, "Land Use, Zoning, and Public Policy," in the future without the Proposed Actions, no ground disturbance is expected within either site before the 2027 build year. Therefore, any human remains that may be located on those sites would not be disturbed or otherwise impacted in the future without the Proposed Actions.

ARCHITECTURAL RESOURCES

In the future without the Proposed Actions, the status of architectural resources could change. S/NR-eligible resources could be listed on the Registers, NYCL-eligible properties could be calendared for a designation hearing, and properties pending designation as NYCLs could be designated. It is also possible, given the project's completion year of 2027, that additional sites could be identified as architectural resources in this time frame.

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

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

AS-OF-RIGHT DEVELOPMENT ON POTENTIAL AND PROJECTED DEVELOPMENT SITES

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.

Additional protective measures apply to designated NYCLs and S/NR-listed historic buildings located within 90 linear feet of proposed construction. 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 architectural 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 apply to five NYCLs and/or S/NR-Listed properties:

- Projected Development Site 8 will be developed with an approximately 85-foot-tall building. It is directly adjacent to the former Mount Morris Bank (Resource #9, S/NR-Listed, NYCL).
- Projected Development Site 12 will be developed with an approximately 110-foot-tall building. It is within 90 feet of the Elmendorf Reformed Church (Resource #29, S/NR-Listed) and within 90 feet of The Harlem Courthouse (Resource #30, S/NR-Listed, NYCL).
- Projected Development Site 21 will be developed with an approximately 105-foot-tall building. It is within 90 feet of the Former Fire House and the 28th Police Precinct Station House (Resource #49 and Resource #50, S/NR-Eligible, NYCL).

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19. While these regulations serve to protect all structures adjacent to construction areas, they do not afford special consideration for historic structures.

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

As detailed in **Table 7-3**, 16 architectural resources that are not NYCLs or S/NR-Listed properties could experience accidental construction damage in the future without the Proposed Actions from anticipated development on adjacent projected and potential developments sites. While these resources would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities, without additional protection provided by TPPN# 10/88, potential construction related impacts could occur.

Buildings that are expected to be constructed on the potential and projected development sites in the No Action Condition will generally be between 35 and 135 feet tall, with most buildings between 60 to 80 feet tall. Most buildings are expected to have commercial uses with limited active-use ground floors (e.g., retail, medical offices), and will add nearly no affordable housing to the area. Several buildings will include parking facilities.

Table 7-2
Impacts to Architectural Resources

Ref. No	Resource	Address	On Development Site	Adjacent Development Site[1]	No Action Condition	Proposed Action Condition	Proposed Action Impact
North of East 125 Street							
Rezoning Area							
1	Warehouse (S/NR-Eligible)	1916 Park Avenue	Potential Site O	Projected Site 30 Projected Site 1	Potential Site O: no change; Projected Site 30: developed with approximately 85-foot-tall building; Projected Site 1: developed with approximately 30-foot-tall building	Potential Site O: Rezoned residential; Projected Site 30: developed with approximately 130-foot-tall building; Projected Site 1: developed with approximately 75-foot-tall building	No Impact Resource will be retained and adjacent buildings will be taller, but located along Park Avenue with limited visual connection to the resource
9	Mount Morris Bank (S/NR-Listed, NYCL)	81 East 125th Street		Projected Site 8	Projected Site 8: developed with approximately 85-foot-tall building	Projected Site 8: developed with approximately 215-foot-tall building	No Impact Adjacent building will be taller, but located behind the resource with a limited visual connection
Between East 125th and East 116th							
Rezoning Area							
15	P.S. 7 (S/NR-Eligible)	147 East 119th Street		Projected Site 32	Projected Site 32: developed with approximately 90-foot-tall building	Projected Site 32: developed with approximately 150-foot-tall building	No Impact Adjacent building will be taller, but will front onto the avenue with limited visual connection
17	St. Paul's Rectory and School (S/NR-Eligible, NYCL-Eligible)	113 East 117th Street and 114 East 118th Street		Potential Site C	Potential Site C: no change	Potential Site C: developed with approximately 280-foot-tall building	Potential Construction-Related Impact Construction will occur across the street from the School building
19	Fiorello LaGuardia Political Association (S/NR-Eligible)	247 East 116th Street		Projected Site 61	Projected Site 61: developed with approximately 95-foot-tall building	Projected Site 61: developed with approximately 95-foot-tall building	No Impact No action and with action conditions are the same
22	Fire Hook and Ladder No. 14 (S/NR-Listed, NYCL)	120 East 125th Street		Projected Site 10	Projected Site 10: developed with approximately 135-foot-tall building	Projected Site 10: developed with approximately 270-foot-tall building	No Impact Adjacent building will be taller, but will front onto the avenue with several buildings located between the resource and the new building with a limited visual connection
28	Chambers Memorial Baptist Church (S/NR-Eligible)	219 East 123rd Street		Potential Site AI	Potential Site AI: no change	Potential Site AI: developed with approximately 210-foot-tall building	Potential Construction-Related Impact Construction will occur adjacent to the resource

Table 7-2 (cont'd)
Impacts to Architectural Resources

Ref. No	Resource	Address	On Development Site	Adjacent Development Site[1]	No Action Condition	Proposed Action Condition	Proposed Action Impact
Study Area							
14	Stable (S/NR-Eligible)	124 East 124th Street		Projected Site 36	Projected Site 36: developed with approximately 65-foot-tall building	Projected Site 36: developed with approximately 75-foot-tall building	No Impact Adjacent building will be only 10 feet taller
26	Former New York City Telephone Company (S/NR-Eligible)	123 East 124th Street		Projected Site 10	Projected Site 10: developed with approximately 135-foot-tall building	Projected Site 10: developed with approximately 270-foot-tall building	No Impact Adjacent building will be larger, but several buildings are located between the resource and the new building with a limited visual connection
27	Stable (S/NR-Eligible)	166 East 124th Street		Projected Site 11	Projected Site 11: no change	Projected Site 11: developed with approximately 275-foot-tall building	Potential Construction-Related Impact Construction will occur adjacent to the resource and will result in a tall building that fronts onto the avenue with a limited visual connection
29	Elmendorf Reformed Church (S/NR-Listed)	171 East 121st Street		Projected Site 12	Projected Site 12: developed with approximately 110-foot-tall building	Projected Site 12: developed with approximately 200-foot-tall building	No Impact Adjacent building will be taller, but will front onto the avenue with several buildings located between the resource and the new building with a limited visual connection
31	Former Richard Webber Market (S/NR-Eligible, NYCL-Eligible)	207 East 119th Street		Potential Site P	Potential Site P: developed with approximately 80-foot-tall building	Potential Site P: developed with approximately 190-foot-tall building	No Impact Adjacent building will be considerably taller but will front onto the avenue with a limited visual connection

