7

Historic and Cultural Resources

This section assesses the potential for a proposed action to result in significant adverse impacts on historic and cultural resources, including both archaeological and architectural resources.

Introduction

GO Quay, LLC (the Project Developer) and the Metropolitan Transportation Authority (MTA) (an affiliate of the New York City Transit Authority [NYCTA]) (collectively, the Applicants) are seeking several discretionary actions (the Proposed Actions) that would apply to a rezoning area consisting of Brooklyn Block 2590, Lot 25, the majority of Lot 1, and the northern half of the former Quay Street in the Greenpoint neighborhood of Brooklyn, Community District (CD) 1 (the Rezoning Area); the remaining portion of Lot 1 (which would not be rezoned); and a relocation site that would house two NYCTA facilities that are being relocated from their existing locations and consolidated into a new facility located at 213 Meadow Street (Block 2951, Lots 1, 5, and 45) in the East Williamsburg neighborhood of Brooklyn CD 1 (the NYCTA Relocation Site) that would be constructed by the Project Developer. The Rezoning Area, the remaining portion of Lot 1 that will not be rezoned, and the NYCTA Relocation Site are, collectively, the Affected Area.

As outlined in **Chapter 1, Project Description**, the Proposed Actions would facilitate on the Development Site (Brooklyn Block 2590, Lots 1 and 25)[1] a mixed-use development that would comprise three buildings totaling approximately 1,215,000 gross square feet (gsf) (the Proposed Development). The Proposed Development would include the construction of two buildings on Lot 1 totaling approximately 1,106,500 gsf of residential space for up to approximately 1,150 total dwelling units (DUs). Additionally, the Proposed Development would include the construction on Lot 25 of approximately 35,000 gsf of community facility space earmarked as a permanent home for the Greenpoint Monitor Museum, which is owned by the Monitor Museum. It is the Project Developer's

[1] On December 17, 2024, the southern half of former Quay Street was incorporated into Lot 25. The northern half of former Quay Street is not controlled by the Applicants.

intent to pursue Mandatory Inclusionary Housing (MIH) Option 1, under which 25 percent (up to approximately 300) of the proposed units would be affordable at an average of 60 percent Area Median Income (AMI), pursuant to MIH requirements. However, the Project Developer intends to provide the affordable units at an average of 56 percent AMI. The development would also include approximately 36,500 gsf of local retail commercial space[2] and approximately 37,000 gsf of below-grade parking (approximately 140 spaces) on Lot 1.

The Proposed Development would also include substantial open space improvements. The development would include the creation of over an acre of waterfront open space (approximately 50,000 sf or 1.15 acres). This new open space would include a 34,000-sf Waterfront Public Access Area (WPAA), which would provide a pedestrian connection between the future Bushwick Inlet Park and the existing Shore Public Walkway to the north of the site and an upland connection between the future Bushwick Inlet Park and West Street, plus approximately 9,000 sf of Public Access Area (PAA). The remaining 7,000 sf of new open space would consist of open space for museum visitors as well as landscaping and planting areas that would visually blend and physically connect with the WPAA and PAA spaces. In addition to this new open space, as part of the Proposed Development, long-term funding, in the amount of $300,000 annually, would be provided to the City/New York City Department of Parks and Recreation (NYC Parks) for the operation of Bushwick Inlet Park.

Furthermore, the Proposed Development would include resiliency and flood protection measures on the Development Site—including installation of a new bulkhead to defend against future flooding due to sea level rise; implementation of wet floodproofing for non-critical and dry floodproofing for critical features; and the inclusion of green roofs, green infrastructure, and soft surfaces where feasible and practicable.

In order to allow for the redevelopment of the Development Site, the Proposed Actions also involve the relocation and consolidation of two existing critical NYCTA facilities to a new 143,000-gsf turnkey facility at the NYCTA Relocation Site. The NYCTA Relocation Site would accommodate the NYCTA Mobile Wash Unit and Materials Storage currently located on a portion of the Development Site (Block 2590, Lot 1) (the NYCTA Facility), and the NYCTA Emergency Response Unit (ERU) facility currently located on 65 Commercial Street (Block 2472, Lot 415) (the ERU Site).

