Chapter 7: Historic and Cultural Resources

A. INTRODUCTION

The 2020 *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 impacts to historic and cultural resources, including archaeological and architectural resources.

ARCHAEOLOGICAL RESOURCES

The Proposed Actions would result in a significant adverse archaeology impact as a result of projected and potential development on sites determined to be archaeologically sensitive for resources associated with the 19th century occupation of the Project Area. The archaeologically sensitive projected or potential development sites where impacts could potentially occur include 21 lots on 17 development sites. The archaeologically sensitive parcels include Projected Development Site 6 (Block 227, Lot 6); Projected Development Site 5 (Block 227, Lots 20 and 22); Potential Development Site CCC (Block 475, Lots 1 and 3); Potential Development Site TT (Block 475, Lot 9); Potential Development Site G (Block 475, Lot 19); Potential Development Site D (Block 475, Lot 59); Projected Development Site 20 (Block 476, Lot 57); Potential Development Site A (Block 482, Lot 9); Potential Development Site GG (Block 482, Lot 26); Potential Development Site CC (Block 483, Lot 29); Projected Development Site 16 (Block 485, Lot 28); Potential Development Site C (Block 487, Lot 18); Potential Development Site BBB (Block 487, Lots 28 and 29); Potential Development Site JJ (Block 513, Lot 33); Potential Development Site B (Block 515, Lot 7); Projected Development Site 13 (Block 531, Lot 37); Projected Development Site 1 (Block 531, Lot 41); and Projected Development Site 2 (Block 531, Lot 52).

For the purposes of the Draft Environmental Impact Statement (DEIS) analysis, the study area for archaeological resources is limited to sites that may be developed within the Project Area and includes projected and potential development sites. LPC conducted an initial review of the potential and projected development sites. In a comment letter dated October 28, 2020, LPC determined that a number of potential and projected development sites (collectively referred to as the "Phase 1A study area") possess potential archaeological significance and determined that additional archaeological analysis in the form of a Phase 1A Archaeological Documentary Study ("Phase 1A Study") was necessary to determine the archaeological sensitivity of each development site in the Phase 1A study area (see **Appendix C-1**).

A Phase 1A Study of the sites within the Phase 1A study area was prepared by AKRF in March 2021 (see **Appendix C-2**). The Phase 1A Study identified all or portions of 21 potential and projected development sites as archaeologically sensitive for resources associated with the 19th century occupation of the Project Area. The Phase 1A Study recommended additional archaeological analysis for certain development sites in the form of Phase 1B Archaeological Testing in addition to continued consultation with LPC and submission and concurrence of all required work plans. In a comment letter dated April 5, 2021, LPC concurred with the conclusions and recommendations of the Phase 1A Study (see **Appendix C-1**).

In order to mitigate the significant adverse impact on archaeological resources, additional archaeological analysis would be required on each of the development sites before redevelopment. However, there are no mechanisms currently in place to ensure that such archaeological analysis will occur on privately owned properties subsequent to the zoning changes. Future development on these properties could therefore occur on an as-of-right basis. There is currently no mechanism to require archaeological analysis to determine the presence of archaeological resources (i.e., Phase 1B testing) or mitigation for any identified significant resource through avoidance or excavation and data recovery (i.e., Phase 2 or Phase 3 archaeological testing). Therefore, the Proposed Actions would result in significant adverse impact on archaeological resources for any archaeologically sensitive projected or potential development site that is developed as-of-right or independent of environmental review.

ARCHITECTURAL RESOURCES

As described in Chapter 1, "Project Description," most of the Project Area is located within designated New York City Historic Districts (NYCHDs). The special use and bulk regulations under the Proposed Actions have been developed to reflect the existing built character of each neighborhood, including the historic districts located throughout the Project Area and study area. The Proposed Actions would require base heights that are responsive to the context of existing buildings. The varied built forms and loft-like building forms in the NYCHDs would be supported by special zoning provisions that reflect and respect the unique existing and historic character of the historic neighborhoods. Changes to buildings in the NYCHDs and individually-designated New York City Landmarks (NYCLs), would be subject to LPC's review and approval. The new building forms allowed by the Proposed Actions would be determined in a manner appropriate to the historic character of NYCHDs and NYCLs and the immediate context without the need for separate land use actions. The bulk regulations under the Proposed Actions would allow LPC to refine base heights further to allow for improved cornice alignment for developments within NYCHDs. While the Proposed Actions would result in the demolition of buildings in historic districts in the Project Area, the proposed contextual zoning for the Project Area would map zoning that preserves the historic character and provides flexibility to shape building forms

appropriate to the NYCHDs. The effects of the Proposed Actions on NYCHDs would result in benefits associated with the preservation of the historic built character of the NYCHDs.

New development anticipated under the Proposed Actions would also result in the demolition of contributing buildings in three State/National Register of Historic Places (S/NR)-listed historic districts – the portion of the SoHo Historic District that is outside the NYCHD SoHo-Cast Iron Historic District and Extension boundaries, the Bowery Historic District, and the Chinatown and Little Italy Historic District. Because S/NR-listed historic districts are not protected by the New York City Landmarks Law, the demolition of these buildings would result in a direct significant adverse impact to these S/NR-listed historic districts. In limited locations, the Proposed Actions would result in development that could change the setting of contributing resources to the S/NR-listed historic districts by allowing taller buildings that are not consistent with the scale of nearby historic districts or buildings, resulting in an indirect, or contextual, significant adverse impact. The indirect significant adverse impacts would affect the Bowery Historic District, and the Samuel Tredwell Skidmore House, and the Old Merchant's House. In a letter dated May 14, 2021, LPC commented that the Historic and Cultural Resources chapter "appears acceptable" (see **Appendix C-1**).

DIRECT (PHYSICAL) IMPACTS

Eighty-one buildings are located on projected and potential development sites in historic districts in the Project Area, and 18 buildings are identified as non-contributing resources within the S/NR-listed historic districts.[1] As detailed in the analysis below, the Proposed Actions would result in the adaptive reuse and conversion of five historic architectural resources within the historic districts and the demolition of 73 historic architectural resources in historic districts.

There are eight projected development sites and 51 potential development sites in the SoHo-Cast Iron Historic District (National Historic Landmark [NHL], S/NR-listed, and NYCHD) and the SoHo-Cast Iron Historic District Extension (NYCHD) (collectively identified as the "SoHo-Cast Iron Historic District and Extension"). These sites contain 66 buildings. Of the 66 buildings, 61 are located within the boundaries of the NYCHD, and would therefore be subject to the New York City Landmarks Law. Five buildings are located outside the NYCHD boundaries but are within the S/NR-listed SoHo Historic District and would therefore not be protected by the New York City Landmarks Law. As detailed below, four buildings within the NYCHD would be adaptively reused and 15 buildings are identified in the S/NR nomination form as non-contributing to the S/NR-listed historic district. The Proposed Actions would not result in direct significant adverse impacts to the 47 buildings on the projected and potential development sites in the (NYCHD) SoHo-Cast Iron Historic District and Extension. The five buildings on projected and potential development sites that are located within the boundaries of the S/NR-listed SoHo Historic District that are not within the boundaries of the NYCHD SoHo-Cast Iron Historic District and Extension are not protected under the New York City Landmarks Law. Development on the 61 projected and potential development sites that are within the NYCHD would be subject to review by LPC. However, the demolition of the five buildings located within the S/NR-listed portion of the historic district would not result in a significant adverse impact to the overall SoHo-Cast Iron Historic District and Extension as development on the remaining 59 development sites would be subject to

[1] Descriptions of these buildings are provided below under the discussions of the specific S/NR-listed and S/NR-eligible historic districts.

LPC's review and approval. Therefore, the Proposed Actions would not result in significant adverse impacts to the NYCHD or to the overall historic district.

There are four projected development sites and six potential development sites within the boundaries of the NoHo Historic District (S/NR-eligible, NYCHD) and the NoHo Historic District Extension (NYCHD) (collectively identified as the "(NYCHD) NoHo Historic District and Extension"). There are eight buildings on these sites. However, as detailed below, three buildings are identified in the S/NR nomination form as non-contributing to the S/NR-eligible historic district. One development would be an adaptive reuse of an existing building and would, therefore, not result in a significant adverse impact. While the demolition of historic buildings on the projected and potential development sites would result in the removal of buildings from the historic district's late-19th century commercial development period, these buildings are all within the NYCHD boundaries and would be subject to the New York City Landmarks Law which requires LPC review and approval. Therefore, significant adverse impacts to the NoHo Historic District and Extension would not occur under the Proposed Actions.

There are four buildings on two projected development sites in the S/NR-listed Bowery Historic District and three buildings on three projected development sites in the S/NR-listed Chinatown and Little Italy Historic District. These buildings are in S/NR-listed historic districts and are, therefore, not protected under the New York City Landmarks Law. Since the redevelopment of these projected development sites is assumed in the RWCDS, in accordance with the *CEQR Technical Manual*, the projected demolition of these seven buildings due to the Proposed Actions would result in a significant adverse impact to these two historic districts. However, as described in the analysis below, the demolition of these seven buildings and the redevelopment of these sites would not substantially alter the overall significance of these two S/NR-listed historic districts given that they are large and architecturally varied historic districts.

CONSTRUCTION-RELATED IMPACTS TO ADJACENT RESOURCES

To avoid potential adverse impacts to historic architectural resources from construction-related activities, a Construction Protection Plan (CPP) would be prepared in consultation with LPC prior to construction and implemented by a licensed professional engineer before the start of any excavation or construction activities on the projected and potential development sites identified below. The CPP would follow the guidelines set forth in section 523 of the *CEQR Technical Manual,* including conforming to LPC's *New York City Landmarks Preservation Commission Guidelines for Construction Adjacent to a Historic Landmark* and *Protection Programs for Landmark Buildings*. The CPP would also comply with the procedures set forth in the New York City Department of Buildings (DOB)'s *Technical Policy and Procedure Notice (TPPN)* #10/88.[2]

Fourteen individually listed NYCLs, nine individually S/NR-listed buildings, one NHL, and buildings within the five designated NYCHDs, S/NR-listed, NHL historic districts that are located within 90 feet of projected and potential development sites are subject to the protections of DOB's *TPPN #10/88*. The CPP would apply to 14 individual resources: Bleecker Street Subway Station (S/NR-listed, NYCL Interior); the Gay Activists Alliance Firehouse (NYCL); the Robbins and Appleton Building (S/NR-listed, NYCL); the De Vinne Press Building (S/NR-listed, NYCL); the

[2] *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.

Bayard-Condict Building (S/NR-listed, NYCL); the Samuel Tredwell Skidmore House (S/NR-listed, NYCL); Firehouse: Engine Company 33 (S/NR-listed, NYCL); the Schermerhorn Building (S/NR-listed, NYCL); the Old Merchant's House (NHL, S/NR-listed, NYCL, NYCL Interior); four Historic Street Lampposts located near 444 Broadway, 473 Broadway, 515 Broadway, and 152 Mercer Street (NYCL); and the Bond Street Savings Bank at (S/NR-listed, NYCL), which are within 90 feet of projected development sites. Historic resources included in the SoHo-Cast Iron Historic District and Extension, the NoHo Historic District and Extension, the Bowery Historic District, and the Chinatown and Little Italy Historic District are also located within 90 feet of the projected or potential development sites, and are subject to the protections of protections of DOB's *TPPN #10/88*. With the protective measures of a CPP in place, no significant adverse construction-related impacts would occur to these resources.

INDIRECT (CONTEXTUAL) IMPACTS

The Proposed Actions would not have the potential to result in indirect significant adverse impacts to the SoHo-Cast Iron Historic District (NHL, S/NR-listed, NYCHD) and Extension (NYCHD). The special use and bulk regulations under the Proposed Actions have been developed to reflect the existing built character of each neighborhood, including SoHo. The Proposed Actions would require base heights that are responsive to the context of existing buildings. The varied built forms and loft-like building forms in the historic district would be supported by special zoning provisions that reflect and respect the unique existing and historic character of SoHo. Within the SoHo Cast-Iron Historic District and Extension's NYCHD boundaries, changes to buildings in the historic district, including new development within the historic district, would be subject to LPC's review and approval. The new building forms allowed by the Proposed Actions would be determined in a manner appropriate to the historic character of the historic district and the immediate context without the need for separate land use actions. The bulk regulations under the Proposed Actions would allow LPC to refine base heights further to allow for improved cornice alignment for developments within NYCHDs. Within the SoHo-Cast Iron Historic District and Extension's NYCHD boundaries, the Proposed Actions would facilitate construction of new buildings that would be similar in height and massing to many of the existing historic district buildings that are approximately 70 to 110 feet tall: the sites would be developed with buildings between 70 to 100 feet tall. Along the Broadway corridor, taller buildings, approximately 150 to 200 feet in height, would be developed. These buildings would be similar in height to existing buildings along Broadway, many of which are approximately 170-foot-tall loft buildings.

The Proposed Actions would not have the potential to result in indirect significant adverse impacts to the NoHo Historic District (S/NR-eligible, NYCHD) and Extension (NYCHD). The special use and bulk regulations under the Proposed Actions have been developed to reflect the existing built character of each neighborhood, and the varied built forms and loft-like building forms in the historic district would be supported by special zoning provisions that reflect and respect the unique existing and historic character of NoHo. Within the NoHo Historic District and Extension's NYCHD boundaries, changes to buildings in the historic district, including new development within the historic district, would be subject to LPC's review and approval. The new building forms allowed by the Proposed Actions would be determined in a manner appropriate to the character of the historic district and the immediate context and would not result in significant adverse indirect impacts to the historic district.

The Proposed Actions could have the potential to result in indirect significant adverse impacts to the S/NR-listed Bowery Historic District by changing the setting of contributing resources and by constructing taller buildings that may not be similar to the existing built character of nearby areas

of the historic district. With the Proposed Actions, the historic district could be developed with an approximately 185-foot-tall building on Projected Development Site 1; an approximately 235-foot-tall building on Projected Development Site 13; and an approximately 105-foot-tall building would be built adjacent to the historic district at Projected Development Site 14. The Proposed Actions in the Bowery Historic District would replace low-rise and underdeveloped sites that are out of context for the area, which is characterized by four- to eleven-story buildings, approximately 40 to 180 feet tall. However, the buildings that could replace them could be much larger than the existing urban design, which is currently characterized by buildings that are approximately 40 to 180 feet tall.

The Proposed Actions would not have the potential to result in indirect significant adverse impacts to the S/NR-listed Chinatown and Little Italy Historic District. Within the Chinatown and Little Italy Historic District, the development sites would be located just within the western boundary of the historic district on the Centre Street and Lafayette Street corridors, which are currently developed with a mix of building types and ages. The developments would be approximately 105 to 155 feet tall and similar in height to the mid-rise buildings on Centre and Lafayette Streets.

The Proposed Actions would not have the potential to result in indirect significant adverse impacts to the Firehouse: Engine Company 33 (S/NR-listed, NYCL) at 44 Great Jones Street which is located within the boundaries of the NoHo Historic District Extension (NYCHD). With the Proposed Actions, a large approximately 185-foot-tall building would be developed at Projected Development Site 2 at 30 Great Jones Street west of the Firehouse: Engine Company 33. This projected development would occupy the northeast corner of Great Jones and Lafayette Streets and would be located within 90 feet of the Firehouse: Engine Company 33. While the new development could have a larger footprint and be taller than existing buildings near the Firehouse: Engine Company 33, because the Firehouse: Engine Company 33 is located within the NoHo Historic District Extension (NYCHD), new development on Projected Development Site 2 would be subject to LPC's review and approval as per the New York City Landmarks Law.

The Proposed Actions could have the potential to result in indirect significant adverse impacts to the Samuel Tredwell Skidmore House (S/NR-listed, NYCL) at 37 East 4th Street and the Old Merchant's House (NHL, S/NR-listed, NYCL, NYCL Interior) at 29 East 4th Street. The Proposed Actions would result in an approximately 235-foot-tall building at Projected Development Site 13 and an approximately 145-foot-tall building at Potential Development Site J, both located on East 4th Street in close proximity to the Samuel Tredwell Skidmore House at 37 East 4th Street and the Old Merchant's House at 29 East 4th Street. The projected and potential developments could be considerably taller than the architectural resources and could alter the resources' setting.