Table 7-2 (cont'd)
Impacts to Architectural Resources

Ref. No	Resource	Address	On Development Site	Adjacent Development Site[1]	No Action Condition	Proposed Action Condition	Proposed Action Impact
South of East 116th Street							
Rezoning Area							
33	First Spanish United Methodist Church (S/NR-Eligible)	163 East 111th Street	Projected Site 41	Projected Site 42	Projected Site 41: developed with approximately 65-foot-tall building; Projected Site 42: developed with approximately 65-foot-tall building	Projected Site 41: developed with approximately 95-foot-tall building; Projected Site 42: developed with approximately 65-foot-tall building	No Impact Resource demolished in no action condition
34	Kress Building (S/NR-Eligible)	1915 Third Avenue	Potential Site U	Projected Site 33	Potential Site U: developed with approximately 95-foot-tall building; Projected Site 33: developed with approximately 95-foot-tall building	Potential Site U: developed with approximately 170-foot-tall building; Projected Site 42: developed with approximately 260-foot-tall building	No Impact Resource demolished in no action condition
37	204 East 116th Street (S/NR-Eligible)	204 East 116th Street		Projected Site 51	Projected Site 51: developed with approximately 75-foot-tall building	Projected Site 51: developed with approximately 115-foot-tall building	No Impact Adjacent building will be taller, but will be located across the street from the resource with little visual connection

Table 7-2 (cont'd)
Impacts to Architectural Resources

Ref. No	Resource	Address	On Development Site	Adjacent Development Site[1]	No Action Condition	Proposed Action Condition	Proposed Action Impact
39	Park Avenue Viaduct (S/NR-Eligible)	Park Avenue from East 97th to East 132nd Streets		Projected Site 30, Projected Site 1, Potential Site O, Projected Site 5, Projected Site 8, Projected Site 9, Projected Site 10, Potential Site B, Potential Site C, Potential Site D, Projected Site 28, Potential Site K, Potential Site L, Potential Site A, Potential Site V, Potential Site Q, Potential Site R, Potential Site T, Project Site 69, Projected Site 2, Projected Site 24, Projected Site 6, Projected Site 7, Projected Site 3, Projected Site 25, Projected Site 31	Projected Site 30: developed with approximately 85-foot-tall building; Projected Site 1: developed with approximately 30-foot-tall building; Potential Site O: no change; Projected Site 5: developed with approximately 45-foot-tall building ; Projected Site 8: developed with approximately 85-foot-tall building; Projected Site 9: developed with approximately 75-foot-tall building; Projected Site 10: developed with approximately 135-foot-tall building; Potential Site C: no change; Potential Site D: developed with approximately 65-foot-tall building; Projected Site 28: developed with approximately 35-foot-tall building; Potential Site K: no change; Potential Site L: no change	Projected Site 30: developed with approximately 130-foot-tall building; Projected Site 1: developed with approximately 75-foot-tall building; Potential Site O: Rezoned residential; Projected Site 5: developed with approximately 190-foot-tall building; Projected Site 8: developed with approximately 215-foot-tall building; Projected Site 9: developed with approximately 185-foot-tall building ; Projected Site 10: developed with approximately 270-foot-tall building; Potential Site C: developed with approximately 280-foot-tall building; Potential Site D: developed with approximately 155-foot-tall building; Projected Site 28: developed with approximately 95-foot-tall building; Potential Site K: developed with approximately 15-foot-tall building; Potential Site L: developed with approximately 15-foot-tall building	Potential Construction-Related Impact Construction will occur adjacent to the resource
41	Banca Commerciale Italiana (S/NR-Eligible)	2256 Second Avenue		Projected Site 64	Projected Site 64: developed with approximately 85-foot-tall building	Projected Site 64: developed with approximately 95-foot-tall building	No Impact Adjacent building will only be 10 feet taller with a limited visual relationship to the resource

Table 7-2 (cont'd)
Impacts to Architectural Resources

Ref. No	Resource	Address	On Development Site	Adjacent Development Site[1]	No Action Condition	Proposed Action Condition	Proposed Action Impact
42	Former Synagogue (S/NR-Eligible)	160 East 112th Street		Projected Site 40	Projected Site 40: developed with approximately 75-foot-tall building	Projected Site 40: developed with approximately 110-foot-tall building	No Impact Adjacent building will be taller but with several buildings separating it from the resource
44	Former Congregation Uptown Talmud Torah Synagogue and School/ Former Commander John J. Shea Memorial School (S/NR-Eligible)	132-142 East 111th Street		Projected Site 42	Projected Site 42: developed with approximately 65-foot-tall building	Projected Site 42: developed with approximately 65-foot-tall building	No Impact Adjacent building will be the same in both the No Action and With Action scenarios
Study Area							
45	New York Public Library—Aguilar Branch (S/NR-Eligible, NYCL)	174 East 110th Street		Potential Site AH	Potential Site AH: no change	Potential Site AH: developed with approximately 155-foot-tall building	Potential Construction-Related Impact Construction will occur adjacent to the resource
49	Fire Engine Company No. 53 (S/NR-Eligible, NYCL)	175 East 104th Street		Projected Site 21	Projected Site 21: developed with approximately 105-foot-tall building	Projected Site 21: developed with approximately 180-foot-tall building	No Impact Adjacent building will be taller, but will front onto the avenue with several buildings located between the resource and the new building with a limited visual connection
50	28th Police Precinct Station House (S/NR-Eligible, NYCL)	177-179 East 104th Street		Projected Site 21	Projected Site 21: developed with approximately 105-foot-tall building	Projected Site 21: developed with approximately 180-foot-tall building	No Impact Adjacent building will be taller, but will front onto the avenue with several buildings located between the resource with a limited visual connection

Notes:
[1] Adjacent Development is considered within 90-linear feet
Only resources located on or adjacent (within 90 feet) of a potential or projected development site are included within this table.