In-ground disturbance would occur within the Development Site and the NYCTA Relocation Site.

The *2021 CEQR Technical Manual* recommends that a historic and cultural resources assessment be performed if a proposed action would result in any of the following: in-ground disturbance; new construction, demolition, or significant physical alteration of any building, structure, or object; the change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; or the screening or elimination of publicly accessible views, even if no known historic resources are located nearby. This analysis has been prepared in accordance with the *CEQR Technical Manual* and in consultation with the New York City Landmarks Preservation Commission (LPC).

Consistent with *CEQR Technical Manual* guidance, historic and cultural resources consist of the following:

› Designated New York City landmarks, interior landmarks, scenic landmarks, and properties within designated New York City historic districts (or resources calendared for consideration by LPC).

[2] The Project Developer may include up to approximately 3,000 sf of community facility space (i.e., meeting space) for non-profit use in place of local retail space in the East Building. For the purpose of a conservative assessment, the EIS analyzes this space as local retail.

- Resources listed on, or formally determined eligible for inclusion on, the State and/or National Register of Historic Places (S/NR), or contained within a district listed on, or formally determined eligible for listing on, the State and/or National Register of Historic Places.
- Resources recommended by the New York State Board for Historic Preservation for listing on the State and/or National Registers of Historic Places.
- National Historic Landmarks.
- Resources not identified by one of the programs listed above, but that meet their eligibility requirements.

Principal Conclusions

The Proposed Actions would not result in a significant adverse impact to historic and cultural resources. A letter requesting environmental review and historic clearance was submitted to LPC for the Development Site and Proposed Development. In a response dated October 24, 2024, LPC indicated that after a review of archaeological sensitivity models and historic maps, there are no properties with archaeological significance within the Development Site (see **Appendix C**).

Another letter requesting environmental review and historic clearance was submitted to LPC for the NYCTA Relocation Site. In a response dated February 13, 2025, LPC indicated that there are no properties with archaeological significance within the NYCTA Relocation Site and no architectural resources within a 400-foot radius (see **Appendix C**).

Four architectural resources were identified within the quarter-mile study area relative to the Development Site. The Proposed Development would not significantly alter or affect the setting, visual relationship, or publicly accessible views of the identified historic resources within the study area. As discussed in **Chapter 6, Shadows**, only one historic resource with sunlight-sensitive features (St. John's Lutheran Church located at 153-157 Milton Street) would receive incremental shadows as a result of the Proposed Actions. While shadows from the Proposed Development would be cast on the historic church for 12 minutes on the December 21st analysis day, this would not result in a significant adverse impact. Therefore, no significant adverse impacts would occur to architectural resources related to shadows.

Methodology

The *CEQR Technical Manual* notes that environmental review for historic and cultural resources includes a survey and planning process that helps protect New York City cultural heritage from the potential impacts of projects undergoing CEQR. Historic and cultural resources include both archaeological and architectural resources. Archaeological resources are physical remains, usually subsurface, of pre-contact, post-contact, and historic periods—such as burials, foundations, artifacts, wells, and privies. Architectural resources generally include historically important buildings, structures, objects, sites, and districts. They may include bridges, canals, piers, wharves, and railroad transfer bridges that may be wholly or partially visible above ground.

Archaeological Resources

Archaeological resources are usually assessed for projects that would result in any in-ground disturbance. This is any disturbance to an area not previously excavated, including new excavation that would be deeper and/or wider than previous excavation on the same site.

The study area for archaeological resources is the area that would be disturbed for project construction, which is the Development Site and the NYCTA Relocation Site. In accordance with the *CEQR Technical Manual*, letters requesting environmental review were submitted to LPC for the Development Site and the NYCTA Relocation Site. In letters dated October 24, 2024, and February 13, 2025, LPC determined that neither the Development Site nor the NYCTA Relocation Site have archaeological significance (see **Appendix C**). Similarly, in response letters dated February 25, 2025 and March 5, 2025, the NY State Historic Preservation Office (SHPO) indicated that no archaeological resources will be affected by this undertaking. Therefore, no further consideration of archaeological resources is warranted for either site.