In addition, as discussed in Chapter 6, "Shadows," incremental shadows would fall on some of the stained glass windows of the Most Precious Blood Church (a contributing resource in the S/NR-listed Chinatown and Little Italy Historic District) at 113 Baxter Street and in the rear garden of the Merchant's House Museum (NHL, S/NR-listed, NYCL, NYCL Interior) on East 4th Street. Shadows would fall on the stained glass windows of the Most Precious Blood Church, which may have the potential to affect the enjoyment of this historic resource for a total duration of approximately 1-½ hours during the afternoons of the spring and fall analysis days and 3- to 3-½ hours on late afternoons in the spring and summer analysis days. The Merchant's House Museum garden would experience new shadows in the late morning and early afternoon, particularly in the spring, summer, and fall analysis days.

C. DEVELOPMENT BACKGROUND

The following section is a summary of the contextual background information that is included in the Phase 1A Study prepared by AKRF, Inc. in March 2020. Additional information about the development history of the Project Area with complete citations and bibliographic information can be found in the Phase 1A Study (see **Appendix C-2**).

THE INDIGENOUS OCCUPATION OF THE PROJECT AREA

In general, Native American habitation sites in the northeastern United States were most often located in coastal areas with access to marine resources, and near fresh water sources and areas of high elevation and level slopes. Several precontact archaeological sites associated with short- or long-term occupation have been identified in the southern half of Manhattan, the majority of which were along the shores of the East and Hudson Rivers or in the vicinity of sources of fresh water, such as the Collect Pond, which was formerly located to the southeast of the Project Area. The pond was connected to a vast network of wetlands that were drained by streams connected to the rivers along the east and west sides of the island. The southern portion of the Project Area was occupied by a dense tract of marshland—later known as Lispenard's Meadows—that remained inundated through the early 19th century. Marine life and wild game would have been abundant in this area during the precontact period. It is therefore highly likely that Native Americans utilized the marshes in the vicinity of the Project Area as an important source of plant and animal food resources and it is likely that habitation sites were present in the area.

EARLY COLONIAL OCCUPATION OF THE PROJECT AREA

The colonial outpost of New Amsterdam was settled by the Dutch West India Company in the early 17th century. The Dutch made efforts to modify the landscape to suit their needs and early colonial development was largely associated with the establishment of farms, roads, and waterfront developments associated with commerce/trade. Enslavement was a common practice in colonial New York City and increasing numbers of enslaved persons of African descent were transported to the colony beginning in the 1620s. Forced or stolen labor was therefore critical to the economy of the colonial settlements of New Amsterdam and, following the British seizure of the colony later in the 17th century, New York. The large majority of the farms established on Manhattan island during the period of Dutch control were granted by the colonial government to colonists of European descent. However, many parcels of land within the Project Area and vicinity were granted by the Dutch government in the 1630s and 1640s to free persons of African descent, including many of the formerly enslaved persons who were among the first to be brought to the colony. Following the seizure of the colony by the British in the 1660s, colonial control of enslaved persons grew increasingly strict and many freedoms granted to persons of African descent by the Dutch colonial government, including land ownership, were revoked.

AGRICULTURAL USES IN THE 18TH AND 19TH CENTURIES

Throughout much of the 18th and 19th centuries, the Project Area was largely divided into three components. The southern portion of the Project Area was included within the former Lispenard's Meadows, the inundated marshland that was slowly drained via a long channel situated in the vicinity of modern Canal Street and for which the street was named. The meadows were entirely filled by the early 19th century, although drainage problems persisted in the area for many years as a result of the area's history as a wetland.

To the north of the marshes, the land formerly owned by persons of African descent were later consolidated into increasingly large tracts of land owned by colonists of European descent. The majority of the Project Area was located within what were historically known as the East and West Bayard Farms. The two tracts of land covered more than 175 acres and were situated on either side of Broadway and were occupied for decades by the family of Nicholas Bayard and his descendants. The northern end of the Project Area was located within what was historically the farmland of Elbert Herring and his descendants. Both the Herring and Bayard families were enslavers and their farms and households profited from the stolen labor of enslaved Africans during this time period.

THE EXPANSION OF URBAN DEVELOPMENT AND THE FORMATION OF NEIGHBORHOODS IN THE 19TH CENTURY

Until the early 19th century, the center of Manhattan's urban development was largely confined to the southern tip of the island. Following the filling of Lispenard's Meadows, urban development swept northward. The former vast agricultural estates in the northern portion of the Project Area were divided into development lots as streets were cut through the former farmland. To maintain municipal control of the growing urban population, Manhattan was divided into a series of wards that became smaller and more numerous throughout the 19th century as population density increased. By the mid-19th century, portions of three wards were situated within the Project Area, including the Sixth (later the Fourteenth) Ward in the area south of Grand Street and east of Broadway; the Eighth Ward in the area west of Broadway between Canal and West Houston Streets; and the Fifteenth Ward north of West Houston Street.

The general vicinity of the Project Area, in particular that portion that overlapped with the Eighth Ward, became one of the City's first "tenderloin" districts by the 1820s and 1830s. Still somewhat on the periphery of the urban portion of the City, brothels lined many of the streets throughout the ward and were clustered largely around the corridor of what is now West Broadway, formerly knowns as Laurens Street. The southern portion of the Project Area, where drainage issues associated with the filled swamps lingered, became developed with crowded tenement dwellings. Population density and insufficient sanitation resulted in high rates of disease and poor health in portions of the Project Area. However, in other neighborhoods to the north, including in that portion of the Fifteenth Ward that was situated in the Project Area, the earliest development was characterized by single-family homes occupied by individuals with greater socio-economic wealth and access to resources.

Throughout the 19th century, the populations of different portions of the Project Area changed as a result of demographic shifts and changes in population density. Towards the middle of the century, many formerly enslaved individuals of African descent relocated from the southern United States to New York City. As the century progressed, large numbers of immigrants of European descent (particularly those from Ireland and Germany) also moved to the City, and settled in the neighborhoods making up the Project Area. While living conditions improved in general with the installation of municipal water and sewer networks in the mid-19th century, access to those networks was neither guaranteed nor equitable. Many older buildings within the Project Area were not connected to sanitary resources until long after they were first available.

LATE 19TH CENTURY INDUSTRIALIZATION

By the late 19th century, the crowded tenements developed throughout much of the Project Area were replaced by buildings occupied by commercial or industrial uses. Streets were widened and

developed with streetcar lines, making the Project Area more accessible to other parts of the City. Many of the older buildings within the Project Area were renovated or replaced with modernized industrial buildings in the late 19th and early 20th centuries.

D. METHODOLOGY

ARCHAEOLOGICAL RESOURCES

OVERVIEW

Archaeological resources include material culture and other physical remnants of past human activities on a site. Precontact archaeological resources are those that are associated with Native American populations that used or occupied a site prior to the area's colonization. Archaeological resources can also include physical remnants from activities that occurred during the historic period, which began with the colonization of New York City by persons of European descent in the 17th century. On sites where development (including the construction and demolition of buildings, landfilling, and other landscape modifications) occurred at some point during the past, archaeological resources may have been disturbed or destroyed by grading, excavation, infrastructure installation, and tidal action/erosion. However, some resources do survive in urban environments despite extensive development. Archaeological investigations can be designed to further investigate and document those deposits and archaeological sites.

Archaeological investigations typically proceed in a multi-phase process consisting of Phase 1—determining the presence or absence of archaeological resources through documentary research and field testing; Phase 2—gathering sufficient information to assess S/NR eligibility; and Phase 3—mitigating unavoidable effects through data recovery or another form of mitigation. The need for advancing to an additional phase of work is dependent upon the results of the preceding phase. In urban contexts, the first phase of work is typically divided into two smaller phases, known as Phase 1A, which involves documentary research, and Phase 1B, which involves field testing to confirm the results of the Phase 1A Study.

ARCHAEOLOGICAL RESOURCES STUDY AREA

The study area for archaeological resources for this DEIS includes those locations 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 as described below.

INITIAL REVIEW OF PROJECTED AND POTENTIAL DEVELOPMENT SITES

As part of this archaeological resources analysis, consultation was initiated with LPC, which was asked to provide a review of the potential archaeological sensitivity of each of the projected and potential development sites. In a comment letter dated October 28, 2020, LPC identified 29 development sites that were determined to be potentially archaeologically significant for resources potentially associated with the 19th century occupation of the Project Area (see **Appendix C-1**). LPC requested that an archaeological documentary study (i.e., a Phase 1A Archaeological Documentary Study) be prepared for these sites to further clarify the archaeological potential of these sites and to determine their archaeological sensitivity. Four development sites were not initially reviewed by LPC, including: Development Site HHH (Block 529, Lot 69); Development Site Q

(Block 531, Lots 43 and 44); and Development Site 20 (Block 476, Lot 57). Absent consultation with LPC regarding the potential archaeological sensitivity of these lots, the Phase 1A Study include a preliminary examination of 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.

PREPARATION OF PHASE 1A STUDY

In response to LPC's request, a Phase 1A Study of the archaeological study area was prepared in March 2021 to clarify the archaeological sensitivity of the 29 lots identified as potentially sensitive by LPC plus four additional lots that were not previously submitted to LPC for review (see **Appendix C-2**).[3] Two of the sites identified as potentially archaeologically sensitive by LPC (Block 227, Lots 20 and 22) were previously analyzed in a separate archaeological investigation completed by AKRF in 2008, and the 2021 study confirmed that the sensitivity determinations made in that report are still valid and appropriate. Of the four sites that were not reviewed by LPC, three were determined to have been disturbed as a result of the construction or demolition of buildings with basements and the fourth was deemed worthy of additional research as part of the Phase 1A Study. The lots that were assessed in the Phase 1A Study (collectively known as the "Phase 1A study area") are listed in **Table 7-1** and depicted on **Figure 7-1a**. Areas of archaeological sensitivity are depicted on **Figure 7-1b**. In a comment letter dated April 5, 2021, LPC concurred with the conclusions and recommendations of the Phase 1A Study (see **Appendix C-1**).

ARCHITECTURAL RESOURCES

OVERVIEW

Architectural resources are defined as properties that are designated as NYCLs and NYCHDs, and properties that have been found by LPC to appear eligible for designation, considered for designation ("heard") by LPC at a public hearing, or calendared for consideration at such a hearing ("pending" as NYCLs); properties listed on or determined S/NR-eligible or located within a historic district listed on or formally determined eligible for S/NR listing; properties recommended by the New York State Review Board for listing on the S/NR; NHLs; and properties not previously identified by one of the programs listed above, but that meet their eligibility requirements.

[3] AKRF, Inc. (2021): "SoHo/NoHo Neighborhood Plan, Bounded by Astor Place and Houston Street to the North; Bowery, Lafayette Street, and Baxter Street to the East; Canal Street to the South, and Sixth Avenue, West Broadway, and Broadway to the West; Manhattan, New York County, New York: Phase 1A Archaeological Documentary Study." Prepared for New York City Department of City Planning, New York, NY.

Table 7-1
Development Sites Included in the Phase 1A Study Area

Block/Lot	Modern Address	Development Site Name
227/1	381 Canal Street	Projected Development Site 7
227/2	383 Canal Street	Projected Development Site 7
227/6	391 Canal Street	Projected Development Site 6
227/7	393 Canal Street	Projected Development Site 6
227/20*	43 Grand Street	Projected Development Site 5
227/22*	47 Grand Street	Projected Development Site 5
234/11	159 Grand Street/ 157 Lafayette Street	Projected Development Site 4
475/1	337-339 West Broadway	Potential Development Site CCC
475/3	341 West Broadway	Potential Development Site CCC
475/4	343 West Broadway	Potential Development Site CCC
475/9	355 West Broadway	Potential Development Site TT
475/19	47-49 Wooster Street	Potential Development Site G
475/59	76 Grand Street	Potential Development Site D
482/9	57 Crosby Street	Potential Development Site A
482/26	220 Lafayette Street	Potential Development Site GG
483/29	54 Crosby Street	Potential Development Site CC
485/28	81 Mercer Street	Projected Development Site 16
487/18	395-397 West Broadway	Potential Development Site C
487/29	146 Spring Street	Potential Development Site BBB
487/28	144 Spring Street	Potential Development Site BBB
513/25	163 Mercer Street	Projected Development Site 88
513/33	149 Mercer Street	Potential Development Site JJ
515/7	463 West Broadway	Potential Development Site B
531/3	686 Broadway	Potential Development Site BB
531/17	28 Great Jones Street/375-379 Lafayette Street	Projected Development Site 2
531/37	358 Bowery/40-44 East 4th St	Projected Development Site 13
531/41	352 Bowery	Projected Development Site 1
531/42	350 Bowery	Projected Development Site 1
531/52	32-34 Great Jones Street	Projected Development Site 2
476/57**	32 Thompson Street	Projected Development Site 20

Notes: * Included in previous Phase 1A Archaeological Study completed by AKRF in 2008.
** Not initially reviewed by LPC
Source: See LPC comment letter dated October 28, 2021 (**Appendix C-1**)

Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. A series of demolitions, alterations, and new construction could make a historic district become a different visual entity and no longer eligible as a historic district. A resource could also be damaged from vibration (e.g., from construction blasting or pile driving), and 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*.[4]

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,

[4] *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.

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 or district that qualifies it for S/NR listing or for designation as an NYCL.

Consistent with *CEQR Technical Manual* methodologies, the architectural resources study area for the SoHo/NoHo Neighborhood Plan is defined as the proposed rezoning area ("rezoning area" or "Project Area") and the area within approximately 400 feet of the rezoning area ("study area") (see **Figure 7-1**). The Project 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 projected and potential development sites (i.e., within 90 feet) 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 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 less than 50 years of age are ordinarily not eligible, unless they have achieved exceptional significance. Official determinations of eligibility are made by the New York State Office of Parks, Recreation, and Historic Preservation (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 Project Area and study area (referred to herein as "known architectural resources"), a field survey of the Project Area and 400-foot study area was undertaken to identify any properties that appear to meet one or more of the National Register and/or NYCL criteria (as described above). As described in the "Existing Conditions" section below, the vast majority of the Project Area and the study area are within the boundaries of a historic district, as shown on **Figure 7-1**. These historic districts include districts that are NHLs, S/NR-listed, S/NR-certified by the National Park Service as an S/NR-eligible local historic district, S/NR-eligible, and designated NYCHDs. In addition to the buildings within the historic districts, the Project Area and study area also include 27 individual historic

architectural resources that are S/NR-listed, S/NR-eligible, NYCLs, and Interior NYCLs. A survey of the Project Area and study area was also undertaken as per CEQR. No potential historic architectural resources were identified as the majority of the Project Area and study area are already located within the boundaries of a historic district. In comments dated October 28, 2020, LPC identified designated and eligible NYCLs, NYCHDs, S/NR-listed and eligible properties, and S/NR-listed and S/NR-eligible historic districts in the Project Area (see **Appendix C-1**).

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

As described previously, LPC identified 29 development sites as potentially archaeologically significant and four additional development sites were added to the Project Area subsequent to LPC's review (see **Figure 7-1a** and **Table 7-1**). A Phase 1A Study of the archaeological study area was prepared to clarify the study area's actual archaeological sensitivity. The conclusions of the Phase 1A Study are summarized below.

PHASE 1A STUDY

Precontact Archaeological Sensitivity

The precontact sensitivity of project sites in New York City is generally evaluated by a site's proximity to level slopes, water courses, well-drained soils, and previously identified precontact archaeological sites. As described in the Phase 1A Study, Native American activity has been documented within one mile of the Project Area and the area is believed to have been the location of precontact occupation (long- or short-term) and resource exploitation. It is highly likely that Native Americans utilized the marshes historically situated in the vicinity of the Project Area as an important source of plant and animal food resources and it is likely that habitation sites were present in the area. Marine life and wild game would have been abundant in this area during the precontact period.

However, Native American archaeological sites are typically found at shallow depths, within the top five feet of the original ground surface. The Phase 1A Study concluded that given the extent of development and landscape modification on the project site during the 19th and 20th centuries, it does not appear likely that precontact archaeological resources would have survived intact throughout the majority of the Project Area. For those areas that were dry land prior to landscape modification efforts in the 19th century, subsequent development, including the dramatic industrial transformation of the neighborhood, would likely have destroyed Native American archaeological sites. All of the projected and potential development sites within the Phase 1A study area were therefore determined to have low sensitivity for archaeological resources associated with the precontact occupation of Manhattan.