NO BUILD DEVELOPMENT PROJECTS WITHIN THE STUDY AREA

Other developments expected to occur as-of-right that could affect architectural resources in the future without the Proposed Actions are described below. Construction from these No Build projects could potentially result in construction-related impacts to 13 architectural resources from 14 as-of-right development projects. One of the sites is located within the potential St. Andrew's Historic District. TPPN #10/88 applies to the five NYCLs and/or S/NR-Listed properties:

- No Build #11 is a planned conversion of an existing four-story rowhouse at 57 East 130th Street into apartments. It is located within 90 feet of Church of All Saints, Parish House, and School (Resource #2, S/NR-Eligible, NYCL)
- No Build #62 is a planned six-story apartment building located at 3 West 128th Street. It is located within 90 feet of 12 West 129th Street (Resource #11, NYCL)
- No Build #64 is a planned six-story apartment building located at 13 East 128th Street. It is located within 90 feet of 17 East 128th Street (Resource #3, NYCL).
- No Build #40 is an under-construction 12-story mixed-use building located at 69 East 125th Street. It is located within 90 feet of the former Mount Morris Bank (Resource # 9, S/NR-Listed, NYCL).
- No Build #22 is an under-construction eight-story mixed-use building located at 1992 Third Avenue. It is directly adjacent to the New York Public Library—Aguilar Branch (Resource #45, S/NR-Eligible, NYCL).

The following eight S/NR-Eligible architectural resources are not protected under TPPN #10/88 and could experience construction-related impacts in the future without the Proposed Actions:

North of East 125th Street:

- No Build #1, an under-construction six-story building at 60 East 127th Street, is directly adjacent to Former St. James Methodist Episcopal Church (Resource #8, S/NR-Eligible) and within the St. Andrew's Historic District (Resource B, S/NR-Eligible).
- No Build #48 is an under-construction six-story apartment building located at 11 West 126th Street. It is within 90 feet of the Mt. Moriah Baptist Church (Resource #12, S/NR-Eligible).
- No Build #36 is a planned five-story residential building located at 52-54 East 126th Street. It is located within the St. Andrew's Historic District (Resource B, S/NR-Eligible).
- No Build #14 is a planned 11-story mixed-use building located at 149 East 125th Street. It is located immediately adjacent to 2075-2087 Lexington Avenue and the Former Twelfth Ward Bank (Resource #7 and Resource #13, S/NR-Eligible).
- No Build #40 is an under-construction 12-story mixed-use building located at 69 East 125th Street. It is located within 90 feet of the Metro-North 125th Street Station (Resource #10, S/NR-Eligible) and adjacent to the St. Andrew's Historic District (Resource B, S/NR-Eligible).

Between East 125th Street and East 116th Street:

- No Build #20 is a planned six-story residential building located at 231 East 123rd Street. It is located within 90 feet of Chambers Memorial Baptist Church (Resource #25, S/NR-Eligible).

- No Build #4 is an under-construction 12-story mixed-use building located at 2183 Third Avenue that will have residential units over ground-floor stores and a medical facility. The building is located directly adjacent to the Former Richard Webber Market (Resource #31).
- No Build #19 is a planned nine-story apartment building located at 217 East 119th Street. It is directly adjacent to the Former Richard Webber Market (Resource #31).
- No Build #65 is a planned eight-story apartment building located at 208 East 119th Street. It is within 90 feet of the Former Richard Webber Market (Resource #31).

South of East 116th Street:

- No Build #17 is planned seven-story apartment building located at 221 East 105th Street. It is within 90 feet of the Kress Building (Resource #34, S/NR-Eligible)

In general, the No Build developments are between six and 12 stories tall (approximately 60 to 125 feet tall) with most buildings rising eight stories. They will all add residential developments to the area, and at least two will have active (e.g., retail, medical offices) ground-floor uses.

G. THE FUTURE WITH THE PROPOSED ACTIONS

OVERVIEW

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

ARCHAEOLOGICAL RESOURCES

As described previously, nearly all of the potential and projected development sites were determined by LPC to have no potential archaeological significance. However, Potential Development Site V and Projected Development Site 4 were identified by LPC as possessing potential archaeological significance and it is expected that these sites would be redeveloped subsequent to the Proposed Actions. The Phase 1A study concluded that the APE in the location of the former churchyard and burial vaults is sensitive for human remains. The Proposed Actions therefore possess the potential to have a significant adverse impact on archaeological resources.

The Phase 1A study concluded that Phase 1B archaeological testing is necessary to confirm the presence or absence of human remains on the project site as outlined in the 2014 *CEQR Technical Manual* and LPC's 2002 *Guidelines for Archaeological Work in New York City*.

Projected Development Site 4 contains a City-owned lot under the jurisdiction of HPD. The future development of Projected Development Site 4 would be in accordance with HPD requirements, including measures to require prospective sponsors to conduct archaeological testing and if warranted, recovery of human remains. Measures to require a Phase 1B archaeological investigation and any subsequent phases of work (e.g., mitigation), if warranted, would be required through provisions in the LDA between HPD and the project sponsor. The

Phase 1B testing will be designed to confirm the presence or absence of archaeological resources in any areas of archaeological sensitivity that were identified in the Phase 1A study. Prior to the completion of the Phase 1B archaeological investigation, a Phase 1B Testing Protocol and Human Remains Discovery Plan would be prepared and submitted to LPC for review and concurrence.

In the event that the Phase 1B archaeological investigation determines that Projected Development Site 4 possesses no archaeological sensitivity and that human remains are not present, no further archaeological analysis would be warranted. If the Phase 1B archaeological investigation identifies human remains on the development site, then a Phase 2 Archaeological Investigation would be required to determine the vertical and horizontal boundaries of any areas containing human remains and to determine the site's significance and eligibility for listing on the S/NR. If the Phase 2 investigation determines that the archaeological site is significant and would be impacted by any proposed construction, then mitigation measures including either avoidance or full archaeological excavation in the form of a Phase 3 Archaeological Data Recovery must be developed and implemented. If such work is not possible, then this would be considered an impact that cannot be mitigated. Consultation with LPC and the descendant community—should one be identified—would be required throughout all phases of archaeological investigation.

Potential Development Site V is owned by a private entity. There is no mechanism in place to require a developer to conduct archaeological testing or require the preservation or documentation of archaeological resources, should they exist. Because there is no mechanism to avoid or mitigate potential impacts at Potential Development Site V, the significant adverse impact would be an unavoidable. In the event that human remains are encountered during the construction of an as-of-right project, it is expected that the developer would contact the NYPD and the New York City Office of the Chief Medical Examiner.