Architectural Resources

Generally, architectural resources should be surveyed and assessed if a proposed project would result in any of the following, whether or not any known historic resources are located near the site of the project:

- New construction, demolition, or significant physical alteration to any building, structure, or object;
- A change in scale, visual prominence, or visual context of any building, structure, object or landscape feature. Visual prominence is generally the way in which a building, structure, object, or landscape feature is viewed. For example, a building may be part of an open setting, such as a tower within a plaza, which is either conforming or nonconforming with the street wall in terms of its height, footprint, and/or setback. Visual context is the character of the surrounding built or natural environment. This may include the following: the architectural components of an area's buildings (e.g., height, scale, proportion, massing, fenestration, ground-floor configuration, style), streetscapes, skyline, landforms, vegetation, and openness to the sky;
- Construction, including but not limited to, excavating vibration, subsidence, dewatering, and the possibility of falling objects;
- Additions to or significant removal, grading, or replanting of significant historic landscape features;
- Screening or elimination of publicly accessible views;
- Introduction of significant new shadows or significant lengthening of the duration of existing shadows on an historic landscape or on an historic structure if the features that make the structure significant depend on sunlight. For example, stained glass windows that cannot be seen without sunlight, or buildings containing design elements that are part of a recognized architectural style that depends on the contrast between light and dark design elements, such as deep window reveals and prominent rustication.

In correspondence dated February 13, 2025, LPC indicated that there are no architectural resources within the NYCTA Relocation Site, nor within the 400-foot radius study area. As such, no further analysis of architectural resources is warranted relative to this site. Similarly, in responses dated February 25, 2025 and March 5, 2025, SHPO indicated that no historic properties will be affected by this undertaking.

For the Development Site, the study area established for review of architectural resources is a quarter-mile radius. A quarter-mile radius was determined to be appropriate and conservative, as this radius includes the area that could potentially receive shadows from the proposed buildings.

In correspondence dated October 24, 2024, LPC confirmed that the Development Site contains no architectural significance. In the same correspondence, LPC also noted that there are four architectural resources within the quarter-mile study area, as shown in **Table 7-1**.

Consistent with *CEQR Technical Manual* guidance, the assessment of the Proposed Development's potential to result in impacts on architectural resources begins with the survey and documentation of existing resources in the study area. Following existing conditions, the assessment provides a description of future conditions absent the Proposed Actions (No-Action condition), and future conditions expected with the Proposed Actions (With-Action condition).

Preliminary Assessment

Existing Conditions

The Development Site fronts on Quay Street to the north, Bushwick Inlet Park to the south, Bushwick Inlet/East River to the south and west, and two lots occupied by commercial buildings fronting Franklin Street to the east. Lot 1 has an area of approximately 80,730 sf, with approximately 600 feet of frontage along Quay Street; Lot 25 and the southern half of the former Quay Street have an area of approximately 51,004 sf,[3] for a total of approximately 131,734 sf across the two lots. Lot 25 is a waterfront lot with frontage on Quay Street.

Lot 1 is owned by the NYCTA and is currently occupied by a 71,838-gsf, single-story industrial transit building, which houses the Mobile Wash Unit and Materials Storage (the NYCTA Facility), a facility critical to the operation of the NYC subway system. This facility is a non-conforming use in the existing R6 and R6/C2-4 zoning districts and an incompatible industrial use within the surrounding and rapidly transforming residential area of the Greenpoint waterfront. Without a relocation plan or replacement facility to house the MTA operations, the site has remained underdeveloped.

Lot 25 is owned by the Greenpoint Monitor Museum and is currently vacant. Lot 25 has long been planned to house the permanent museum for the Greenpoint Monitor Museum, a facility to celebrate the shipbuilding history of the site and, more specifically, the USS Monitor—the first ironclad warship constructed for the United States Navy, completed in 1862. The Greenpoint Monitor Museum property (Lot 25) has overseen land and shoreline restoration efforts funded by a Newtown Creek Environmental Benefits Fund Grant (for land restoration) and a Greenpoint Community Environmental Fund grant (for shoreline restoration design), some portions of which have been completed and some portions of which are ongoing.