Historic Period Archaeological Sensitivity

As documented in the Phase 1A Study and summarized in the "Development Background" provided above, the Project Area's historical occupation dates back to the start of the colonization of Manhattan in the 17th century. By the 1640s, the area was largely settled by free persons of

African descent who were granted tracts of land by the Dutch West India Company. These parcels were later consolidated into large agricultural tracts acquired and maintained by families of European descent in the 18th and early 19th centuries. By the early 19th century, major landscape transformation and road construction efforts transformed the area and the urban development of the newly formed blocks and lots proceeded quickly throughout what are now the SoHo and NoHo neighborhoods. Most of the projected and potential development sites included in the Phase 1A study area were subdivided into lots and developed in the first several decades of the 19th century and many were redeveloped one or more times between the initial development and the present. While several current or former burial places have been documented within the Project Area, none are located within any of the potential or projected development sites. One of the sites within the Phase 1A study area, Projected Development Site 2 (Block 531, Lot 17), was the location of an early 19th century church; however, extensive research did not identify any evidence that the church maintained a cemetery or burial vaults on its grounds at any point in its history.

Table 7-2 includes a matrix of the sensitivity determinations made for each of the lots within the Phase 1A study area and these sensitivity characterizations are depicted on **Figure 7-1b.** Nearly all of those portions of the Project Area that were on dry land before landscape modification activities in the 19th century were included within historic farmsteads, including those that may have been operated using the stolen labor of persons of African descent. The Phase 1A Study concluded that undisturbed portions of the development sites (e.g., those that were not excavated as a result of the construction of 19th or 20th century buildings with basements) could potentially contain intact archaeological resources associated with 17th and 18th century occupation of the Project Area. Given the rapid pace and wide-ranging impacts of 19th and 20th century urban development, the likelihood of the survival of such resources surviving within the Project Area remains low. However, those projected or potential development sites that were not disturbed as a result of the excavation of buildings with basements were determined to have moderate to high sensitivity for historic period archaeological resources associated largely with the occupation of these sites in the first half of the 19th century. The archaeological resources on these sites are expected to include domestic shaft features that would have been used for the purposes of water gathering and sanitation, such as privies, cisterns, and wells.

The projected and potential development sites that were determined to have archaeological sensitivity associated with historic period occupation were initially developed with residential structures before the mid- to late 19th century, when municipal water and sewer networks were more readily accessible in the streets surrounding and within the Project Area. Shaft features, such as privies, cisterns, and wells, were typically filled with household refuse after they were no longer needed for the purpose for which they were originally constructed. These features can therefore be of high archaeological research value. Shaft features were typically constructed of brick or stone and extended to significant depths, often to 10 to 15 feet below the project site or more. As such, these types of features frequently survive disturbance episodes, even if the upper portions are truncated during development.

Table 7-2
Determinations of Archaeological Sensitivity

Block/Lot	Site	Sensitivity Determination	Notes
227/1	Projected Development Site 7	Not sensitive	Disturbed by basement excavation
227/2	Projected Development Site 7	Not sensitive	Disturbed by basement excavation
227/6	Projected Development Site 6	Moderate-High Sensitivity	Sensitive for 19th century resources
227/7	Projected Development Site 6	Not sensitive	Disturbed by basement excavation
227/20*	Projected Development Site 5	Moderate-High Sensitivity	Sensitivity determination made by previous study
227/22*	Projected Development Site 5	Moderate-High Sensitivity	Sensitivity determination made by previous study
234/11	Projected Development Site 4	Not sensitive	Disturbed by basement excavation
475/1	Potential Development Site CCC	Moderate-High Sensitivity	Sensitive for 19th century resources
475/3	Potential Development Site CCC	Moderate-High Sensitivity	Sensitive for 19th century resources
475/4	Potential Development Site CCC	Not sensitive	Disturbed by basement excavation
475/9	Potential Development Site TT	Moderate-High Sensitivity	Sensitive for 19th century resources
475/19	Potential Development Site G	Moderate-High Sensitivity	Sensitive for 19th century resources
475/59	Potential Development Site D	Moderate-High Sensitivity	Sensitive for 19th century resources
476/57**	Projected Development Site 20	Moderate-High Sensitivity	Sensitive for 19th century resources
482/9	Potential Development Site A	Moderate-High Sensitivity	Sensitive for 19th century resources
482/26	Potential Development Site GG	Moderate-High Sensitivity	Sensitive for 19th century resources
483/29	Potential Development Site CC	Moderate-High Sensitivity	Sensitive for 19th century resources
485/28	Projected Development Site 16	Moderate-High Sensitivity	Sensitive for 19th century resources
487/18	Potential Development Site C	Moderate-High Sensitivity	Sensitive for 19th century resources
487/29	Potential Development Site BBB	Moderate-High Sensitivity	Sensitive for 19th century resources
487/28	Potential Development Site BBB	Moderate-High Sensitivity	Sensitive for 19th century resources
513/25	Projected Development Site 88	Not sensitive	Disturbed by basement excavation
513/33	Potential Development Site JJ	Moderate-High Sensitivity	Sensitive for 19th century resources
515/7	Potential Development Site B	Moderate-High Sensitivity	Sensitive for 19th century resources
531/3	Potential Development Site BB	Not sensitive	Disturbed by basement excavation
531/17	Projected Development Site 2	Not sensitive	Disturbed by basement excavation; Site was formerly the location of a 19th century church; no evidence of a cemetery or burial vault identified
531/37	Projected Development Site 13	Moderate-High Sensitivity in undisturbed areas	Historical lots at 362-364 Bowery considered disturbed
531/41	Projected Development Site 1	Moderate-High Sensitivity	Sensitive for 19th century resources
531/42	Projected Development Site 1	Not sensitive	Disturbed by basement excavation
531/52	Projected Development Site 2	Moderate-High Sensitivity	Sensitive for 19th century resources

Notes:
See **Figure 7-1b**.
* Included in previous archaeological investigation
** Not yet reviewed by LPC
Source: See the Phase 1A Study included in **Appendix C-2**

ARCHITECTURAL RESOURCES

There are 33 architectural resources, including historic districts and individual architectural resources, located in the Project Area. Five architectural resources are located on projected and potential development sites. In addition, there are 39 architectural resources located in the study area. The architectural resources are listed below in **Table 7-3** and shown in **Figure 7-2**. Descriptions of these resources are also provided below with photos shown on **Figures 7-3 through 7-41**. The projected and potential development sites, and their relation to the Project Area and study area architectural resources, are identified in **Table 7-3** and shown on **Figure 7-2**.

Table 7-3
Architectural Resources

Ref. No	Block/Lot	Address	Name	NHL	S/NR-Listed	S/NR-Eligible	NYCL/ NYCHD	Interior NYCL	NYCL-Eligible
Development Sites									
A	Various	Various	SoHo-Cast Iron Historic District and Extension	X	X		X		
B	Various	Various	NoHo Historic District and Extension			X	X		
C	Various	Various	Bowery Historic District		X				
D	Various	Various	Chinatown and Little Italy Historic District		X				
1	496/40	75-77 Spring Street	Store and Loft Building			X[2]			
Project Area									
E	Various	Various	NoHo East Historic District[8]		X		X		
F	Various	Various	Sullivan-Thompson and South Village Historic District		X		X		
2	235/13	165-171 Grand Street	Odd Fellows Hall		X		X[3]		
3	472/11	407 Broome Street	407 Broome Street			X[2]			
4	472/12	403-405 Broome Street	403-405 Broome Street			X[2]			
5	483/1	488-492 Broadway	E.V. Haughwout Building				X[2]		
6	Various	Various	Historic Street Lampposts				X[2]		
7	482/13	61-63 Crosby Street	Brownstone Store and Lofts			X[2]			
8	482/16	72 Spring Street	72-78 Spring Street			X[2]			
9	496/34	63 Spring Street	63 Spring Street			X[2]			
10	501/30	99 Wooster Street	Gay Activists Alliance Firehouse				X[2]		
11	496/7502	93 Crosby Street	Factory			X[2]			
12	510/1	276 Lafayette Street	276 Lafayette Street			X[2]			
13	510/6	115 Crosby Street	Hawley & Hoops Store and Warehouse			X[2]			
14	--	Bleecker Street at Lafayette Avenue	Bleecker Street Subway Station (IRT)		X			X	
15	529/72	65-69 Bleecker Street	Bayard-Condict Building		X		X[3]		
16	529/7504	1-5 Bond Street	Robbins and Appleton Building		X		X[3]		

Table 7-3 (cont'd)
Architectural Resources

Ref. No	Block/Lot	Address	Name	NHL	S/NR-Listed	S/NR-Eligible	NYCL/ NYCHD	Interior NYCL	NYCL-Eligible
Project Area (Cont'd)									
17	530/7501	30 Bond Street	30 Bond Street			X[3]			
18	531/49	44 Great Jones Street	Firehouse: Engine Company 33		X		X[3]		
19	531/77504	376-380 Lafayette Street	Schermerhorn Building		X		X[3]		
20	544/67	37 East 4th Street	Samuel Tredwell Skidmore House		X		X		
21	544/71	29 East 4th Street	Old Merchant's House	X	X		X	X	
22	544/1	393-399 Lafayette Street	De Vinne Press Building		X		X[3]		
23	545/10	428 Lafayette Street	La Grange Terrace/ Colonnade Row		X		X[3]		
24	545/39	430 Lafayette Street	La Grange Terrace/ Colonnade Row		X		X[3]		
25	545/38	432 Lafayette Street	La Grange Terrace/ Colonnade Row		X		X[3]		
26	545/37	434 Lafayette Street	La Grange Terrace/ Colonnade Row		X		X[3]		
27	544/16	423-37 Lafayette Street	Astor Library		X		X[3]		
400-Foot Study Area									
28	482/7501		406-412 Broome Street			X			
29	--	Astor Place at Lafayette Street	Astor Place Subway Station (IRT)		X			X	
30	544/6	7 East 7th Street	Cooper Union				X		
31	545/37	4 Saint Mark's Place	Hamilton-Holly House				X		
32	463/1	9 East 7th Street	Metropolitan Savings Bank		X		X		
33	463/50	15 East 7th Street	McSorley's Old Ale House			X[4]			
G	Various	--	East Village / Lower East Side Historic District				X		
34	459/7	357 Bowery	Germania Fire Insurance Company Bowery Building				X[5]		
35	460/56	59-61 East 4th Street	Commercial loft buildings			X[4]			
36	459/17	62 East 4th Street	Commercial loft building			X[4]			
37	459/19	66 East 4th Street	Former Turn Hall			X[4]			

Table 7-3 (cont'd)
Architectural Resources

Ref. No	Block/Lot	Address	Name	NHL	S/NR-Listed	S/NR-Eligible	NYCL/ NYCHD	Interior NYCL	NYCL-Eligible
400-Foot Study Area (continued)									
38	458/30	41 2nd Avenue	New York Marble Cemetery		X		X		
39	530/7507	330 Bowery	Bond Street Savings Bank		X		X		
40	510/7502	295-309 Lafayette Street	Puck Building		X		X		
41	509/1	256 Mulberry Street	Saint Patrick's Old Cathedral and Chancery Office		X[6]		X		
42	508/6	256-258 Mott Street	Fourteenth Ward Industrial School of the Children's Aid Society (Astor Memorial Building)		X[6]		X		
43	494/7503	32 Prince Street	Roman Catholic Orphan Asylum				X[6]		
44	472/7501	240 Centre Street	New York City Police Headquarters		X		X		
45	471/58	190 Grand Street	190 Grand Street House				X[6]		
46	471/57	192 Grand Street	192 Grand Street House				X[6]		
47	236/21	149 Mulberry Street	Stephen Van Rensselaer House		X		X[6]		
48	196/21	254-260 Canal Street	254-260 Canal Street		X		X		
49	197/1	87 Lafayette Street	Fire Engine Company No. 31		X		X		
50	195/17	94-100 Lafayette Street	94-100 Lafayette Street			X	X		
H	Various	Various	Tribeca East Historic District			X	X		
51	211/3	350 Canal Street	U.S. Post Office, Canal Street Station		X				
52	192/1	32 Sixth Avenue	Long Distance Building of the American Telephone & Telegraph Company (AT&T Building)				X	X	
53	212/7501	260 West Broadway	American Thread Building		X				
54	226/1	75 Varick Street	Holland Plaza Building				X		

Table 7-3 (cont'd)
Architectural Resources

Ref. No	Block/Lot	Address	Name	NHL	S/NR-Listed	S/NR-Eligible	NYCL/ NYCHD	Interior NYCL	NYCL-Eligible
400-Foot Study Area (continued)									
I	Various	Various	Charlton-King-Vandam Historic District				X		
55	489/2	57 Sullivan Street	57 Sullivan Street House				X[7]		
56	489/14	83 Sullivan Street	83 Sullivan Street House		X		X[7]		
57	489/15	85 Sullivan Street	85 Sullivan Street		X		X[7]		
58	524/1, 524/66	100 and 110 Bleecker Street and 505 LaGuardia Place	University Village			X	X		
59	535/36	251 Mercer Street	Warren Weaver Hall			X			
60	546/21	15-19 West 4th Street	15-19 West 4th Street			X			
61	546/20	10 Washington Place	Carter Hall			X			
62	547/18	10 Waverly Place	10 Waverly Place			X			
63	547/15	12 Waverly Place	12 Waverly Place			X			
64	548/45	15-23 Waverly Place	15-23 Waverly Place			X			

Notes:
[1] Reference numbers correspond to **Figure 7-2.**
[2] Property is also included in the SoHo-Cast Iron Historic District (NHL, S/NR-listed, NYCHD) and SoHo-Cast Iron Historic District Extension (NYCHD)
[3] Property is also included in the NoHo Historic District (NYCHD, S/NR-eligible) and NoHo Historic District Extension (NYCHD)
[4] Property is also included in the East Village/Lower East Side Historic District (NYCHD)
[5] Property is also included in the Bowery Historic District (S/NR-listed)
[6] Property is also included in the Chinatown and Little Italy Historic District (S/NR-listed)
[7] Property is also included in the Sullivan-Thompson and South Village Historic District (S/NR-listed, NYCHD)
[8] The NoHo East Historic District is S/NR-eligible, March 2, 2004.
NYCL: New York City Landmark
NYCHD: New York City Historic District
NYCL-eligible: determined by LPC to appear to meet NYCL eligibility criteria
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
S/NR-certified: Certified by the National Park Service as National Register eligible as a "certified local historic district."
NHL: National Historic Landmark
Sources: Discover NYC Landmarks at https://www1.nyc.gov/site/lpc/index page accessed March 2021on 03/15/2021; New York State Historic Preservation Office Online Resources (CRIS) at https://cris.parks.ny.gov/ accessed on 03/15/2021 March 2021.

PROJECT AREA

Development SitesSoHo-Cast Iron Historic District (NHL, S/NR-listed, NYCHD) and SoHo-Cast Iron Historic District Extension (NYCHD) and SoHo Historic District (S/NR-listed) (Resource A[5])

Projected Development Sites 5, 7, 8, 16, 20, 23, 31, and 32

Potential Development Sites A, AA, AAA, B, BBB, C, CC, CCC, D, DD, DDD, E, EE, FFF, G, GGG, H, HH, I, II, JJ, K, KK, L, LL, M, MM, NN, O, OO, P, PP, Q, QQ, RR, S, SS, T, TT, U, UU, V, VV, W, WW, X, XX, Y, YY, Z, and ZZ

The original SoHo-Cast Iron Historic District was designated by LPC in 1973, nominated to the S/NR in 1978, and designated as a NHL in 1978. The original historic district is bounded by Houston Street to the north, Canal Street to the south, Crosby Street to the east, and West Broadway to the west. The SoHo Historic District (S/NR-listed) boundaries extend beyond the original SoHo-Cast Iron Historic District boundaries, including the buildings on the west side of West Broadway and buildings generally on the east side of Crosby Street between Broome and Howard Streets, but also including buildings on Broome, Grand, and Howard Streets. In 2010, LPC designated the SoHo-Cast Iron Historic District Extension as a NYCHD, which includes properties between West Broadway and Thompson Street and properties located between Crosby Street and Lafayette Street, Cleveland Place, and Centre Street on the east. The SoHo-Cast Iron Historic District Extension is not listed on the S/NR or included in the NHL designation.

The portion of the Project Area south of Houston Street, west of Lafayette Street, and east of Thompson Street is within the NYCHD SoHo-Cast Iron Historic District Extension. Fifty-nine projected and potential development sites are located within the overall historic district (see **Figures 7-3 to 7-5**). As described above and shown in **Figure 7-2**, the boundaries of the historic district vary between the NYCHD designation and the S/NR listing. The overall historic district is collectively identified in this analysis as the "(NYCHD) SoHo-Cast Iron Historic District and Extension". The descriptions of the projected and potential development sites provided below indicate whether the sites are located only within the S/NR historic district boundaries as resources within the S/NR boundaries are not subject to the New York City Landmarks Law.