In a comment letter dated March 31, 2017, LPC concurred with the conclusions and recommendations of the Phase 1A study (see **Appendix C-2**). In their comments, LPC noted that even areas that had been disturbed as a result of later development could contain disarticulated or fragmentary remains that were redistributed across the site as a result of earth-moving activities. As such, recommended that any future archaeological investigation involving testing consider a larger testing area than was described in the Phase 1A study.

ARCHITECTURAL RESOURCES

CONSTRUCTION-RELATED IMPACTS

S/NR-Listed and NYCLs Architectural Resources

As described above, NYCLs, properties within New York City Historic Districts, and S/NR-Listed properties are protected by TPPN #10/88. With these required measures, significant adverse construction-related impacts would not occur to the following five resources: the former Mount Morris Bank (Resource #9), Elmendorf Reformed Church (Resource #29), Harlem Courthouse (Resource #30), Fire Engine Company No. 53 (Resource #49), and 28th Police Precinct Station House (Resource #50).

S/NR-Eligible Architectural Resources

Four architectural resources are located within 90 feet of the proposed construction activities that could occur on two potential development sites and one projected development site. These potential and projected development sites would not be developed under the No Action Condition. These resources are described below and in **Table 7-3**. As discussed above, as these resources are not protected by TPPN #10/88, potential construction-related impacts could occur.

- St. Paul's Rectory and School (Resource #17, S/NR-Eligible; Rectory LPC-Eligible) is located within 90 feet of Potential Development Site C, which would be developed with an approximately 280-foot-tall building.
- Chambers Memorial Baptist Church (Resource #28, S/NR-Eligible) is located within 90 feet of Potential Development Site AI, which would be developed with an approximately 210-foot-tall building.
- 166 East 124th Street (Resource #27, S/NR-Eligible) is located within 90 feet of Projected Development Site 11, which would be developed with an approximately 275-foot-tall.
- The Park Avenue Viaduct (Resource #39, S/NR-Eligible) is located within 90 feet of several projected and potential development sites.

As discussed in Chapter 21, "Mitigation," possible mitigation may include measures comparable to TPPN #10/88 applicable to the S/NR-Eligible architectural resources. In the absence of site-specific discretionary approval, a mechanism would have to be developed to ensure implementation and compliance since it is not known and cannot be assumed that owners of these properties would voluntarily implement the mitigation. The viability of these or other mitigation measures will be explored between the DEIS and FEIS. Should no feasible mitigation be identified, the significant adverse construction impact on the architectural resources would be unavoidable. It should be noted that the Park Avenue Viaduct is owned and maintained by the Metropolitan Transportation Authority (MTA). Projected or potential development sites within 90 feet of the Park Avenue Viaduct which are developed in accordance with HPD requirements could be required to implement a Construction Protection Plan to protect from inadvertent construction-related damage. The Department of City Planning will explore possible mitigation measures specific to the Park Avenue Viaduct with the LPC, MTA, and HPD between DEIS and FEIS. Should no feasible mitigation be identified, the significant adverse construction impacts to the four S/NR-Eligible architectural resources would be unavoidable.

DIRECT IMPACTS TO RESOURCES

Three architectural resources are located on potential and projected development sites. The First Spanish United Methodist Church (Resource #33, S/NR-Eligible) is located on Projected Development Site 41, and would be developed with an approximately 95-foot-tall, approximately 38,000-square-foot residential building with a community facility on the ground floor. The Kress Building (Resource #34, S/NR-Eligible) is located on Potential Development Site U, and would be developed with an approximately 260-foot-tall, approximately 117,188-square-foot mixed-use building. 1916 Park Avenue (Resource #1, S/NR-Eligible) is located on Potential Development Site O, and would be rezoned for residential use while maintaining the existing building. The redevelopment of Site 41 and Site U would result in the demolition of two architectural resources. However, since it is assumed that the First Spanish United Methodist Church and the Kress Building would be redeveloped in the future without the Proposed Actions which would also involve the demolition of these architectural resources (see the discussion

above and **Table 7-3**), redevelopment of these sites under the Proposed Actions would not result in significant adverse impacts. The development of Site O would retain the architectural resource, redeveloping the building for residential use which would not be expected to result in a significant adverse impact to the resource. Therefore, no architectural resources would be impacted under the Proposed Actions when compared with the No Action Condition.

INDIRECT (CONTEXTUAL) IMPACTS

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

North of East 125th Street

North of East 125th Street, the Proposed Actions would not result in significant indirect impacts on architectural resources. The buildings that would be developed under the Proposed Actions would be between 45 to 145 feet taller than the buildings that would be developed under No Action Conditions; however, these new buildings would be concentrated along Park Avenue, which is already developed with large manufacturing and industrial buildings. Further, many of the architectural resources located north of East 125th Street are located alongside streets and have a limited visual connection to the development sites along Park Avenue. For detailed analysis of indirect impacts to adjacent sites, see **Table 7-3**. The additional height of the buildings under the Proposed Action Condition compared with the No Action Condition would not have any additional impact on any architectural resource's character defining features or setting, and as such would not result in a significant adverse impact.