Architectural Resources

As mentioned above, a letter requesting environmental review and historic clearance was submitted to the LPC and SHPO for the study area. According to the response dated October 24, 2024, LPC determined that there are four historic resources within the study area that are either LPC-designated, S/NR-listed, or S/NR-eligible (see **Table 7-1** and **Figure 7-1**). The LPC-designated and S/NR-eligible Eberhard Faber Pencil Factory historic district is adjacent to, but outside of, the study area radius. None of the identified historic resources within the study area contain sunlight-sensitive features.

[3] 51,004 sf is the portion of the lot located within the bulkhead line; 51,028 sf is the total lot area. The area within the bulkhead line (51,004 sf) is used to calculate zsf.

Figure 7-1 Historic Resources Map

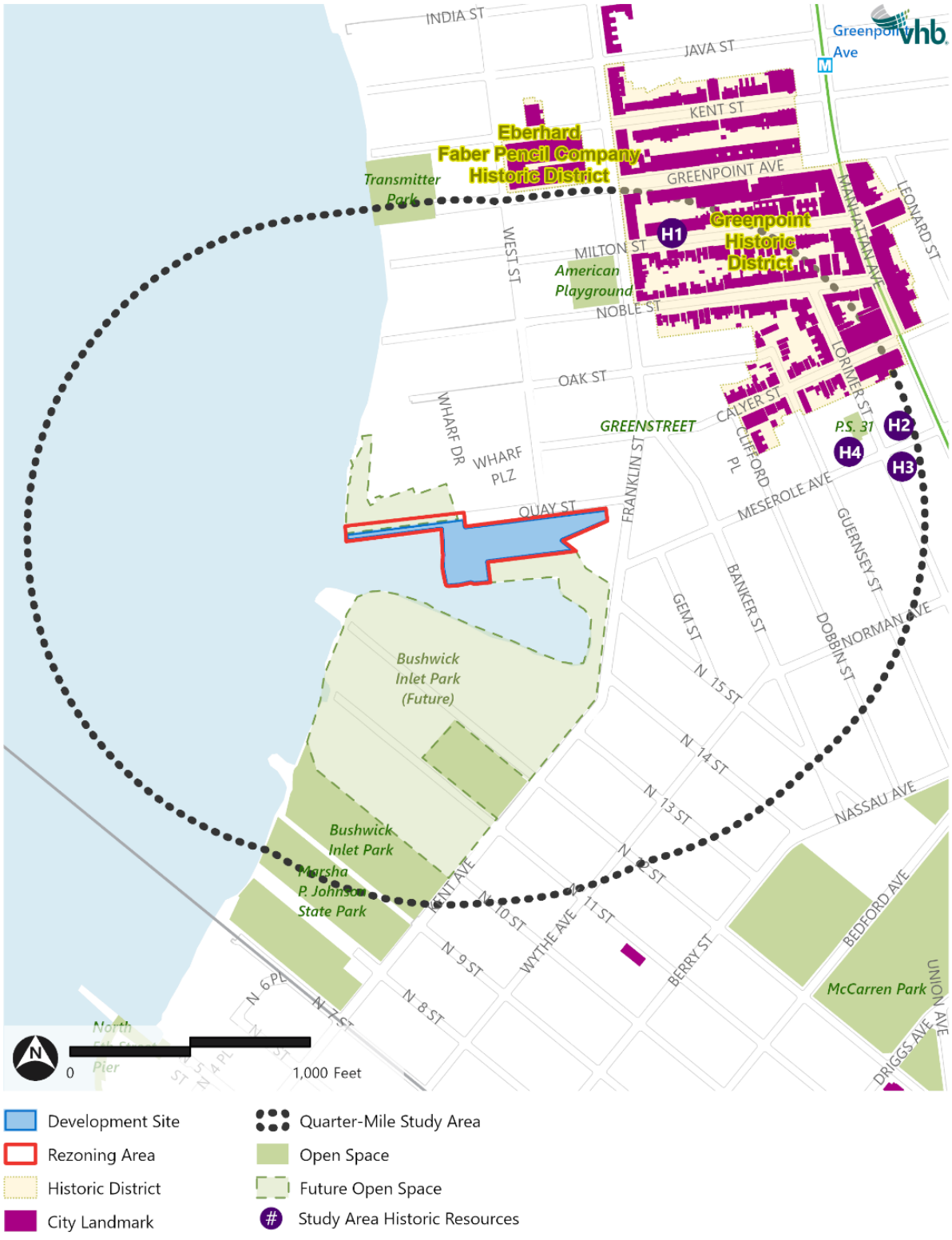

Table 7-1 Historic Resources in the Study Area

Map No.	Block, Lot	Resource Name	LPC Designated	S/NR Listed	S/NR Eligible
H1	Multiple	Greenpoint Historic District	X	X	
H2	1749, 66	Greenpoint Branch YMCA			X
H3	2619, 1	94th Precinct			X
H4	2595, 1	P.S. 31 Samuel F. Dupont Elementary School			X

H1 – GREENPOINT HISTORIC DISTRICT (S/NR-Listed, LPC-Designated)

The S/NR-listed, LPC-designated Greenpoint District (National Register Number: 90NR01319), which is located partially within the quarter-mile study area, is roughly bounded by Franklin Street, Calyer Street, Manhattan Avenue, and Kent Street (see **Photo 7-1** and **Photo 7-2**). It is distinguished among Brooklyn's historic districts due to its original development as a residential area for employees of the surrounding industrial sector, rather than for workers commuting to Downtown Brooklyn or Manhattan. This district's unique origins are further emphasized by the fact that most of its buildings were individually erected by owners and local builders, contrasting with the trend of speculative developers constructing grouped units.

Architecturally, the Greenpoint Historic District showcases a variety of mid- to late-19th century styles, featuring Italianate, French Second Empire, Neo-Grec, and Queen Anne designs. These styles are often interpreted through the vernacular builder tradition, contributing to the district's distinct visual character.