The SoHo-Cast Iron Historic District and Extension is a commercial district that developed during the mid- to late 19th century, serving the wholesale dry goods trade. The entirety of the historic district is located within the Project Area. The historic district is bounded by West and East Houston Streets on the north; Lafayette Street, Cleveland Place, and Centre Street on the east; Canal Street on the south; and West Broadway on the west. The SoHo-Cast Iron Historic District and Extension includes the largest collection of cast iron-faced buildings in the world. Many of the buildings in the SoHo-Cast Iron Historic District and Extension were built between the 1850s and 1880s when cast-iron façades were the prevailing industrial building design. Much of the cast-iron parts were mass-produced at local foundries and assembled at the building sites. Most of the cast-iron buildings in the historic district were designed in the Italianate and French Second Empire styles. By the 1890s, cast-iron had fallen out of favor and architects and builders were designing loft buildings with steel framing and brick and terra cotta facing. Many of these later structures housed garment factories and are also contributing buildings to the historic district.

[5] Reference numbers correspond to **Figure 7-2**.

As described below, there are 59 projected and potential development sites in the SoHo-Cast Iron Historic District and Extension that contain 66 buildings. As noted below, three of the projected development sites within the SoHo-Cast Iron Historic District contain five buildings that are not within the NYCHD boundaries but that are within the S/NR SoHo Historic District boundaries (see **Table 7-4** below, in Section G, "the Future with the Proposed Actions," and **Figure 7-2**). These five buildings are: two buildings at 43 and 47 Grand Street on Projected Development Site 5; two buildings at 381 and 383 Canal Street on Projected Development Site 7; and the building at 356 West Broadway on Projected Development Site 20.

- Projected Development Site 5 includes the two buildings at 43 and 47 Grand Street, located only within the boundaries of the S/NR-listed historic district and outside the boundaries of the NYCHD. The buildings are identified in the nomination form as non-contributing to the S/NR-listed SoHo Historic District.
- Projected Development Site 7 includes the two buildings at 381 and 383 Canal Street, located only within the boundaries of the S/NR-listed historic district and outside the boundaries of the NYCHD. The properties each contain a four-story former tenement building. The buildings are not described in the nomination form for the S/NR-listed SoHo Historic District.
- Projected Development Site 8 includes the two-story building at 257 Canal Street. The SoHo-Cast Iron Historic District Extension (NYCHD) designation report describes the building as a store and offices building constructed circa 1853-1857 for owner Banyer Clarkson, that was completely redesigned in 1925 by architect Edward E. Bloodgood.
- Projected Development Site 16 is occupied by a parking lot at 81 Mercer Street. The property is identified in the nomination form as a non-contributing parking lot in the S/NR-listed SoHo Historic District.
- Projected Development Site 20 includes the four-story building at 356 West Broadway which is located only within the boundaries of the S/NR-listed historic district and outside the boundaries of the NYCHD. The garage is identified in the nomination form as non-contributing to the S/NR-listed SoHo Historic District.
- Projected Development Site 23 includes the vacant land at 72 Grand Street. The designation report (NYCHD) and nomination form (S/NR) do not include information about this property.
- Projected Development Site 31 includes the building at 75-77 Spring Street, a nine-story commercial and office building. The building is individually S/NR-eligible. The SoHo-Cast Iron Historic District Extension (NYCHD) designation report describes the building as a Romanesque Revival-style brick and terracotta store building constructed in 1898 for owner Ferdinand Meal, after designs by Robert Lyons.
- Projected Development Site 32 includes the six-story building at 154 Grand Street. The SoHo-Cast Iron Historic District Extension (NYCHD) designation report describes the building as a Neo Grec-style brick factory and loft building constructed in 1890-1891 for owner William F. Crystie, after designs by O.G. Bennett. Major alterations occurred circa 1899.
- Potential Development Site A includes the vacant land at 57 Crosby Street. The designation report (NYCHD) and nomination form (S/NR) do not include information about this property.
- Potential Development Site AA includes the one-story building at 382 West Broadway. The SoHo-Cast Iron Historic District Extension (NYCHD) designation report describes the building as a no-style cement and stucco store constructed in 1984.
- Potential Development Site AAA includes the 3½-story building at 325 Canal Street and the 4-story building at 327 Canal Street. The SoHo-Cast Iron Historic District (NYCHD)

designation report describes the buildings as Federal-style brick dwellings constructed in the period of 1820. The dwelling at 327 Canal Street was built for owner Michael Quinn and altered in 1870, and the dwelling at 325 Canal Street was built for John Dyer and altered in 1877.

- Potential Development Site B includes the one-story building at 463 West Broadway. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a no-style brick warehouse constructed in 1935-1936 for Solomon and Jacob Berkman, after designs by William Sommerfeld.
- Potential Development Site BBB includes the vacant lot at 144 Spring Street and the 3 ½-story building at 146 Spring Street. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a brick dwelling built in 1819 for George Wragg, and notes that the building still retains the original doorway and original dormers, with ground floor alterations.
- Potential Development Site C includes the building at 395 West Broadway, a one-story brick warehouse building. The building is identified in the nomination form as non-contributing to the S/NR-listed SoHo Historic District. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a brick garage constructed in 1937.
- Potential Development Site CC includes the two-story building at 54 Crosby Street. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as new construction built post-designation, circa 1980. The building is identified in the nomination form as non-contributing in the S/NR-listed SoHo Historic District.
- Potential Development Site CCC includes three buildings at 337 to 343 West Broadway. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building located at 337 West Broadway at the northeast corner of Grand Street and West Broadway as a brick store building constructed in 1885-1886 for Joseph J. West after designs by architect and carpenter Peter V. Outcault. The northern portion of the building underwent major alteration in 1964, with a new storefront. The building at 341 West Broadway is identified in the nomination form as non-contributing to the S/NR-listed SoHo Historic District. The one-story one-bay building at 341 West Broadway is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a brick restaurant building constructed in 1929 for Sarah Guth, after designs by Louis Chapas and possibly John B. Reschke. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the two-story building at 343 West Broadway as a former residence built in 1825 for owner Andrew Surrey, although it may have been cut down, with ground floors altered, to function as a garage.
- Potential Development Site D includes the one-story building at 76 Grand Street. The building is identified as non-contributing in the S/NR listing. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as being constructed in 1955.
- Potential Development Site DD includes the four-story building at 480 West Broadway. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a cement stucco former stable constructed in 1870 for E.W. Vorhees.
- Potential Development Site DDD includes the two buildings at 345 and 349 Canal Street. The three-story building at 345 Canal Street is identified in the nomination form as non-contributing to the S/NR-listed SoHo Historic District. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a concrete building of undetermined style. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the four-

story building at 349 Canal Street as a brick garage built in 1927-1928 for Augustus B. Fleck after designs by Julius Echmann.

- Potential Development Site E includes the one-story building 62 Prince Street which is described in the SoHo-Cast Iron Historic District Extension (NYCHD) designation report as a brick restaurant built in 2004.
- Potential Development Site EE includes the two two-story buildings at 454 to 456 West Broadway. According to the SoHo-Cast Iron Historic District (NYCHD) designation report, the building at 454 West Broadway was constructed in 1990 and the building at 456 West Broadway was constructed in 1993-1994.
- Potential Development Site FFF includes the five-story building 90 Grand Street. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as an Italianate and French style stone and cast iron store and warehouse constructed in 1867 for owner Ann Howard and lessee D. Appleton & Company, and designed by architect Griffith Thomas. The designation report identifies the building as an outstanding example of the transitional style from the Italianate to the French modes, which was typical of the period as a whole and specifically of Griffith Thomas. The iron used in the construction was from Michol & Billerwell Iron Works. Griffith Thomas is mentioned in the nomination form for the S/NR-listed SoHo Historic District, although this building is not specified in the listing.
- Potential Development Site G includes the one-story building at 47 Wooster Street. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a no-style brick garage built in 1944-1945 by Joseph Furman for owner Pearl Yoffe.
- Potential Development Site GGG includes the eight-story building at 96 Spring Street. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a brick, limestone, and cast iron store and loft constructed in 1900 for the Mercer Street Building Company, after designs by architects Clinton & Russell and with carpenter George H. Fuller Co.
- Potential Development Site H includes the one-story building at 95 Crosby Street. The SoHo-Cast Iron Historic District Extension (NYCHD) designation report describes the building as a brick building constructed in 1928 as a car wash. The owner was Theresa Browning and the builder was Salvati & LeQuornick.
- Potential Development Site HH includes the three-story building at 102 Greene Street Which is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a cast iron store constructed 1880-1881 for Isaac Guggenheim, designed by architect Henry Fernbach and builder Amos Woodruff & Sons. The designation report states that in 1941 the building was altered with the removal of two stories.
- Potential Development Site I includes the one-story building at 18 Wooster Street Which is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a brick and terra cotta store built in 1889-1890 for S.E. Cohen and Brothers, designed by architect S. Bruner & Tryon and builder W.D. Robinson.
- Potential Development Site II includes the three-story building at 3 Mercer Street. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a brick row house constructed circa 1821 for owner/developer I. Lawrence. The report notes that the building was probably originally two houses and was altered for commercial purposes.
- Potential Development Site JJ includes the 3 ½-story building at 149 Mercer Street which is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a brick and

cast iron dwelling constructed in 1826 for Robert Schuyler. The report notes that the ground floor has been completely altered, with some lintels covered and replaced.

- Potential Development Site K includes the one-story building at 140 Wooster Street. The building is identified in the nomination form as non-contributing to the S/NR-listed SoHo Historic District. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a garage.
- Potential Development Site KK includes the two-story building at 83 Greene Street which is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a brick store built 1879-1880 for J&L Seasongood, designed by Henry Fernbach and builder Saul Lowden. The report notes that in 1936 the top four stories were removed and new street walls were added to the remaining two stories.
- Potential Development Site L includes the one-story building at 417 West Broadway that is identified in the nomination report as non-contributing to the S/NR-listed SoHo Historic District. The SoHo-Cast Iron Historic District (NYCHD) report describes the building as a brick garage built in 1948.
- Potential Development Site LL includes the three-story building at 506 Broadway that is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a stone and cast iron store constructed circa 1854 for Eugene Langdon.
- Potential Development Site M includes the one-story building at 89 Mercer Street that is identified in the nomination form as non-contributing to the S/NR-listed SoHo Historic District According to the SoHo-Cast Iron Historic District (NYCHD) designation report, the building was constructed circa 1995.
- Potential Development Site MM includes the three-story building at 53 Mercer Street. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as being constructed in 1868 or altered at that time. The building is a brick and cast iron store and loft owned or developed by Alexander Roux.
- Potential Development Site NN includes the three-story building at 141 Greene Street which is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a dwelling built in 1825 for D.H. Schmidt, with major alterations in 1886 when the building's roof was flattened and an iron cornice was added.
- Potential Development Site O includes the two-story building at 51 Mercer Street which is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a garage built in 1940.
- Potential Development Site OO includes the two-story building at 103 Prince Street, located at the corner of Greene and Prince Streets. It is identified in the SoHo-Cast Iron Historic District (NYCHD) designation report as a post office building designed by architect Thomas W. Lamb. Built in 1910, it exhibits a Neo-Classical style design, with a pedimented entrance and simple limestone cornice.
- Potential Development Site P includes the one-story building at 134 Wooster Street. The building is identified in the nomination form as non-contributing to the S/NR-listed SoHo Historic District.
- Potential Development Site PP includes the two-story building at 558 Broadway. The SoHo-Cast Iron Historic District (NYCHD) designation report indicates that the brick and iron store was originally built circa 1860 for John Lawrence and was altered in 1920.

- Potential Development Site Q includes the one-story building at 450 and the two-story building at 452 West Broadway. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building at 452 West Broadway as a brick and glass store built in 1990-1991 and the building at 450 West Broadway as a wood and glass store constructed in 2000-2002.
- Potential Development Site QQ includes the four-story building at 43 Mercer Street. The building is identified in the nomination form as non-contributing to the S/NR-listed SoHo Historic District. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a brick and cast iron store and warehouse built in 1868 for Arthur Levy, after designs by Henry Fernbach.
- Potential Development Site RR includes the three-story building at 143 Spring Street, located at the northwest corner of Spring and Wooster Streets. It is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a brick dwelling constructed in 1818 for Josiah Purdy.
- Potential Development Site S includes the one-story building at 440 Broadway. It is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a stone store built circa 1875, and altered substantially in 1938.
- Potential Development Site SS includes the four-story building at 41 Wooster Street. It is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a brick, cast iron, and stone store built circa 1860.
- Potential Development Site T includes the one-story building at 454 Broadway. It is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a brick store built in 1863 for Peter Goelet, and altered substantially in 1946.
- Potential Development Site TT includes the five-story building at 355 West Broadway that is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a brick and stone loft built circa 1880, with substantial alterations in 1958 including a new ground floor.
- Potential Development Site U includes the one-story building at 470 Broadway. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a brick store built in 1858 for Pacific Bank, with substantial alterations including a new limestone front in 1918 and the removal of the upper three stories in 1940. According to the report, no original features remain on the façade.
- Potential Development Site UU includes the four-story building at 474 Broadway that is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a brick, with iron cornice, store and dwelling constructed in 1863 for Jane McNevin.
- Potential Development Site V includes the two-story building at 323 West Broadway. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a commercial building constructed in 1923.
- Potential Development Site VV includes the five-story through-block building at 481 Broadway, that has a rear frontage at 54 Mercer Street. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the property as stores built in two phases, with 481 Broadway constructed in 1855-1856 for John DeWolf with builder and architect not determined, and 54 Mercer constructed in 1868 for C.J. Oppenheim after designs by William T. Beer.
- Potential Development Site W includes the one-story building at 92 Prince Street, located at the southeast corner of Prince and Mercer Streets. The building is identified in the nomination

form as non-contributing to the S/NR-listed SoHo Historic District. The SoHo-Cast Iron Historic District (NYDCH) designation report indicates that the property was constructed circa 2001 after the historic district designation.

- Potential Development Site WW includes the five-story building at 518 Broadway which is described in the SoHo-Cast Iron Historic District (NYCHD) designation report as a stone store and loft building constructed in 1855 for Delancy Kane.
- Potential Development Site X includes the two-story former stable and wagon house at 163 Mercer Street. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a brick stable and wagon house built in 1867 for Wheller & Wilson, by G. Van Nostrand. According to the designation report, the building was substantially altered in 1948 with the removal of the second story and the addition of a new façade.
- Potential Development Site XX includes the narrow six-story through-block office and commercial building at 589 Broadway, with a secondary façade on Mercer Street. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building as a brick dwelling constructed in 1832 to 1833 for Judah Hammon, with window sills, lintels, and moldings "shaved" and the ground floor altered.
- Potential Development Site Y includes the three-story building at 424 West Broadway which is described in the SoHo-Cast Iron Historic District Extension (NYCHD) designation report as a brick residential structure built circa 1850 for Robert Rogers or John Glover, with substantial alterations circa 1980.
- Potential Development Site YY includes the two two-story buildings at 118 and 120 Prince Street. The SoHo-Cast Iron Historic District (NYCHD) designation report describes the building at 118 Prince Street as a pressed brick and freestone tenement and commercial building constructed in 1877 for S. Ellery Anderson, after designs by John G. Prague. The report describes 120 Prince Street as a brick, stone, and cast iron store and light manufacturing building constructed 1892 to 1893.
- Potential Development Site Z includes the three-story building at 396 West Broadway. The building is identified in the nomination form as non-contributing to the S/NR-listed SoHo Historic District. The SoHo-Cast Iron Historic District Extension (NYCHD) designation report describes the building as a stucco residential structure constructed circa 1829 for John Chaplain or Ann Shepherd, with major alterations in the 20th century.
- Potential Development Site ZZ includes two four-story buildings at 317 and 319 Canal Street. They are both described in the SoHo-Cast Iron Historic District (NYCHD) designation report as brick dwellings constructed in 1821 for Isaac Lawrence, with major alterations to both in 1869.

NoHo Historic District (S/NR-eligible, NYCHD) and Extension (NYCHD) (B)

Projected Development Sites 1, 2, 12, and 30

Potential Development Sites BB, EEE, F, J, HHH, and N

The original historic district was designated as a NYCHD by LPC in 1999 and certified as S/NR-eligible as a local historic district by the National Park Service in 2003 (S/NR-eligible). The original historic district is generally bounded by East and West Houston Streets on the south, Mercer Street on the west, Waverly Place and East 9th Street on the north, and Cooper Square and Lafayette Street on the east. In 2008, LPC designated the NoHo Historic District Extension, which includes properties in the area roughly bounded by West 4th and Great ones Streets on the north,

Bowery on the east, Bond Street on the south, and Lafayette Street on the west. The NoHo Historic District Extension is not part of or within the boundaries of the S/NR-eligible historic district.