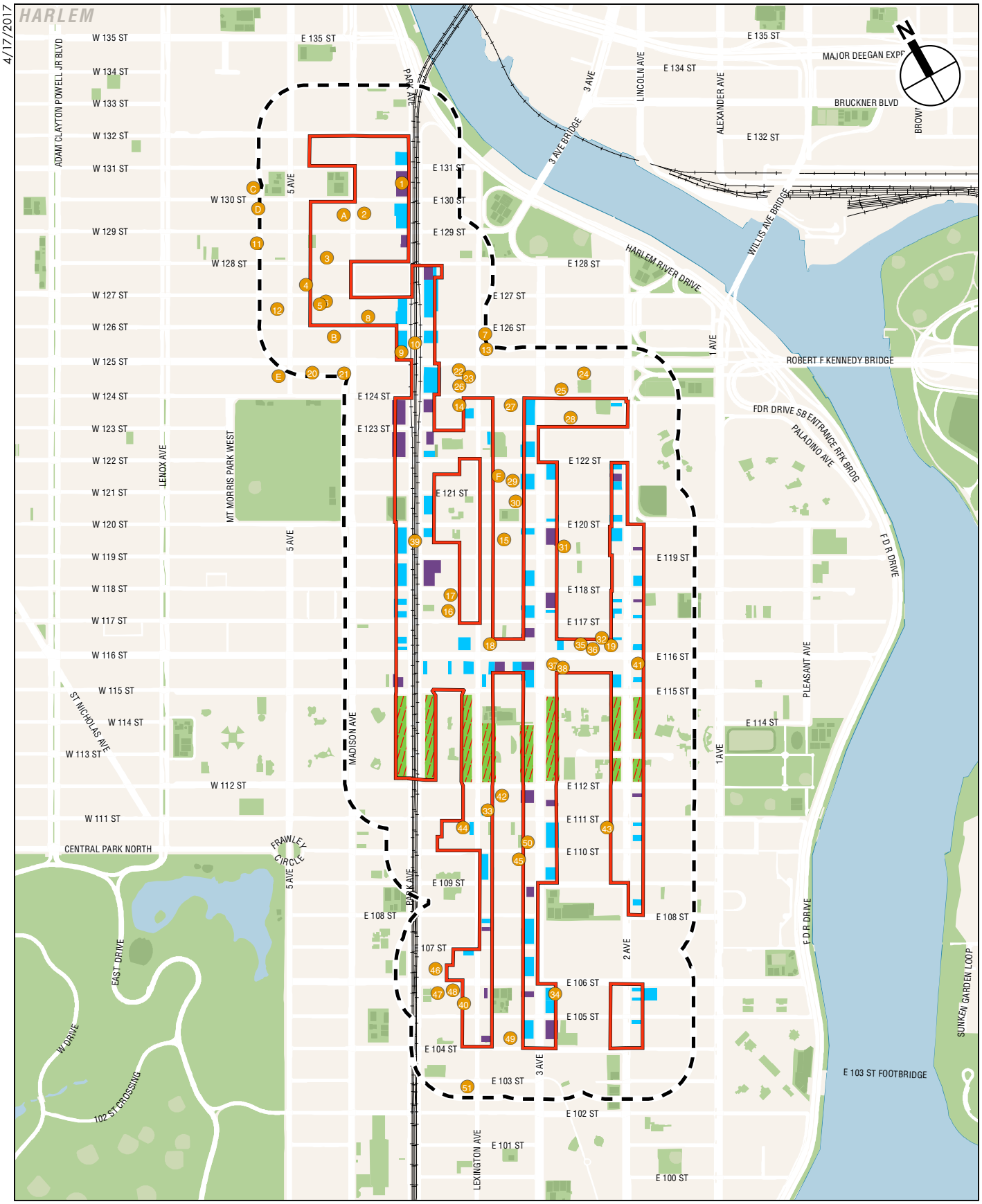
Between East 125th and East 116th Street

Between East 125th Street and East 116th Street, the Proposed Actions would not result in significant indirect impacts on architectural resources. The buildings that would be developed under the Proposed Actions would be between 10 to 135 feet taller than the buildings that would be developed under the No Action Condition. Additionally, buildings would be developed on currently vacant lots under the Proposed Actions that would not be developed under the No Action Condition. The new buildings would be concentrated along Third Avenue where building heights are varied and include taller residential towers, two- to three-story commercial buildings, and four- to six-story mixed-use buildings. The additional height of the buildings under the Proposed Actions compared with the No Action building height, along with the varied nature of the built environment in the subarea Between East 125th Street and East 116th Street, would not have any additional impact on any architectural resource's character defining features or setting, and as such would not result in a significant adverse impact. For detailed analysis of indirect impacts to adjacent sites, see **Table 7-3**.

South of East 116th Street

South of East 116th Street, the Proposed Actions would not result in significant indirect impacts on architectural resources. The buildings that would be developed under the Proposed Actions

would be between 30 and 90 feet taller than the buildings that would be developed under the No Action Condition. Additionally, buildings would be developed on vacant lots under the Proposed Actions that would not be developed under the No Action Condition. The new buildings would be concentrated along Lexington, Third, and Second Avenues and building heights throughout the South of East 116th Street subarea are currently varied and include tall NYCHA residential buildings set within landscaped ground, three- to four-story older mixed-use buildings, and four- to eight-story apartment buildings. Additionally, the visual relationship between the new buildings and the resources is typically limited as many of the development sites front onto the avenues and there would be intervening buildings located between them and an architectural resource. For detailed analysis of indirect impacts to adjacent sites, see **Table 7-3**. Thus, the additional height of the buildings under the With Action Condition compared with the No Action Condition, along with the varied nature of the built environment in the area, and the relationship between the new buildings and the architectural resources, would not have any result in an additional impact on any architectural resource's character defining features or setting, and as such would not result in a significant adverse impact on architectural resources in this subarea. ✷