The core period of construction for the Greenpoint Historic District spans the 1850s to the 1890s. During this time, the district primarily developed as a residential area for the owners, managers, and laborers associated with the waterfront shipyards. The district also incorporates sections of several commercial streets, exhibiting their unique architectural characteristics. Additionally, five churches within the district highlight the 19th-century ecclesiastical heritage, which contributed to Brooklyn's historical moniker as the "City of Churches."

The LPC designated the Greenpoint Historic District in 1982. The significance of this district was further recognized in 1983 when it was listed on the S/NR.

H2 — GREENPOINT BRANCH YMCA (S/NR-Eligible)

The Greenpoint Branch YMCA, located at 99 Meserole Avenue, is an S/NR-eligible (USN 04701.023765) architectural resource, built in 1906 and designed in the Classical Revival style (see **Photo 7-3** and **Photo 7-4**). It is four stories tall with a brick exterior and a stone water table that wraps around the building. The main entrance is along Meserole Avenue and features a stone portico. Third floor windows have decorative stone keystones. The Lorimer Street façade retains its original stone cornice; the cornice has been removed along Meserole Avenue.

H3 – 94TH PRECINCT (S/NR-Eligible)

The building located at 90 Meserole Avenue is an S/NR-listed resource (USN 04701.023766). Constructed between 1923 and 1924, the 94th Precinct Police Station House is in the Classical Revival style (see **Photo 7-5**). The 94th Precinct building embodies neoclassical architecture with features

such as an elevated stone basement, quoined corners, elaborate classical window hoods, and a prominent overhanging cornice. Its design and scale are reminiscent of an urban Renaissance palazzo, illustrating the neoclassical style's influence in early 20th century American public buildings.[4]

This three-story, flat-roofed building has a rectangular layout with a principal façade that is five bays wide on Meserole Avenue and a secondary façade that is seven bays wide on Lorimer Street, both featuring elaborate details. Notable architectural elements include the brick construction laid in an English cross bond, an articulated limestone (or cast stone) cornice, frieze, quoins, window architraves, and rusticated limestone (or cast stone) on the first floor with arched window openings.