The portion of the Project Area north of Houston Street is within the NoHo Historic District (S/NR-eligible, NYCHD) and Extension (NYCHD). Ten projected and potential development sites are located within this historic district (see **Figure 7-2**). As described above and shown in **Figure 7-2**, the boundaries of the historic district vary between the NYCHD designation and the S/NR listing, although the NYCHD boundaries are larger and encompass the entire district.

The NoHo Historic District and Extension is bounded by Houston Street on the south, Mercer Street on the west, Wanamaker and Waverly Places on the north, and Cooper Square and Lafayette Street on the east. The historic district is a commercial district that developed during the mid- to late-19th century, serving as a major retail and wholesale dry goods center. The buildings in the historic district date from the 1820s through the 1910s and reflect a range of architectural styles and building materials. Although the historic district includes smaller residential buildings, most buildings in the historic district located in the Project Area are store and loft buildings or warehouses built between 1850 and 1910 (see **Figure 7-6**).

The projected and potential development sites in the NoHo Historic District and Extension include eight buildings. Three buildings (and one parking lot) are identified in the nomination form as non-contributing in the S/NR-eligible NoHo Historic District.

- Projected Development Site 1 includes the four-story building at 54 Great Jones Street which is described in the NoHo Historic District Extension (NYCHD) designation report as a brick multiple dwelling building with store constructed circa 1851 for Nehemiah U. Tompkins, and substantially altered in 1938 and 1965.
- Projected Development Site 2 includes the parking lots at 12, 30, and 34 Great Jones Street. The properties are not described in the NoHo Historic District Extension (NYCHD) designation report.
- Projected Development Site 12 includes the parking lot at 410 Lafayette Street. The property is identified in the nomination form as non-contributing to the S/NR-eligible NoHo Historic District. This converted house that formerly occupied this site was razed in 1966, as described in the NoHo Historic District (NYCHD) designation report.
- Projected Development Site 30 includes the eight-story through-block building at 324 Lafayette Street. The NoHo Historic District (NYCHD) designation report describes the building as a Renaissance Revival steel, iron, and brick store and warehouse. The ground floor has a cast iron-clad cornice. The building was constructed in 1897 for Michael Hanlon after designs by Horenburger & Straub with Martin Johnson.
- Potential Development Site BB includes the two-story building at 686 Broadway. The building is identified in the S/NR nomination form as non-contributing to the S/NR-eligible NoHo Historic District due to the many extensive alterations to the 19th century building, including the installation of a new façade in 1993. The NoHo Historic District (NYCHD) designation report describes the building as a brick, marble, and glass taxpayer structure built in 1993 for Joseph Joseph. Potential Development Site EEE includes the parking garage at 403 Lafayette Street. The building is identified in the S/NR nomination form as non-contributing to the S/NR-eligible NoHo Historic District. The NoHo Historic District (NYCHD) designation report describes the building as an Art Deco-style garage and gas station built in 1931 for Beck-Lafayette Realty Corporation after designs by David S. Lang.

- Potential Development Site F includes the one-story building at 724 Broadway. The S/NR nomination form describes the building as a taxpayer with no style; the NYCHD designation report describes the building as a marble and glass building constructed circa 1987.Potential Development Site HHH includes the one-story building at 55 Bleecker Street. The property is identified in the S/NR nomination form as non-contributing to the S/NR-eligible NoHo Historic District. The NYCHD NoHo Historic District designation report describes the building as an Art Deco-style wood frame, brick and terracotta store and service building constructed in 1929 for Philip Wolf after designs by F.H. Klie.
- Potential Development Site J includes the one-story building at 27 East 4th Street. The NoHo Historic District Extension (NYCHD) designation report describes the building as a brick garage and repair shop built in 1945 for Paramount Filling, by Herman Kron.
- Potential Development Site N includes the one-story building at 53 Great Jones Street. The NoHo Historic District Extension (NYCHD) designation report describes the building as a brick storage facility built in 1928 for Harry Kirshbaum and notes that the date of construction is unclear as a two-story building was converted in 1882 to a one-story office building.

Bowery Historic District (S/NR-listed) (C)

Projected Development Sites 1, 13

Three blocks in the northeast portion of the Project Area are located within the Bowery Historic District (see **Figure 7-2**). Two projected development sites that contain four buildings are located within the boundaries of this historic district. There are no potential development sites in the Project Area that are within the historic district.

The Bowery Historic District includes the approximately 1.25-mile length of the Bowery including buildings and sites along 30 block fronts faces the Bowery and Cooper Square between Cooper Square to the north and Chatham Square to the south.[6] By the mid-19th century, the Bowery had evolved into an entertainment district with saloons, theaters, oyster bars, beer gardens, hotels, and dime museums, and soon developed a reputation for gangs, alcoholism, debauchery, prostitution, and homelessness. The Third Avenue elevated train was built spanning above the Bowery in 1878, reinforcing the street's dark character. By the time the elevated rail line was removed in 1955, several prominent artists, writers, and poets had settled on the Bowery. The historic district's remaining mid- to late-19th century buildings include Italianate and Neo-Grec commercial lofts, lodging houses, tenements, and commercial buildings with fewer numbers of Romanesque or Second Empire style structures. Early 20th century buildings that characterize the Bowery include Italian Renaissance Revival industrial lofts, tenements, lodging houses, and banks as well as later Beaux Arts, Neoclassical, and Art Deco style buildings (see **Figure 7-7**).

Buildings on these blocks include a circa-1832 lodging house at 356 Bowery, circa 1850 former residences at 52 and 54 Cooper Square; early twentieth century loft buildings and an office building; and a circa-1945 gas station at 358 Bowery.

The projected and potential development sites in the Bowery Historic District include four buildings. All four buildings are identified in the nomination form as contributing resources in the S/NR-listed Bowery Historic District.

- Projected Development Site 1 includes the buildings at 348, 350, and 352 Bowery (and 54 Great Jones Street, which is described above). The one-story building at 348 Bowery is

[6] National Register of Historic Places Registration Form. "The Bowery Historic District." 2011.

described in the S/NR nomination form as a no style brick store for Michael Di Bari, built as a brick block and cinderblock triangular-shaped office and store serving as an auto repair parking lot with a garage addition. The three-story building at 350 Bowery is described in the S/NR nomination form as a no style (stripped/refaced) mid-19th century building that was the former residence of Hungarian composer and pianist Bela Bartok. The three-story building at 352 Bowery is described in the S/NR designation report as a no style (stripped/refaced) mid-19th century or earlier heavily altered former rowhouse or mixed-use building, clad in stucco struck to mimic ashlar stone.

- Projected Development Site 13 includes the one-story building at 358 Bowery. The S/NR nomination form describes the building as a former gas station built circa 1945 after designs by Joseph Mitchell.

Chinatown and Little Italy Historic District (S/NR-listed) (D)

Projected Development Sites 15, 24, and 27

Portions of the Project Area east of Lafayette Street and south of East Houston Street are in the Chinatown and Little Italy Historic District. Three projected development sites are located within the historic district (see **Figure 7-2**). There are no potential development sites in the Project Area that are within the boundaries of the historic district.

A small portion of the Chinatown and Little Italy Historic District is located within the Project Area, with most of the 38-block historic district located beyond the Project Area to the east. The historic district is roughly bounded by Baxter Street, Center Street, Cleveland Place, and Lafayette Street to the west; Jersey Street and East Houston Street to the north; Elizabeth Street to the east; and Worth Street to the south. According to the nomination form, the historic district contains 624 contributing resources (621 buildings, one structure, and two public parks). Within the district boundaries, there are 77 non-contributing buildings that include altered historic buildings and structures that were built after 1965 which is the end of the historic district's period of significance.[7] The predominant building type in this historic district is the late 19th century tenement, though other contributing buildings include earlier structures designed in the Federal and Greek Revival styles, and non-residential, including factories and loft buildings, utility buildings, clubhouses, churches, and schools (see **Figures 7-7 and 7-8**). The Chinatown and Little Italy Historic District is significant in the history of Chinese-American and Italian-American ethnic heritage and social history, including immigration; for its architecture and in particular the many tenements that reflect the evolution of housing reform laws of the late 19th and early 20th centuries.

The projected development sites in the Chinatown and Little Italy Historic District include three buildings:

- Projected Development Site 15 includes the one-story building at 281 Lafayette Street. The nomination form for the S/NR-listed historic district does not include a building description for the property.
- Projected Development Site 24 includes the three-story building at 217 Hester Street. The nomination form for the S/NR-listed historic district describes the building as a commercial style yellow brick factory and showroom designed by Julius Eckman and constructed in 1926.

[7] National Register of Historic Places Registration Form. "Chinatown and Little Italy Historic District." 2009.

- Projected Development Site 27 includes the six-story building at 114 Baxter Street. The nomination form for the S/NR-list historic district describes the building as an Italianate and Renaissance Revival-style brick factory constructed in 1882 for Martin Schrenkeisen after designs by Henry Fernback.

Store and Loft Building (S/NR-eligible, within the SoHo-Cast Iron Historic District Extension [NYCHD]) (1)

The nine-story store and loft building at 75-77 Spring Street is Projected Development Site 31 that is individually S/NR-eligible and is within the SoHo-Cast Iron Historic District Extension (NYCHD). This building is located at the northeast corner of Spring and Crosby Streets. The Romanesque Revival style building was designed by architect Robert Lyons and built in 1898 for builder Ferdinand Mela. It was built at a time when many large factories and stores were constructed along the streets surrounding Broadway, transforming the neighborhood from the City's entertainment district to a center for mercantile and dry goods trade. The building's façades are divided vertically into three sections: a two-story brick-clad base surmounted by a molded crown; a shaft of five stories with paired windows separated by blocky brick pilasters; and a crown of two stories, with arched window openings windows framed by twisted Ionic columns (see **Figure 7-11**).[8]

PROJECT AREA

In addition to the historic districts and individual historic architectural resources described above that include projected and potential development sites, the Project Area also includes portions of two historic districts, and 26 individual historic architectural resources that are not located on projected or potential development sites. These historic architectural resources are described below and shown on **Figures 7-9** to **7-41**.

NoHo East Historic District (S/NR-Eligible, NYCHD) (Resource E)[9]

The portion of the Project Area north of Bleecker Street and east of Lafayette Street is within the NoHo East Historic District. No projected or potential development sites are located within the historic district.

The NoHo East Historic District is roughly bounded by Mulberry Street to the west, Bleecker Street to the north, Bowery to the east, and Bleecker Street to the south. The buildings in this part of the historic district include a series of small, narrow three-story rowhouses on the north side of Bleecker Street, larger seven-story loft buildings along the south side of Bleecker Street, and four-story tenement buildings along Bowery and Elizabeth Street. The historic district's low-scale houses on Bleecker and Elizabeth Streets are characteristic of the area's early residential history, while the larger loft buildings are representative of New York's growing importance as a hub of commercial activity in the 1900s (see **Figure 7-9**).

[8] *75-77 Spring Street Resource Evaluation*. NYS OPRHP. May 10, 2016. USN 06101.019168, page 2.

[9] Reference numbers correspond to **Figure 7-2**.

Sullivan-Thompson (aka South Village) Historic District (S/NR-listed, NYCHD)[10] (F)

A small part of the western portion of the Project Area is located within the South Village Historic District, also known as the Sullivan-Thompson Historic District. This portion of the Project Area does not include any projected or potential development sites. The entire NYCHD Sullivan-Thompson Historic District is within the boundaries of the S/NR-listed South Village Historic District. The South Village Historic District is larger and encompasses both the NYCHD Sullivan-Thompson Historic District and the NYCHD South Village Historic District. The South Village Historic District includes approximately 800 buildings and is roughly bounded by West 4th and West 3rd Streets on the north, LaGuardia Place and Thompson Street on the east, Watts Street on the south, and Seventh Avenue and Sixth Avenue on the west (see **Figure 7-9**).

The historic district is characterized by tenements from the late 19th and early 20th centuries. The district is notable for its social history and ethnic heritage, and it is significant for its collection of tenements in a range of popular styles including Neo-Grec, Italianate, Romanesque Revival, and Beaux Arts. The historic district also contains row houses, churches, institutional, and ecclesiastical buildings.

Odd Fellows Hall (S/NR-listed, NYCL) (2)

The four-story brownstone-faced Odd Fellows Hall is located at 165-171 Grand Street, with frontages on Grand, Centre, and Baxter Streets. The building was constructed in 1847–1848 after designs by architects Joseph Trench and John Butler Snook, and is an early example of the Anglo-Italianate style architecture that Snook and Trench helped introduce to the New York. The two primary façades are on Grand and Centre Streets and have rustication at the podium-like ground floor, which is surmounted by colossal pilasters with Corinthian capitals. The building's façades have restrained ornamentation, with unadorned rectangular window openings, and simple paneled spandrels linking the second- and third-story windows (see **Figure 7-11**).

407 Broome Street (S/NR-eligible, within the SoHo-Cast Iron Historic District Extension [NYCHD]) (3)

The seven-story store and lofts building is an L-shape building with frontages on Broome and Centre Streets. Designed by architect Albert V. Porter and built 1901–1902, the building has Renaissance Revival style design elements, including splayed lintels with keystones, molded bands, and bracketed cornice. The ground floor has been altered with modern storefronts (see **Figure 7-12**).

403-405 Broome Street (S/NR-eligible, within the SoHo-Cast Iron Historic District Extension [NYCHD]) (4)

The seven-story factory building is located at the corner of Broome and Centre Streets. Designed by DeLemos & Cordges and built in 1894, the building is an intact example of a Renaissance Revival-style factory design. The orange brick-faced building has a rounded corner at the corner of Broome and Centre Streets. Brick patterning is used across the façades to create simple beltcourses at the second through third floors, and for decorative panels beneath the windows on the sixth and seventh floors. Colossal pilasters span the façades from the fifth through seventh

[10] In 2013, LPC designated the northern portion of the historic district as the South Village Historic District; the southern portion of the historic district was designated in 2016 as the Sullivan-Thompson Historic District.

stories, capped with terra cotta capitals. Terra cotta ornament is also applied as a Greek key beltcourse over the third floor, and for lion's heads between the windows at the fourth floor (see **Figure 7-12**).

E.V. Haughwout Building (NYCL, within the SoHo-Cast Iron Historic District [S/NR-eligible, NYCHD]) (5)

The E.V. Haughwout Building at 488-492 Broadway occupies the northeast corner of Broadway and Broome Street. The five-story Anglo-Italianate style building has arched window openings set between columns and is one of the largest cast-iron buildings in the City. It was designed by architect J.P Gaynor, with iron components by James Bogardus. It was built in 1857 as a store to display cut-glass, silverware, clocks, and chandeliers (see **Figure 7-13**).

Historic Street Lampposts (NYCL) (6)

Seven historic street lampposts are located in the Project Area, at street locations in proximity to the following addresses: 444 Broadway, 473 Broadway, 515 Broadway, 542 Broadway, 580 Broadway, 60 Green Street, and 152 Mercer Street (see **Figure 7-13**). They are each Bishop's Crook style 13-foot-tall cast iron lampposts with decorative garland on the shaft and a ladder rest. Each was fabricated of a single casting up to the crook top.

61-63 Crosby Street (S/NR-eligible, within the SoHo-Cast Iron Historic District Extension [NYCHD]) (7)

The four-story brownstone store and lofts building was constructed in two phases between 1873 and 1876. The architect of the northern half is not recorded; the southern half was designed by architect Theodore A. Tribit. The stone-fronted building exhibits includes the Italianate and Geo-Grec style design elements, including cast-iron Corinthian columns on the first story, a wood cornice with scrolled brackets, incised window surrounds, and angular frieze panels (see **Figure 7-14**).

72-78 Spring Street (S/NR-eligible, within the SoHo-Cast Iron Historic District Extension [NYCHD]) (8)

The 12-story store and loft building is located at the southeast corner of Spring and Crosby Streets. The brick and terra cotta-clad store and loft building was designed in the Renaissance Revival style by architect Charles I. Berg and constructed in 1907–1908. The building has molded and bracketed cornices forming horizontal divisions separating certain sections of the building. The building's primary façades are on Spring and Crosby Streets and have a rusticated stone base, surmounted by paneled third-story piers (see **Figure 7-14**).