EAST HARLEM REZONING

Architectural Resources Location Map

Figure 7-1



1916 Park Avenue **1a**



1916 Park Avenue **1b**

Architectural Resources—Photographs
Figure 7-2



2056-2034 Madison Avenue **A1**



2056-2034 Madison Avenue view from East 129th Street **A2**

Architectural Resources—Photographs



Church of All Saints **2a**



Church of All Saints **2b**



Church of All Saints **2c**



Church of All Saints **2d**

Architectural Resources—Photographs

Figure 7-5



Church of All Saints Parish House **2e**



Church of All Saints School **2f**

Architectural Resources—Photographs
Figure 7-6



St. Andrew's Historic District—1992-1974 Madison Avenue **B1**



St. Andrew's Historic District—2049 Fifth Avenue **B2**

Architectural Resources—Photographs



St. Andrew's Historic District—Fifth Avenue at West 128th Street **B3**



St. Andrew's Historic District—6-40 East 126th Street **B4**

Architectural Resources—Photographs



17 East 128th Street **3**



St. Andrew's Church **4a**



St. Andrew's Church **4b**



16 E 127th Street **5**

Architectural Resources—Photographs
Figure 7-10



20 East 127th Street Langston Hughes House **6**



2075-2087 Lexington Avenue **7**



Former St. James Methodist Episcopal Church **8a**



Former St. James Methodist Episcopal Church **8b**



Former St. James Methodist Episcopal Church **8c**



Former St. James Methodist Episcopal Church Rectory **8d**

Architectural Resources—Photographs

Figure 7-13



Mount Morris Bank Building **9**



Metro-North 125th Street Station **10a**

Architectural Resources—Photographs
Figure 7-14



Metro-North 125th Street Station **10b**



Metro-North 125th Street Station **10c**

Architectural Resources—Photographs
Figure 7-15



North side of West 130th Street **C1**



North side of West 130th Street **C2**

Architectural Resources—Photographs
Figure 7-16



North side of West 130th Street **C3**



North side of West 130th Street **C4**

Architectural Resources—Photographs

Figure 7-17



Astor Row **D**

Architectural Resources—Photographs
Figure 7-18



12 West 129th Street **11**



Mt. Moriah Baptist Church **12**

Architectural Resources—Photographs

Figure 7-19



Former Twelfth Ward Bank **13a**



Former Twelfth Ward Bank **13b**



124 East 124th Street **14a**



124 East 124th Street **14b**



PS 7 **15a**



PS 7 **15b**

Architectural Resources—Photographs
Figure 7-22



St. Paul's Roman Catholic Church **16**

Architectural Resources—Photographs
Figure 7-23



St. Paul's Rectory **17a**



St. Paul's School **17b**

Architectural Resources—Photographs
Figure 7-24



Casa Latina Music Store **18**



Leonard Covello House **19**

Architectural Resources—Photographs
Figure 7-25



014-2010 Fifth Avenue - Portion of Mt. Morris Historic District **E**

Architectural Resources—Photographs
Figure 7-26



4-12 East 125th Street **20a**



4-12 East 125th Street **20b**

Architectural Resources—Photographs
Figure 7-27



1944 Madison Avenue **21**

Architectural Resources—Photographs

Figure 7-28



Fire Hook and Ladder No. 14 **22**



Former Harlem Savings Bank **23**

Architectural Resources—Photographs



New York Public Library - 125th Street Branch **24**



205 East 124th Street **25**



Former New York City Telephone Company **26a**



Former New York City Telephone Company **26b**

Architectural Resources—Photographs
Figure 7-31



166 East 124th Street **27a**



166 East 124th Street **27b**



Chambers Memorial Baptist Church **28**



Elmendorf Reformed Church **29**

Architectural Resources—Photographs



Harlem Courthouse **30**

Architectural Resources—Photographs
Figure 7-34



Sylvan Court Historic District **F**

Architectural Resources—Photographs
Figure 7-35



207 East 119th Street **31a**



207 East 119th Street **31b**



United Methodist Church **32**



First Spanish United Methodist Church **33**

Architectural Resources—Photographs
Figure 7-37



Kress Building **34a**



Kress Building **34b**

Architectural Resources—Photographs
Figure 7-38



Kress Building **34c**



Vito Marcantonio House (Right Side) and Fiorello LaGuardia Political Association (Left) **35** **36**

Architectural Resources—Photographs
Figure 7-39



204 East 116th Street **37**



Former Democratic Club of the Sixteenth Assembly **38**

Architectural Resources—Photographs
Figure 7-40



Park Avenue Viaduct **39**



Former PS 72 **40**

Architectural Resources—Photographs
Figure 7-41



Banca Commerciale Italiana **41a**



Banca Commerciale Italiana **41b**

Architectural Resources—Photographs
Figure 7-42



160 East 112th Street—Former Synagoge **42**



Hook and Ladder 48 (Engine Company 91) **43**

Architectural Resources—Photographs



Former Congregation Uptown Talmud Torah Synagoge and School—Former Commander John J. Shea Memorial School **44a**



Former Congregation Uptown Talmud Torah Synagoge and School—Former Commander John J. Shea Memorial School **44b**



Former Congregation Uptown Talmud Torah Synagoge and School—Former Commander John J. Shea Memorial School **44c**