The foundation is faced with granite, and the central entrance on Meserole Avenue comprises a double door with an arched transom. All windows have been updated with metal-framed sashes. An adjoining one-story brick stable replicates the first-floor facade's detailing and connects to the station house via a gated wall.

H4 – P.S. 31 SAMUEL F. DUPONT ELEMENTARY SCHOOL (S/NR-Eligible)

The building located at 75 Meserole Ave is a S/NR-eligible building (USN 04701.015089) (see **Photo 7-6**). The building is a representative example of Beaux-Arts institutional architecture built in 1899, distinguished by its elaborate classical ornamentation including quoins, rustication at the first floor, three-dimensional carving, and accentuated center bay with pedimented entrance and windows. The building appears to retain a high degree of integrity.

Photo 7-1 Greenpoint Historic District, 152 Franklin Street, Current



Source: CRIS

Photo 7-2 Photo 7-2 Greenpoint Historic District, Franklin Street (1941)



Source: NYPL

[4] Sources: Storino, Pascal. Brooklyn's 94th Precinct & Station-house – Helped "Launch" the Civil War! | The History of Policing in the City of New York. http://nypdhistory.com/lineage-of-brooklyns-94th-precinct-station-house/ Accessed January 8, 2025; Proceedings of the Commissioners of the Sinking Fund of the City of New York. M.B. Brown Printing and Binding Company, New York, 1922, pp. 173-174. https://books.google.com/books?id=oZ81AQAAMAAJ

Photo 7-3 Greenpoint YMCA, Current



Source: CRIS

Photo 7-4 Greenpoint YMCA (1915)



Source: Old NYC Photos

Photo 7-5 94th Precinct, Current



Source: CRIS

Photo 7-6 P.S. 31 Samuel Dupont Elementary School, Current



Source: CRIS

No-Action Condition

As explained in **Chapter 1, Project Description**, the No-Action condition is assumed to remain unchanged as compared to the existing condition for both the Development Site and the NYCTA Relocation Site. The planned expansion of Bushwick Inlet Park would form a dead end at the site of the undeveloped shoreline of Lot 25, limiting the connectivity of the waterfront, and the existing NYCTA Facility would remain as a nonconforming industrial use in an increasingly residential area.

Further, no new development would occur on the NYCTA Relocation Site at 213 Meadow Street without the Proposed Actions. Without the relocation of the existing NYCTA Facility on Lot 1, the relocation of the NYCTA ERU Facility would not occur, and that site would not be available for the City's full development of Box Street Park to occur.

Independent of the Proposed Actions, a significant amount of development is anticipated to occur within a quarter mile of the Development Site by 2031. See **Chapter 2, Land Use, Zoning, and Public Policy**, for a summary of anticipated development in the study area.

With-Action Condition

In the future with the Proposed Actions, the Proposed Development would be constructed, introducing new buildings at the Development Site. Due to the distance from the Proposed Development as well as intervening development, construction of the Proposed Development would not significantly alter or affect the setting, visual relationship, or publicly accessible views of the identified historic resources within the study area. Additionally, none of the architectural resources within the study area are within 90 feet of the Development Site and as such, the Proposed Actions would not result in direct impacts to historic resources. As discussed in **Chapter 6, Shadows**, only one historic resource with sunlight-sensitive features (St. John's Lutheran Church located at 153-157 Milton Street) would receive incremental shadows as a result of the Proposed Actions. Shadows from the Proposed Development would affect the historic church for 12 minutes on the December 21st analysis day. As discussed in **Chapter 6, Shadows**, this would not result in a significant adverse impact, based on the criteria identified in the *CEQR Technical Manual*. Therefore, significant adverse impacts to architectural resources related to shadows are not anticipated.