63 Spring St (S/NR-eligible, within the SoHo-Cast Iron Historic District Extension [NYCHD]) (9)

The five-story store and tenement building at the northwest corner of Spring and Lafayette Streets was designed by Julius Kastner and constructed in 1897. The building's south-facing Spring Street façade has a modern storefront and an awning at the ground floor. The building was designed in the Renaissance Revival style, with stone banding across the south and east façades, a foliated terra cotta panels at the spandrel between the third and fourth stories, and a dentil course at the fifth story (see **Figure 7-15**).

Gay Activists Alliance Firehouse (NYCL, within the SoHo-Cast Iron Historic District Extension [NYCHD]) (10)

The three-story Gay Activists Alliance Firehouse (former Engine Company No. 13) is significant as the former headquarters of the Gay Activists Alliance from 1971 to 1974. The Neo-Grec and Queen Anne-style building has a cast-iron base incorporating a single apparatus bay with rusticated pires. The second and third stories are red brick with stone trim and terracotta details (see **Figure 7-15**).

93 Crosby Street (S/NR-eligible, within the SoHo-Cast Iron Historic District Extension [NYCHD]) (11)

The six-story, Romanesque Revival style factory building was designed by architect George F. Pelham and built in 1894–1895. The building has round-arched, deeply-inset window openings, heavy stone massing, and angled brick spandrels (see **Figure 7-16**).

276 Lafayette Street (S/NR-eligible, within the SoHo-Cast Iron Historic District Extension [NYCHD]) (12)

The former store and factory building at 276 Lafayette Street occupies the blockfront bounded by Lafayette, Prince, and Crosby Streets. Designed by the architecture firm Sugarman & Berger and built in 1925-1927, the fifteen-story building has a two-story stone-faced base with limestone piers topped by Ionic capitals. The ground floor has modern storefront windows along Lafayette and Prince Streets (see **Figure 7-16**).

Hawley & Hoops Store and Warehouse (S/NR-eligible, within the SoHo-Cast Iron Historic District Extension [NYCHD]) (13)

The six-story Hawley & Hoops Store and Warehouse at 115 Crosby Street is a through-block building with frontages on Crosby and Lafayette Streets. The building was designed by architect Charles E. Reid and built in 1904-1905. It is a Renaissance Revival style brick-faced store and warehouse building. The building's Crosby Street façade has a cast iron commercial storefront on the ground floor, with fluted cast-iron columns, paneled bases, and bracketed caps. The upper stories have paired windows with stone sashes and lintels (see **Figure 7-17**).

IRT Bleecker Street Station (S/NR-listed, Interior NYCL) (14)

The Bleecker Street Station is on the first subway line built by the Interborough Rapid Transit (IRT) Company between 1899 and 1904. Chief Engineer William B. Parsons devised the individual station plans, construction methods, and the route that ran from City Hall to Grand Central Terminal and then to Times Square and the Bronx. Working with Parsons, the architects Heins & LaFarge designed the ornamentation for the stations along the IRT subway line. The Bleecker Street Station's the walls along the original 200-foot-long platforms include faience plaques, Roman brick wainscoting, ceramic cornices, and eight original faience station name panels. The Bleecker Street Station contributed to continued development in the East Village after the station opened in 1904. The Bleecker Street Subway Station is one of 11 of the original 45 underground stations of the IRT system that is an Interior NYCL (see **Figure 7-17**).

Bayard-Condict Building (NHL, S/NR-listed, NYCL, within the NoHo Historic District [S/NR-eligible, NYCHD]) (15)

The Bayard-Condict Building at 65-69 Bleecker Street was one of the first skyscrapers built in New York City and is the only work in the city designed by architect Louis Sullivan. It was built

in 1897-1899. The 12-story building is faced entirely in white terra cotta; it is divided vertically into six bays and horizontally into three sections, following Sullivan's principle that a skyscraper should have an ornate base, a shaft of identical stories, and a decorative crown at the top (see **Figure 7-18**).

Robbins & Appleton Building (S/NR-listed, NYCL, NoHo Historic District [NYCHD, S/NR-eligible]) (16)

The Robbins & Appleton Building, a six-story cast-iron building designed by Stephen Decatur Hatch and was constructed in 1879-1880 The French Second Empire style building was built as a factory for a watch case manufacturing firm. Three floors were leased to the publishing firm of D. Appleton Company. The building's lower five floors have simple cast-iron columns and large window openings; above the fifth floor is a modest cornice and a large mansard roof with dormers of different design styles (see **Figure 7-18**).

30 Bond Street (S/NR-eligible, NoHo Historic District Extension [NYCHD]) (17)

The seven-story brick-faced building was designed by architects Cleverdon & Putzel and constructed in 1892. The Renaissance Revival style building has subtle geometric ornamentation, applied in brick and brownstone. The building was erected at a time when NoHo was becoming increasingly commercial in character, as older dwellings were being replaced by new loft buildings or converted to commercial uses (see **Figure 7-19**).

Firehouse: Engine Company 33 (S/NR-listed, NYCL, within the NoHo Historic District Extension [NYCHD]) (18)

Firehouse: Engine Company 33 at 44 great Jones Street was designed by Flagg & Chambers in a Beaux-Arts style and was constructed in 1898-1899. The four-story brick-faced building is oriented around a central recessed arch topped with a large cartouche. The arch is filled with metal divided-light windows and iron grillwork. The building's stone base is dominated by two firetruck docks (see **Figure 7- 19**).

Schermerhorn Building (S/NR-listed, NYCL) (19)

The Schermerhorn Building at 376-380 Lafayette Street was designed by Henry J. Hardenbergh and built in 1889-1889. This six-story brown brick-, stone- and terra cotta-clad building has long rows of wide, segmentally arched windows. Tower elements are located at its northern and western corners above building entrances, although the building's orientation is toward the corner of Lafayette and Great Jones Streets. The building rests on large, stone columns with granite bases and has large window openings framed in cast iron on its first four floors (see **Figure 7-20**).

Samuel Tredwell Skidmore House, (S/NR-listed, NYCL) (20)

The Samuel Tredwell Skidmore House at 37 East 4th Street is a 3 1/2-story, Greek Revival rowhouse built in 1845. The brick rowhouse has a stoop, an entrance porch with free-standing Ionic columns supporting an entablature, brownstone window lintels, and a row of small attic windows. A transom and sidelights frame the recessed doorway (see **Figure 7-20**).

Old Merchant's House (NHL, S/NR-listed, NYCL, Interior NYCL) (21)

The Old Merchant's House at 29 East 4th Street was owned in the mid-1800s by the merchant Seabury Tredwell, the cousin of Samuel Tredwell Skidmore. Joseph Brewster built the house speculatively in 1832 as part of a row of six houses. The house includes transitional Federal and

Greek Revival-style design elements, including the three-and-a-half story house's ornate entrance. With a marble Gibbs surround, the recessed entrance is framed with Ionic columns that support an entablature with a fanlight. Other features of the house include a marble stoop and window lintels, a wrought-iron hand rail, and a peaked slate roof with two decorative dormer windows (see **Figure 7-21**). The building's interior is in the Greek Revival style.

De Vinne Press Building (S/NR-listed, NYCL, within the NoHo Historic District [S/NR-eligible, NYCHD]) (22)

Theodore De Vinne, who was at the forefront of the revival of printing as an art form, was responsible for the printing of many major magazines, including *The Century* and *Scribner's Monthly*. De Vinne's Romanesque Revival printing house at 393-399 Lafayette Street is a masterpiece of 19th-century commercial architecture, with a sophisticated fenestration pattern and subtle terra cotta detail. The focus of the primary façade is a trio of three-story arched openings with deeply recessed window that accent the massive quality of the windows. The facade is currently covered in scaffolding (see **Figure 7-21**).

La Grange Terrace/Colonnade Row (S/NR-listed, NYCL, within the NoHo Historic District (S/NR-eligible, NYCHD]) (23 to 26)

The La Grange Terrace/Colonnade Row at 428-434 Lafayette Street is a row of four townhouses that are unified by a two-story Corinthian colonnade that extends the length of their facades. The terrace design is attributed to architect Alexander Jackson Davis and was built in 1832-1833 (see View X of **Figure 7-22**).

Astor Library (S/NR-listed, NYCL, within the NoHo Historic District (S/NR-eligible, NYCHD]) (27)

The Astor Library at 423-37 Lafayette Street is a three-story brick- and stone-faced building that was built in three major phases. The south wing was designed by architect Alexander Saeltzer and built in 1849-1853. The center section was designed by architect Griffith Thomas and built in 1856-1859. The north wing was designed by architect Thomas Stent and built in 1879-1881r. The library was the first great classical library broadly accessible to the public (see **Figure 7-22**).

ARCHITECTURAL RESOURCES: 400-FOOT STUDY AREA

The historic architectural resources in the study area are shown in **Figures 7-23 through 7-41** and are keyed to the study area map on **Figure 7-2**.

406-412 Broome Street (S/NR-eligible, within the SoHo-Cast Iron Historic District Extension [NYCHD]) (28)

The seven-story brick-faced factory building was designed by Robert Hoffman and constructed in 1881. The building was altered in 1887 following the widening of what is now Lafayette Street (formerly Elm Street), when the new stone, brick, and terra cotta façade was installed (see **Figure 7-23**). The building is located in the eastern part of the study area.

Astor Place Station (IRT), Astor Place at Lafayette Street (S/NR-listed, Interior NYCL) (29)

The Astor Place Station is on the first subway line built by the IRT Company between 1899 and 1904. As Chief Engineer, William B. Parsons devised the individual station plans, construction methods, and the route that ran from City Hall to Grand Central Terminal and then to Times Square and the Bronx. Working with Parsons, the architects Heins & LaFarge designed each station's

ornamentation. The decorative scheme of the walls of the original 200-foot-long platforms include mosaic tile, glazed tile, faience plaques and moldings, and brick wainscoting (see **Figure 7-23**). The platform and entrance area columns are also included in the designation. The Astor Place Station was named for John Jacob Astor, who first made his fortune in the fur trading business. The faience plaques have yellow beaver motifs to symbolize this. The Astor Place Station is located in the northern portion of the study area at the intersection of Lafayette Street, East 8 Street, 4th Avenue, and East 9 Street.

Foundation Building, Cooper Union for the Advancement of Science and Art (NYCL) (30)

The Foundation Building, or the main building of the Cooper Union for the Advancement of Science and Art is located at 7 East 7th Street, occupying the blockfront of Astor Place between 3rd Avenue and Cooper Square. The Foundation Building is a six-story brownstone-clad building designed in the Anglo-Italianate style by architect Frederick A. Peterson. It was built between 1853-1859. The building is significant as an innovative structure, integrating some of the first rolled sections (wrought-iron beams) ever used in New York City. The building is also significant as one of New York's earliest institutions to provide a free college education, and one of the earliest institutions to open its doors for women (see **Figure 7-24**). The building is located in the northeastern portion of the study area.

Hamilton-Holly House (NYCL) (31)

The Hamilton-Holly House is located at 4 Saint Mark's Place. The three-and-a-half story town house was built in 1831 in the Federal style. The building has Flemish bond brickwork, a high stoop, and high parlor-floor windows (see **Figure 7-24**). The building is located in the northeastern portion of the study area.

Metropolitan Savings Bank (S/NR-listed, NYCL) (32)

The Metropolitan Savings Bank at 9 East 7th Street occupies the northeast corner of Third Avenue and East 7th Street. The three-story masonry-faced building was designed by architect Carl Pfeiffer and built in 1867 for the Metropolitan Savings Bank. The French Second Empire-style building has a mansard roof, quoins at the corners, and bold rustication on the ground floor. On the first and second floors, the center bay is framed by engaged Corinthian columns (see **Figure 7-25**). Upon construction, the building was heralded as one of the first fireproof commercial buildings. The building is located in the northeastern portion of the study area.

East Village/Lower East Side Historic District (NYCHD) (G)

The East Village/Lower East Side Historic District is a residential historic district that first was developed during the early- to mid-19th century as a prestigious residential neighborhood (see View of **Figure 7-10**). The historic district is primarily along Second Avenue between East 2nd and 6th Streets and the side streets. A second area of the historic district is located between First Avenue and Avenue A along East 6th and 7th Streets. From the 1850s, large numbers of immigrants moved to the area and row houses were converted for multiple-family dwellings and boarding houses, or replaced by new purpose-built tenements. The historic district is characterized by tenement buildings, and later apartment buildings, built to house the city's immigrant community, as well as the institutions founded to serve this community. A small portion of the study area is within this historic district.

McSorley's Old Ale House (S/NR-eligible, within the East Village/Lower East Side Historic District [NYCHD]) (33)

The five-story brick-faced tenement at 15 East 7th Street was built in the mid-19th century. The ground floor has been occupied as a tavern which was established in 1854 (see **Figure 7-25**). The building is located in the eastern portion of the study area.

Germania Fire Insurance Company Bowery Building (NYCL, within the Bowery Historic District [S/NR-listed]) (34)

Designed by prominent German-American architect Carl Pfeiffer, and built in 1870, the Germania Fire Insurance Company Bowery Building at 357 Bowery reflects a time when the Bowery was a major thoroughfare of America's leading German-American neighborhood. The company was founded in 1859, and the firm was prospering when it constructed this building to house its Kleindeutschland office. After little more than a decade, the company moved its office farther up Bowery. The building's design was inspired by the grand office buildings then being constructed by the nation's insurance companies, featuring a high basement, imitation mansard roof with dormer, and a cast-iron storefront. The building's second and third floors are faced in Philadelphia brick laid in stretcher bond (see **Figure 7-26**). The building is located in the eastern portion of the study area.

Commercial Loft Building (S/NR-eligible, with in the East Village/Lower East Side Historic District [NYCHD]) (35 and 36)

The seven-story commercial loft building at 59-61 East 4th Street consists of two buildings now joined. The building at 61 East 4th Street was designed by M.A. Cantor and built in 1911; and the building at 59 East 4th Street was designed by Charles B. Mayers and built in 1923. The early-20th century loft buildings are significant for their architecture, featuring distinctive brickwork, large bays of windows, and a prominent cornice (see **Figure 7-26**). The building is located in the eastern portion of the study area.

Commercial Loft Building (S/NR-eligible, with in the East Village/Lower East Side Historic District [NYCHD]) (37)

The five-story commercial loft building faced in brick at 62 East 4th Street is located on the south side of East 4th Street. The building was designed by architect Max Schroff and built in 1889 for German immigrant Victor Eckstein (see **Figure 7-27**). The building served as a semi-public gathering place for the German community, including a restaurant, meeting halls, and later a dance hall. The building is located in the eastern portion of the study area.

Former Turn Hall (S/NR-eligible, within the East Village/Lower East Side Historic District [NYCHD]) (38)

The five-story brick building at 66 East 4th Street is located on the south side of East 4th Street (**Figure 7-27**). The building was built in 1871 as the headquarters for the New York Turnverein (or Turn Verein), a German fraternal and gymnastic society. The brick building has Neoclassical Revival style ornament, including pedimented windows on the upper stories and a pedimented parapet on the roofline. A projecting entrance bay is on the ground floor. Many theatrical productions were held in the building, known as Turn Hall. The building is located in the eastern portion of the study area.

New York Marble Cemetery (S/NR-listed, NYCL) (39)

The New York Marble Cemetery was founded in 1830 as Manhattan's first non-sectarian cemetery. The cemetery is located in the interior of the block bounded by East 2nd and East 3rd Streets, Second Avenue and the Bowery. It contains 156 underground vaults made of Tuckahoe marble. There are plaques set into the north and south walls bearing the names of the original vault owners (see **Figure 7-28**). The cemetery is located in the eastern portion of the study area.

Bond Street Savings Bank (S/NR-listed, NYCL) (40)

The Bouwerie Lane Theatre, originally the Bond Street Savings Bank, is located at 330 Bowery. The building was commissioned by the Atlantic Savings Bank and built in 1873. It was designed in an Italianate style by Henry Engelbert. The building has a cast iron façade and large window openings at each of its five floors (see **Figure 7-28**). It has housed a theater since 1963, and the Jean Cocteau Repertory since 1974. The building is located in the eastern portion of the study area, at the northwest corner of Bowery and Bond Street.

Puck Building (S/NR-listed, NYCL) (40)

The Puck Building at 295-309 Lafayette Street occupies the full City block bounded by East Houston, Lafayette, Mulberry, and Jersey Streets (see **Figure 7-29**). The seven- and nine-story brick-faced building was built in two phases between 1885-1886 and 1892-1893. The building was originally erected to house the offices and printing facilities of the prominent humor magazine "Puck." The wings fronting on East Houston and Mulberry Streets date to the initial phase of construction and were designed by Albert Wagner; the two western bays of the building's East Houston Street façade and the west façade were demolished when Lafayette Street was cut through in 1897. Herman Wagner, related to Albert, the original architect, designed the building's new Lafayette Street façade in 1899 to conform to the original design. The building is designed in the Romanesque Revival style, clad in red brick, with round arched openings and decorative brickwork. The building's primary entrance is on Lafayette Street; it was moved to this location from the corner of East Houston and Mulberry Streets as a result of the construction of Lafayette Street. The entrance features a statue of Shakespeare's Puck. Another statue of Puck is located at the corner of East Houston and Mulberry Streets. The building is located just outside the Project Area in the eastern portion of the study area.