New York Public Library - Aguilar Branch **45**

Architectural Resources—Photographs
Figure 7-45



Manhattan Odd Fellows Temple **34**

Architectural Resources—Photographs
Figure 7-46

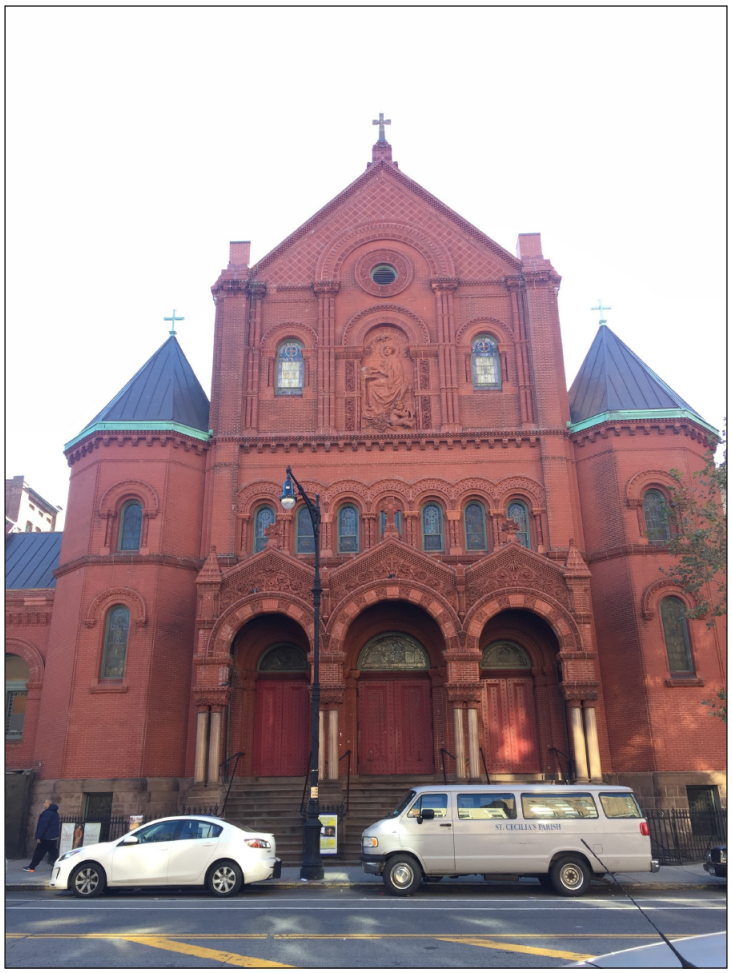


St. Cecilia's Convent **47a**



St. Cecilia's Convent **47b**

Architectural Resources—Photographs
Figure 7-47



St. Cecilia's Church **48a**



St. Cecilia's Church detail **48b**

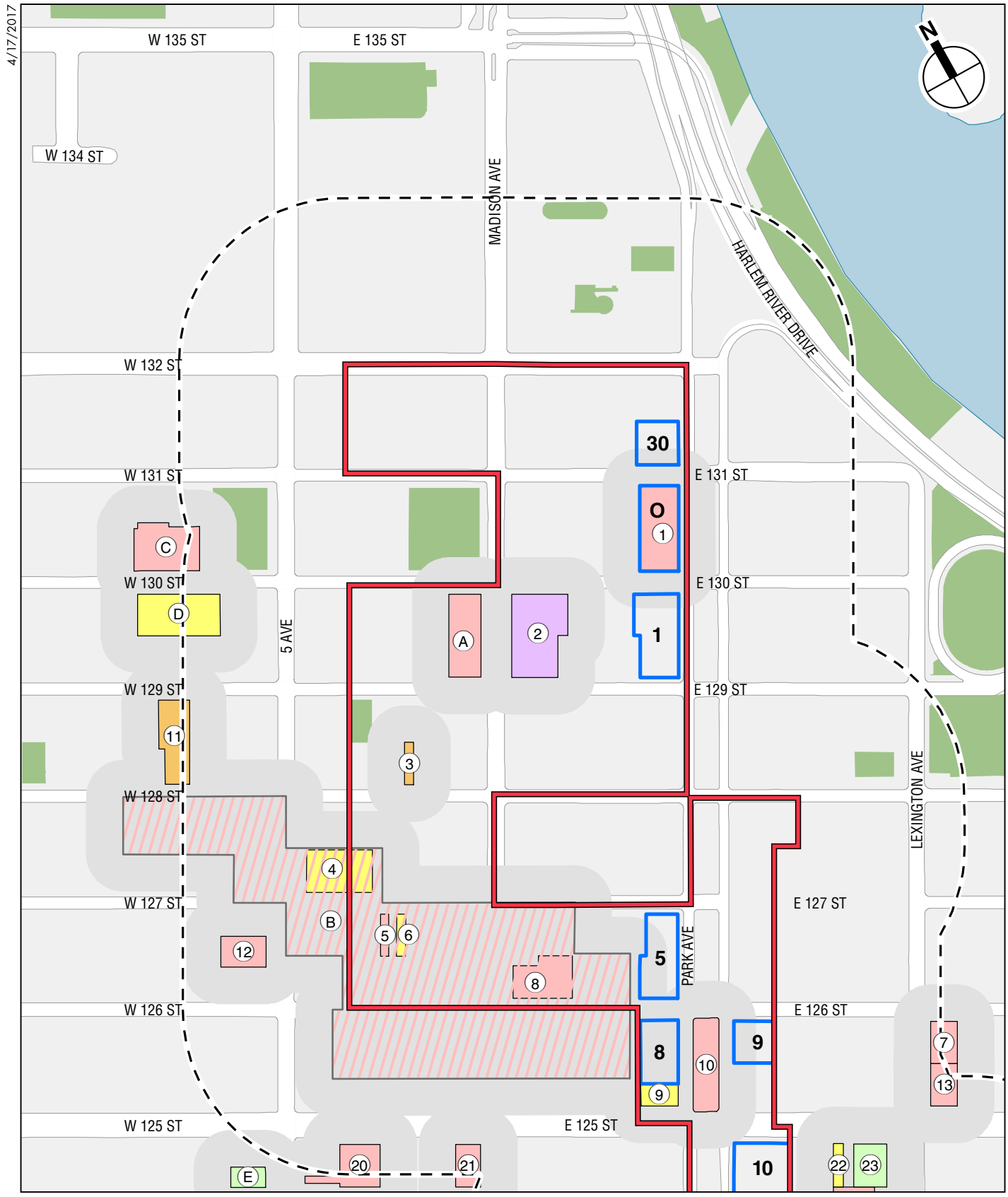


175 East 104th Street Fire Engine Company **49**
No. 53 & 28th Police Precinct Station House **50**



1630 Lexington Avenue **51**

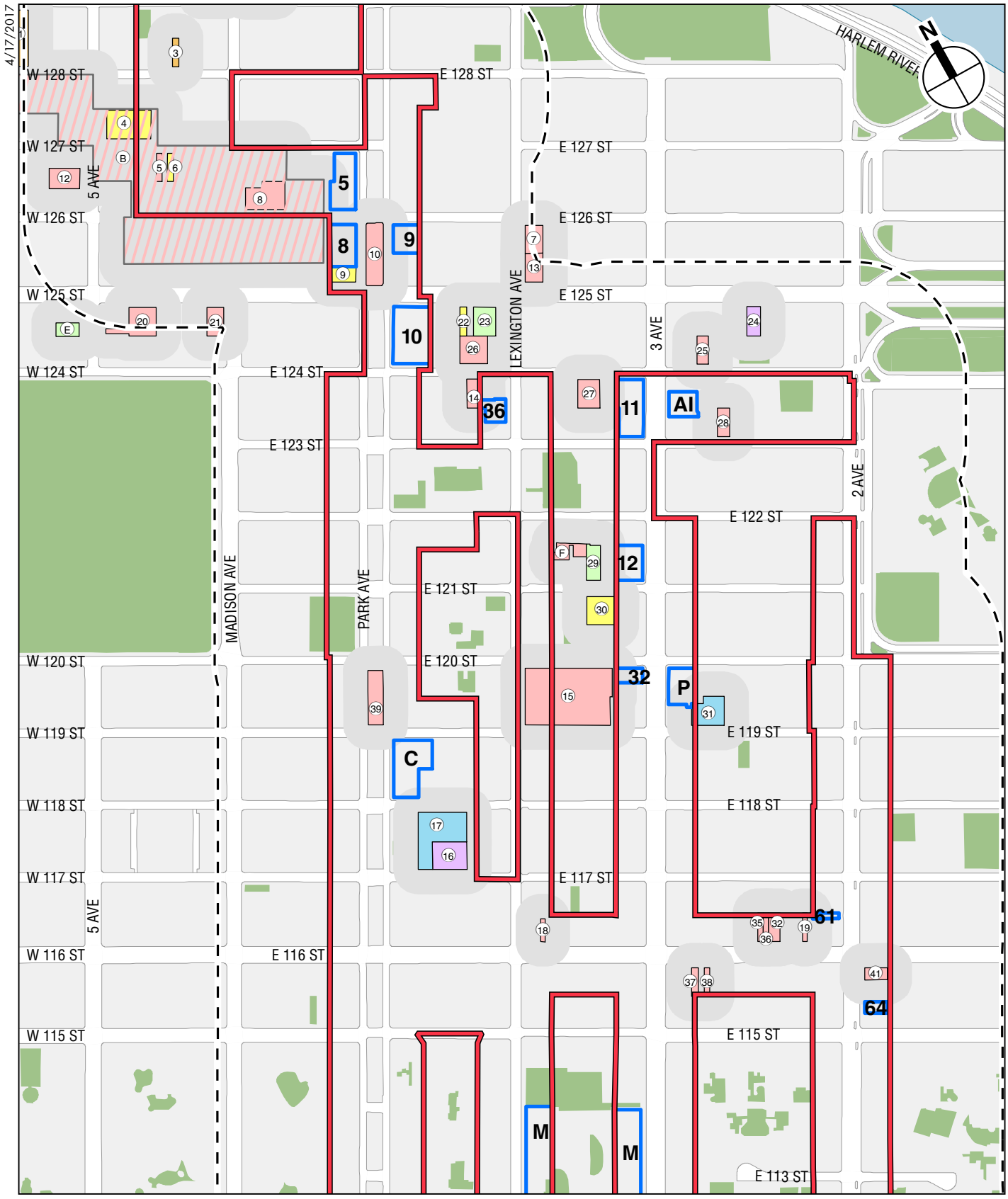
Architectural Resources—Photographs
Figure 7-49