Saint Patrick's Old Cathedral and St. Patrick's Chancery Office (S/NR-listed, NYCL, within the Chinatown and Little Italy Historic District [S/NR-listed]) (41)

Saint Patrick's Old Cathedral occupies a site with frontages on Mulberry and Mott Streets. The Gothic Revival cathedral was designed by architect Joseph F. Mangin and built between 1809 and 1815. The cathedral has a massive windowless stone wall facing Mott Street, with three high pointed arch door openings containing decorative wood doors with wood tracery detailing in the arched portion of the door openings. The fieldstone masonry walls of the north and south elevations each contain eight pointed arched stained-glass windows. A landscaped cemetery is located north and south of the church, enclosed within a brick wall (see **Figure 7-29**). The building is located in the eastern portion of the study area.

St. Patrick's Chancery office is located at 266 Mulberry Street, north of the cathedral. The small, three-story Gothic Revival style chancery office was designed by James Renwick, Jr., the architect of St. Patrick's Cathedral on Fifth Avenue which was also under construction at that time, and William Rodrigue, a relative of Archbishop John Hughes who also assisted Renwick in the design of the new St. Patrick's Cathedral. The building was completed in 1858-1859.The chancery's

Mulberry Street façade has a central pointed arched entrance set in a stone surround, with stone quatrefoil ornament that creates a balustrade between the ground floor entrance and window above and is also utilized beneath at the third story window openings, and a brick corbelled parapet. Most of the building's Mulberry Street window openings are sealed in brick; the north and south façade windows are glazed. The building has served as St. Michael's Russian Catholic Chapel (now Church) since the late 1930s to serve the area's growing Russian immigrant population.

Fourteenth Ward Industrial School of the Children's Aid Society (S/NR-listed, NYCL, within the Chinatown and Little Italy Historic District [S/NR-listed]) (42)

The Fourteenth Ward Industrial School, also known as the Astor Memorial School, is located at 256-258 Mott Street. The three-and-a-half-story school was built in 1888-1889 and was designed by architects Vaux and Radford. The Victorian Gothic style building is clad in brick, standstone, and terra cotta, with terra cotta panels that have foliate ornament, a two-story oriel window at the center of the façade, buttresses framing the front elevation, and a stepped gable roof (see **Figure 7-30**). The building is located in the eastern portion of the study area.

Roman Catholic Orphan Asylum (NYCL, within the Chinatown and Little Italy Historic District [S/NR-listed]) (43)

The Roman Catholic Orphan Asylum, also known as Old Saint Patrick's Convent and Girl's School, is located at 32 Prince Street at the southwest corner of Prince and Mott Streets with frontages on both streets. Built in 1826, the three-story brick-faced building has a late Federal style doorway with an elliptical stone arch supported on fluted Ionic columns, leaded glass sidelights, and half-columns beside the stone frame (see **Figure 7-30**). The building is located in the eastern portion of the study area.

New York City Police Headquarters (S/NR-listed, NYCL) (44)

The New York City Police Headquarters building at 240 Centre Street occupies the block bounded by Centre, Grand, and Broome Streets and Centre Market Place. Designed by architects Hoppin, Koen and Huntington and built in 1905-1909, this large public building served as the official image of the nation's the largest and most sophisticated police force at the time of the building's construction. The Edwardian Baroque-style building exhibits Beaux Arts principles of design, with balanced proportions and logical planning. The building has a pedimented center pavilion topped by a dome and balanced by end pavilions. The central portico is framed by Corinthian columns resting on a rusticated arcade (see **Figure 7-31**). The building is located in the eastern portion of the study area.

190 Grand Street (NYCL, within the Chinatown and Little Italy Historic District [S/NR-listed]) (45)

The three-and-a-half-story Federal style rowhouse at 190 Grand Street was built circa 1833. The building has a peaked roof and segmental dormers (see **Figure 7-31**). The building is located in the southeastern portion of the study area.

192 Grand Street (NYCL, within the Chinatown and Little Italy Historic District [S/NR-listed]) (46)

The three-and-a-half-story Federal style rowhouse at 192 Grand Street Built circa 1833, the building is significant as a rare surviving and intact Federal period building, and a fine example of a 3-and-a-half-story, Federal style house with peaked roof and segmental dormers (see **Figure 7-32**). The building is located in the southeastern portion of the study area.

Stephen Van Rensselaer House (NYCL, within the Chinatown and Little Italy Historic District [S/NR-listed]) (47)

The two-story Federal style rowhouse at 149 Mulberry Street was built in 1816 and moved to its current location in 1841. The building is typical of the modest houses built at this time (see **Figure 7-32**). The building is located in the southeastern portion of the study area.

254-260 Canal Street (S/NR-listed, NYCL) (48)

Built in 1856-1857, the five-story building at 254-260 Canal Street was designed by James Bogardus in the Renaissance Revival-North Italian Mode style. The building occupies the southwest corner of Canal and Lafayette Streets. It is one of the earliest surviving cast iron-fronted buildings in New York City. The façade is constructed of glass and cast iron and is divided into 16 bays along Canal Street and 12 bays along Lafayette Street. The ground floor is supported by multiple, evenly-spaced columns placed between storefront window openings with wooden framing. The upper floor window openings are also framed by columns, which support overhead entablatures (see **Figure 7-33**). The building is located in the southeastern portion of the study area.

Fire Engine Company No. 31 (S/NR-listed, NYCL) (49)

The Fire Engine Company No. 31 at 87 Lafayette Street was designed by the architectural firm Napoleon LeBrun & Sons and built in 1896. The three-and-a-half story building was built in the French Renaissance style, with a steep, hipped slate roof with iron crestings, embellished dormer windows, and a faceted tower on the southwest corner of the building. The building is clad in brick with stone detailing (see **Figure 7-33**). The firehouse is located in the southeastern corner of the study area.

94-100 Lafayette Street (S/NR-eligible, NYCL) (50)

The eight-story Neoclassical-style commercial building at 94-100 Lafayette Street was designed by architecture firm Howells and Stokes and built 1907-1908. It is the only known store-and-loft building designed by the renowned architectural firm. The building has a steel frame and is faced in tan brick with limestone and terra cotta details, with minimal but well-designed neo-Classical details (see **Figure 7-34**). The building is located in the southeastern edge of the study area.

Tribeca East Historic District (S/NR-eligible, NYCHD) (H)

The Tribeca East Historic District is roughly bounded by Canal Street to the north, Lafayette Street to the east; Worth, Franklin, and White Streets to the south; and Church Street and West Broadway to the west. The historic district contains ornate cast iron-clad and masonry-clad store and loft buildings that reflect the area's history as the City's center for dry goods and related industries, such as office buildings and banks (see View **Figure 7-10**). The southern part of the study area is located within northern portion of the historic district.

U.S. Post Office, Canal Street Station (S/NR-listed) (51)

The U.S. Post Office, Canal Street Station at 350 Canal Street is a two-story building clad in buff-colored terra cotta panels with a black terra cotta-clad base. The Art Moderne-style building was designed by architect Alan Balch Mills and built in 1937-1939 (see **Figure 7-34**). The post office is one of a large number of post office buildings constructed in New York City during the 1930s as part of a public works program initiated by the Federal government during the Great Depression. The building is located in the southwestern portion of the study area.

Long Distance Building of the American Telephone & Telegraph Company (NYCL, Interior NYCL) (52)

The 26-story Long Distance Building of the American Telephone & Telegraph Company (AT&T Building), located at 32 Sixth Avenue, was designed by architect Ralph Walker. The Art Deco-style building has steel frame construction, clad in brick and granite. This large building occupies the block bounded by Sixth Avenue, and Lispenard, Church, and Walker Streets and has entrances on Sixth Avenue and Church Street. The building's Landmarked Interior includes the through-block lobby's Art Deco-style ornamentation (see **Figure 7-35**). The building is located in the southwestern portion of the study area.

American Thread Building (S/NR-listed) (53)

The American Thread Building at 260 West Broadway, originally the Wool Exchange Building, is an 11-story Renaissance-Revival style commercial building designed by architect William B. Tubby and built in 1894-1896. It is faced in brick and stone, with a curved southeast corner. The building is representative of Lower Manhattan's commercial exchange buildings that were built around this time. The building incorporated an auction house, exhibition room, commercial bank, warehouse, post office, and dining club (see **Figure 7-36**). The building is located within the southwestern edge of the study area.

Holland Plaza Building (NYCL) (54)

The Holland Plaza Building at 75 Varick Street is a large modern-classical style manufacturing building designed by architect Ely Jacques Kahn and built in 1929-1930. The building is located on a prominent site overlooking the entrance to the Holland Tunnel to the north. The 245-foot-tall building occupies the entire irregularly-shaped block bounded by Watt, Varick, and Canal Streets. The building is faced in brick with, and a chamfered corner at the Canal and Varick Streets. The building has corner towers and grouped rectangular building openings (see **Figure 7-36**). The building is located at the southwestern edge of the study area.

57 Sullivan Street House (NYCL) (55)

The three-story townhouse at 57 Sullivan Street was built in 1816-1817 as a speculative development property for Frederick Youmans. The Federal-style townhouse has brick cladding laid in Flemish bond, incised paneled stone lintels, an incised entry arch with a keystone and impost blocks, and a low stoop. The townhouse was originally two stories high; it was enlarged in the mid-19th century with another one (or two?) stories (see **Figure 7-37**). The building is located in the western portion of the study area.

83 Sullivan Street House (NYCL) (56)

The townhouse at 83 Sullivan Street was built in 1819. The Federal-style townhouse retains the earliest intact Federal doorway remaining in Manhattan. The building has a brick-clad primary façade laid in Flemish bond with iron handrails at the stoop (see **Figure 7-37**). The building is located in the western portion of the study area.

85 Sullivan Street (NYCL) (57)

The townhouse at 85 Sullivan Street was built in 1819. Like the townhouse at 83 Sullivan Street, this townhouse is a Federal-style building faced in brick with a low front stoop (see **Figure 7-37**). The building is located in the western portion of the study area.

University Village (S/NR-eligible, NYCL) (58)

University Village at 100 and 110 Bleecker Street and 505 LaGuardia Place was designed by the architecture firm I.M. Pei & Associates, with James Ingo Freed as the chief designer. University

Village was constructed between 1964 and 1967. The complex occupies the superblock bounded by West Houston Street, LaGuardia Place, Bleecker Street, and Mercer Street. It comprises three identical free-standing towers—Silver Towers I and II located at 110 and 100 Bleecker Street and 505 LaGuardia Place—and associated landscaping features. Silver Towers I and II contain New York University (NYU) faculty housing; the west building—505 LaGuardia Place—is a cooperative apartment house. The 30-story (275-foot-tall) towers are reinforced concrete structures designed in the Brutalist style and reflect the influence of Le Corbusier, the Swiss-French architect (see **Figure 7-38**). The towers are "positioned at the center of the site in a 'pinwheel' configuration around a 100-by-100-foot lawn."[11] Their arrangement on the site maximizes views and privacy. The buildings' concrete was cast in place on site using fiberglass molds. Each building has "twin sets of smooth gridded facades that project from a central core." Each floor has four or eight deeply-recessed horizontal window bays, as well as a 22-foot-wide sheer wall, creating strong contrasts of light and shadow.[12] The large sandblasted concrete sculpture, *Bust of Sylvette*, is located near the center of the complex on the central lawn. The sculpture is an enlargement Pablo Picasso's 1954 cubist piece. The Norwegian sculptor Carl Nesjar who often collaborated with Picasso, created the 36-foot-tall bust in 1968. University Village is located in the western portion of the study area.

Warren Weaver Hall (S/NR-eligible) (59)

The 14-story Warren Weaver Hall at 251 Mercer Street was designed in the Brutalist style by Warner, Burns, Toan, Lunde Architects (see **Figure 7-39**). It was built in 1965 and has a brick and glass façade over a structural steel frame. Built to house the Courant Institute of Mathematical Sciences at NYU, it includes classrooms, a library, and an auditorium. The building is located in the northwestern portion of the study area.

15-19 West 4th Street (S/NR-eligible) (60)

Built originally as two separate buildings, the circa 1900 house at 15-19 West 4th Street has is faced in stone and terra cotta and has round arched window openings in the upper stories, with decorative stone and terra cotta detailing (see **Figure 7-39**). The building is located in the northwestern portion of the study area.

Carter Hall (S/NR-eligible) (61)

Carter Hall, located at 10 Washington Place, was built in 1891. The six-story building was designed by architect Richard Berger. The building has stone, cast iron, and terra cotta cladding at the ground floor; the upper floors are faced in brick with decorative brickwork pilasters framing the façade and cast iron surrounding the windows (see View **Figure 7-40**). The building is located in the northwestern portion of the study area.

10 Waverly Place (S/NR-eligible) (62)

The 10-story limestone and red brick former mercantile building at 10 Waverly Place was designed by architect Alfred Zucker and built in 1902. The building has a tripartite design with a base, shaft, and capital. The building's three-story base is faced in limestone that contrasts the terra cotta façade of the upper floors. The limestone detailing is carried to the building's upper

[11] *University Village Designation Report*. Landmarks Preservation Commission. November 18, 2008, Designation List 407, LP-2300, page 2.

[12] *Ibid*.

floors through the quoins and splayed lintels (see **Figure 7-40**). The building is located in the northwestern portion of the study area.

12 Waverly Place (S/NR-eligible) (63)

The factory building at 12 Waverly Place was built for Saul and Henry Corn in 1891-1892. The six-story building was designed by Alfred Zucker (see **Figure 7-41**). The building is located in the northwestern portion of the study area.

15-23 Waverly Place (S/NR-eligible) (64)

The Waverly Mews at 15-23 Waverly Place is a late-19th century commercial loft building. building at the northeast corner of Waverly Place and Greene Street (see **Figure 7-41**). The ground floor is faced in limestone in contrast to the red brick of the upper floors. The arched windows have decorative limestone surrounds. Limestone quoins mark the building's corners. The black metal fire balconies along both streetfront façades have rounded edges that have a decorative quality. The building is located in the northwestern portion of the study area.

Potential Architectural Resources

Most study area buildings are located within the surrounding five historic districts. The vast majority of the Project Area and the study area are within the boundaries of a historic district, as shown on **Figure 7-2**. In addition to the buildings within the historic districts, the Project Area and study area also include 27 individual historic architectural resources that are NHLs, S/NR-listed, S/NR-eligible, NYCLs, and Interior NYCLs. A survey of the Project Area and study area did not identify any potential historic architectural resources. Therefore, there are no potential architectural resources in the study area.

F. THE FUTURE WITHOUT THE PROPOSED ACTIONS

In the future without the Proposed Actions (the "No Action condition"), it is assumed that no development would occur on the projected and potential development sites. There are several projects planned or under construction in the study area that are expected to be completed in the No Action condition, as described more fully in Chapter 2, "Land Use, Zoning, and Public Policy".

ARCHAEOLOGICAL RESOURCES

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 are assumed to remain unchanged from existing conditions and are not expected to be redeveloped. Therefore, any archaeological resources located on the 21 lots on 17 projected and potential sites that were identified as archaeologically sensitive (see **Table 7-2**) would not be disturbed or destroyed in the No Action condition. There would be no effects to archaeological resources on the 21 lots/17 sites in the No Action condition.

However, if any of the 21 lots on 17 projected and potential development sites were to be developed through future discretionary approvals that would be subject to review under CEQR or other environmental review regulations (e.g., Section 106 of the National Historic Preservation Act or Section 14.09 of the New York State Historic Preservation Act), additional archaeological analysis would be completed to confirm the presence or absence of archaeological resources in connection with those discretionary approvals. Such development would presumably disturb and destroy archaeological resources on these properties. As described in LPC's *Guidelines for Archaeological*

Work in New York City[13] (Section A.6, page 16), as-of-right projects "do not usually trigger an obligation to conduct environmental review (and therefore archaeological review)" and "what happens to the archaeological resources [on a site] will be at the landowner's discretion." Therefore, future as-of-right development without archaeological review on any of the 21 lots on 17 projected and potential development sites could disturb or destroy archaeological resources in the No Action condition.