Resources Adjacent to Development Sites North of 125th Street

EAST HARLEM REZONING

Figure 7-50a



Primary Study Area (Project Area)

Secondary Study Area (400-ft boundary)

90-ft Buffer Around Historic Resources

5 Nearby Projected/Portential Development Sites

Historic Resources

3 NCYL Only

7 S/NR Eligible

2 S/NR Eligible and NYCL

23 S/NR Listed Only

18 S/NR Listed / NYCL

17 S/NR Eligible / NYCL Eligible

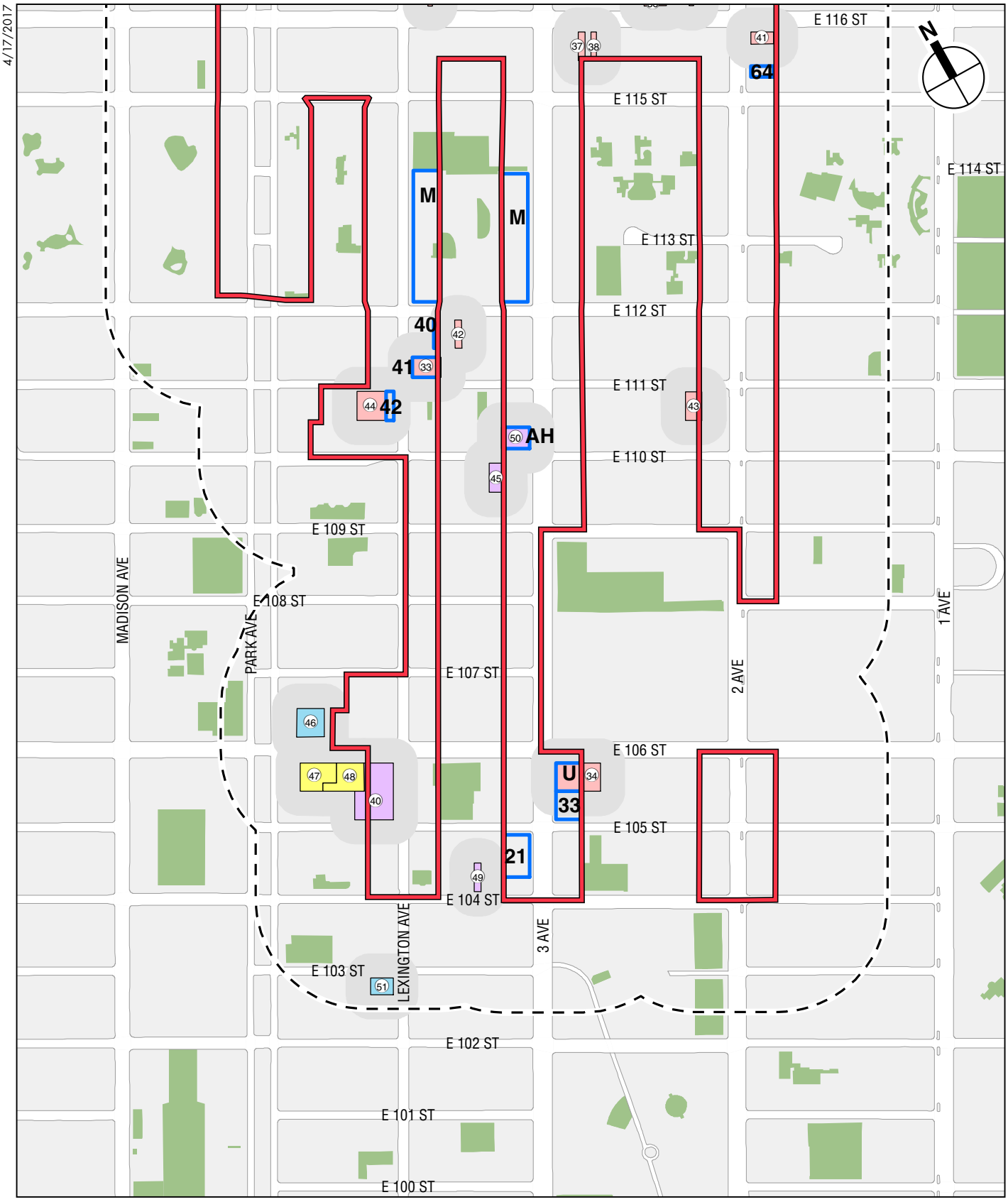
14 No Build

0 580 FEET

Resources Adjacent to Development Sites Between 125th & 116th Street

EAST HARLEM REZONING

Figure 7-50b



EAST HARLEM REZONING

Resources Adjacent to Development Sites South of 116th Street

Figure 7-50c