ARCHITECTURAL RESOURCES

In the No Action condition, 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 2031, that additional sites could be identified as architectural resources in this time frame.

Changes to architectural resources or to their settings could occur in the No Action condition. 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 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.

PLANNED NO BUILD DEVELOPMENT PROJECTS WITHIN THE PROJECT AREA

Developments expected to occur as-of-right in the Project Area that could affect architectural resources in the future without the Proposed Actions are described below.

- No Build #4 is a planned converted building with approximately 34,539 gsf of office space at 32 Howard Street. It is located within the SoHo-Cast Iron Historic District and Extension (Resource A). The property is a five-story mid-19th century mixed-use building that is a contributing resource to the Historic District.
- Although No Build #6 is a planned new building with approximately 36 dwelling units (DUs) and 12,987 gsf retail space at 11 Greene Street, within the SoHo-Cast Iron Historic District

[13] https://www1.nyc.gov/assets/lpc/downloads/pdf/2018_Guidelines%20for%20Archaeology_Final_high%20res.pdf

and Extension (Resource A), the property is parking lot that does not contain contributing buildings to the Historic District.

- No Build #8 is a planned building with approximately 16,228 gsf office space at 74 Grand Street, located in the SoHo-Cast Iron Historic District and Extension (Resource A). The property is a parking lot that does not contain contributing buildings to the Historic District.

No Build projects could also potentially result in construction-related impacts to architectural resources located within 90 feet of architectural resources. *TPPN #10/88* applies to S/NR-listed and NYCL/NYCHD properties:

- No Builds #4, #6, and #8, described above, are located adjacent to contributing resources in the SoHo-Cast Iron Historic District;
- No Build #9 is a planned new construction with approximately 12 DUs and 4,506 gsf of retail space. It is located within 90 feet of the SoHo-Cast Iron Historic District and Extension (Resource A).

NO BUILD DEVELOPMENT PROJECTS WITHIN THE 400-FOOT STUDY AREA

Developments expected to occur as-of-right in the study area that could affect architectural resources in the future without the Proposed Actions are described below.

- No Build #3 is a planned development with approximately 20 DUs, 2,704 gsf retail space and 2,678 gsf office space, located at 185 Grand Street. It is located within the S/NR -listed Chinatown and Little Italy Historic District (Resource D).
- No Build #5 is a planned development with approximately 4 DUs and 2,290 gsf retail space, located at 378 Broome Street and within the S/NR-listed Chinatown and Little Italy Historic District (Resource D).
- No Build #7 is a planned development with approximately 5,833 gsf retail space and 28,578 gsf office space, located at 23-25 Cleveland Place and within the S/NR-listed Chinatown and Little Italy Historic District (Resource D).

No Build #10 is a planned development located at 181 Mercer Street, adjacent to the NoHo Historic District (Resource B).

G. THE FUTURE WITH THE PROPOSED ACTIONS

OVERVIEW

Development on the projected and potential development sites in the future with the Proposed Actions (the "With Action condition") could have potential significant adverse impacts on historic and cultural resources from direct physical impacts—disturbance to archaeological resources or archaeological sites, demolition of architectural resources—and indirect impacts to architectural resources by isolating a resource from its setting or relationship to the streetscape; or altering the setting of a resource. These potential impacts are discussed below.

ARCHAEOLOGICAL RESOURCES

Twenty-one lots on 17 projected and potential development sites were determined to experience significant adverse impacts as a result of redevelopment under the Proposed Actions (see **Table 7-4 and Figure 7-1b**). The 21 lots were identified as having moderate to high sensitivity for archaeological resources associated with the historic period occupation of Manhattan. As

described previously, all of the potential and projected development sites located outside of the Phase 1A study area were determined by LPC to have no potential archaeological significance. The Proposed Actions would not result in significant adverse impacts on those development sites. A Phase 1A Study of the potential and projected development sites identified as potentially significant by LPC (or subsequently added to the Project Area) was prepared to determine the archaeological sensitivity of the lots within the Phase 1A study area. In a comment letter dated April 5, 2021, LPC concurred with the conclusions and recommendations of the Phase 1A Study (see **Appendix C-1**).

Table 7-4
Impacts on Architectural Resources

Ref. No	Resource	Address	Located on Development Site	Adjacent Development Site[a]	No Action Condition	With Action Condition	With Action Impact
Projected and Potential Development Sites							
A	SoHo-Cast Iron Historic District (NHL, S/NR-listed, NYCHD) and Extension (NYCHD)	--	Projected Development Sites 5, 7, 8, 16, 20, 23, 31, 32 Potential Development Sites A, AA, AAA, B, BBB, C, CC, CCC, D, DD, DDD, E, EE, FFF, G, GGG, H, HH, I, II, JJ, K, KK, L, LL, M, MM, NN, O, OO, P, PP, Q, QQ, RR, S, SS, T, TT, U, UU, V, VV, W, WW, X, XX, Y, YY, Z, ZZ	Projected Development Site 6 Projected Development Site 21	No change	Various	Impact Historic architectural resources in the historic district could be demolished, however, the demolition of historic architectural resources on Projected Development Sites that are located within the boundaries of the NYCHD would be subject to the review and approval of LPC under the NYC Landmarks Law. Demolition of historic architectural resources on Projected Development Sites that are located within the boundaries of the S/NR-listed historic district only would not be subject this LPC's review and approval. Demolition of those resources, depending on whether they are contributing to the significance of the S/NR-listed historic district would result in a significant adverse impact. Projected Development Sites 31 and 32 and Potential Development Sites FFF and GGG are located within the boundaries of the NYCHD. The adaptive reuse of these buildings would be subject to the review and approval of LPC under the NYC Landmarks Law. Potential Construction-Related Impacts though resource is protected under *TPPN #10/88*

Table 7-4 (cont'd)
Impacts on Architectural Resources

Ref. No	Resource	Address	Located on Development Site	Adjacent Development Site[a]	No Action Condition	With Action Condition	With Action Impact
Projected and Potential Development Sites (cont'd)							
B	NoHo Historic District (S/NR-eligible, NYCHD) and Extension (NYCHD)	--	Projected Development Sites 1, 2, 12, 30 Potential Development Sites BB, EEE, F, J, N	Projected Development Site 3 Projected Development Site 13 Projected Development Site 14	No change	Projected Development Site 1: new approximately 185-foot-tall development Projected Development Site 2: new approximately 185-foot-tall development Projected Development Site 3: new approximately 115-foot-tall development Projected Development Site 12: new approximately 205-foot-tall development Projected Development Site 13: new approximately 235-foot-tall development Projected Development Site 14: new approximately 105-foot-tall development Projected Development Site 30: adaptive reuse with ground floor retail and residential uses in the upper floors Potential Development Site BB: new approximately 200-foot-tall development Potential Development Site EEE: new approximately 195-foot-tall development Potential Development Site F: new approximately 150-foot-tall development Potential Development Site J: new approximately 145-foot-tall development Potential Development Site N: new approximately 95-foot-tall development	Impact Historic architectural resources in the historic district could be demolished, however, the demolition of historic architectural resources on Projected Development Sites that are located within the boundaries of the NYCHD would be subject to the review and approval of LPC under the NYC Landmarks Law. Projected Development Site 30 is located within the boundaries of the NYCHD. The adaptive reuse of this building would be subject to the review and approval of LPC under the NYC Landmarks Law. Potential Construction-Related Impacts though resource is protected under *TPPN #10/88*
C	Bowery Historic District (S/NR-listed)	--	Projected Development Sites 1, 13	Projected Development Site 14	No change	Projected Development Site 1: new approximately 185-foot-tall development Projected Development Site 13: new approximately 235-foot-tall development Projected Development Site 14: new approximately 105-foot-tall development	Impact Contributing historic architectural resources in the historic district could be demolished. Demolition and new construction within the S/NR-listed historic district are not subject to the NYC Landmarks Law. Potential Construction-Related Impacts though resource is protected under *TPPN #10/88*

Table 7-4 (cont'd)
Impacts on Architectural Resources

Ref. No	Resource	Address	Located on Development Site	Adjacent Development Site[a]	No Action Condition	With Action Condition	With Action Impact
Projected and Potential Development Sites (cont'd)							
D	Chinatown and Little Italy Historic District (S/NR-listed)	--	Projected Development Sites 15, 24, 27	None	No change	Projected Development Site 15: new approximately 105-foot-tall development Projected Development Site 24: new approximately 145-foot-tall development Projected Development Site 27: new approximately 155-foot-tall development	Impact Contributing historic architectural resources in the historic district could be demolished. Demolition and new construction within the S/NR-listed historic district are not subject to the NYC Landmarks Law. Potential Construction-Related Impacts though resource is protected under *TPPN #10/88*
1	Store and Loft Building (S/NR-eligible, within the SoHo-Cast Iron Historic District Extension [NYCHD])[2]	75-77 Spring Street	Projected Development Site 31	None	No change	Projected Development Site 31: adaptive reuse with ground floor retail and residential uses in the upper floors	Impact Projected Development Site 31 is located within the boundaries of the NYCHD. The adaptive reuse of this building would be subject to the review and approval of LPC under the NYC Landmarks Law. Potential Construction-Related Impacts though resource is protected under *TPPN #10/88*
Project Area							
E	NoHo East Historic District (S/NR-eligible, NYCHD)	--	--	Projected Development Site 14	No change	Projected Development Site 14: new approximately 105-foot-tall development	Impact Historic architectural resources in the historic district could be demolished, however, the demolition of historic architectural resources on Projected Development Sites that are located within the boundaries of the NYCHD would be subject to the review and approval of LPC under the NYC Landmarks Law. New Building on Potential Development Site 14 will be taller but will not block views of the resource Potential Construction-Related Impacts though resource is protected under *TPPN #10/88*
3	407 Broome Street (S/NR-eligible, within the SoHo-Cast Iron Historic District Extension [NYCHD)[2]	407 Broome Street		Projected Development Site 32	No change	Projected Development Site 32: adaptive reuse with ground floor retail and residential uses in the upper floors	See Resource A, above

Table 7-4 (cont'd)
Impacts on Architectural Resources

Ref. No	Resource	Address	Located on Development Site	Adjacent Development Site[a]	No Action Condition	With Action Condition	With Action Impact
Project Area (cont'd)							
6	Historic Street Lampposts (NYCL)[2]	444 Broadway		Potential Development Site S	No change	Potential Development Site S: new approximately 160-foot-tall development	The potential development would not block views of the resource.
		473 Broadway		Potential Development Site VV	No change	Potential Development Site VV: new approximately 160-foot-tall development	The potential development would not block views of the resource.
		515 Broadway		Potential Development Site WW	No change	Potential Development Site WW: new approximately 160-foot-tall development	The potential development would not block views of the resource.
		152 Mercer Street		Potential Development Site XX	No change	Potential Development Site WW: new approximately 200-foot-tall development	The potential development would not block views of the resource.
7	Brownstone Store and Lofts (S/NR-eligible)[2]	61-63 Crosby Street		Projected Development Site 28 Potential Development Site A Potential Development Site GG	No change	Projected Development Site 28: new approximately 95-foot-tall development Potential Development Site A: new approximately 95-foot-tall development Potential Development Site GG: new approximately 100-foot-tall development	See Resource A, above
8	Factory (S/NR-eligible)[2]	93 Crosby Street		Potential Development Site H	No change	Potential Development Site H: new approximately 100-foot-tall development	See Resource A, above
10	Gay Activists Alliance Firehouse (NYCL)[2]	99 Wooster Street		Potential Development Site RR	No change	Potential Development Site RR: new approximately 75-foot-tall development	Potential Construction-Related Impacts though resource is protected under *TPPN #10/88* New building will be similar in height to adjacent buildings with development not affecting views to resource
12	276 Lafayette Street (S/NR-eligible)[2]	276 Lafayette Street	--	Projected Development Site 15	No change	Projected Development Site 15: new approximately 105-foot-tall development	See Resource A, above
13	Hawley & Hoops Store and Warehouse (S/NR-eligible)[2]	115 Crosby Street		Projected Development Site 15	No change	Projected Development Site 15: new approximately 105-foot-tall development	See Resource A, above
14	Bleecker Street Subway Station (IRT) (S/NR-listed, NYCL Interior)	Bleecker Street at Lafayette Street		Projected Development Site 30 Potential Development Site HHH	No change	Projected Development Site 30: adaptive reuse with ground floor retail and residential uses in the upper floors Potential Development Site HHH: new approximately 155-foot-tall development	Potential Construction-Related Impacts though resource is protected under *TPPN #10/88* New buildings and conversion sites would not affect views of the resource

Table 7-4 (cont'd)
Impacts on Architectural Resources

Ref. No	Resource	Address	Located on Development Site	Adjacent Development Site[a]	No Action Condition	With Action Condition	With Action Impact
Project Area (cont'd)							
15	Bayard-Condict Building (S/NR-listed, NYCL)[3]	65-69 Bleecker Street		Potential Development Site HHH	No change	Potential Development Site HHH: new approximately 155-foot-tall development	Potential Construction-Related Impacts though resource is protected under *TPPN #10/88* The new development would be adjacent to the architectural resource. The building would be similar in height to the 160-foot-tall resource and would have a similar width. The building would not block views to the primary façade of the resource.
16	Robbins and Appleton Building (S/NR-listed, NYCL)	1-5 Bond Street		Potential Development Site HHH	No change	Potential Development Site HHH: new approximately 155-foot-tall development	Potential Construction-Related Impacts though resource is protected under *TPPN #10/88* New building would be oriented towards a different street and would therefore not share a visual connection with the architectural resource.
18	Firehouse: Engine Company 33 (S/NR-listed, NYCL, also located within the NoHo Historic District Extension [NYCHD])[3]	44 Great Jones Street		Projected Development Site 1 Projected Development Site 2 Projected Development Site 13 Potential Development Site N	No change	Projected Development Site 1: new approximately 185-foot-tall development Projected Development Site 2: new approximately 185-foot-tall development Projected Development Site 13: new approximately 235-foot-tall development Potential Development Site N: new approximately 95-foot-tall development	Potential Construction-Related Impacts though resource is protected under *TPPN #10/88* The new building on Projected Development Sites 1 and 2 would replace underdeveloped sites, including a parking lot and a one-story former industrial buildings, which are currently out of context with the densely developed neighborhood. The new buildings on these sites would be 185 feet tall, taller than buildings on the intersecting streets but similar in height to the taller buildings along the Bowery and Lafayette Street. The development would not block views of the resource. Projected Development Site 13 would be considerably taller, though it would be located on East 4th Street and the Bowery, a different street than the resource. The development would not block views of the resource. Potential Development Site N would be similar in height to existing buildings and would not block views of the resource.

Table 7-4 (cont'd)
Impacts on Architectural Resources

Ref. No	Resource	Address	Located on Development Site	Adjacent Development Site[a]	No Action Condition	With Action Condition	With Action Impact
Project Area (cont'd)							
19	Schermerhorn Building (S/NR-listed, NYCL)[3]	376-380 Lafayette Street		Potential Development Site BB	No change	Potential Development Site BB: new approximately 200-foot-tall development	Potential Construction-Related Impacts though resource is protected under *TPPN #10/88* Potential Development Site BB would be considerably taller than the resource, but oriented with a primary frontage on Broadway. The development would be in close proximity to other tall buildings on Broadway, including an approximately 221-foot-tall building across the street. The development would not block views of the resource.
20	Samuel Tredwell Skidmore House (S/NR-listed, NYCL)	37 East 4th Street		Projected Development Site 13	No change	Projected Development Site 13: new approximately 235-foot-tall development	Potential Construction-Related Impacts though resource is protected under *TPPN #10/88* The new building would be considerably taller, though it would be located across the street and oriented east toward the Bowery. The new development would not block views to the resource.
21	Old Merchant's House (NHL, S/NR-listed, NYCL, NYCL Interior)	29 East 4th Street		Potential Development Site J Potential Development Site EEE	No change	Potential Development Site J: new approximately 145-foot-tall development Potential Development Site EEE: new approximately 195-foot-tall development	Potential Construction-Related Impacts though resource is protected under *TPPN #10/88* Potential Development Site J could be located adjacent to the site on East 4th Street. The building could be approximately 80 feet taller than the resource, and taller than nearby buildings on the cross street. Potential Development Site EEE could be considerably taller than the resource, however the development would have a primary frontage on Lafayette Street and would be visually separated from the resource. The potential developments would not block views of the resource.

Table 7-4 (cont'd)
Impacts on Architectural Resources

Ref. No	Resource	Address	Located on Development Site	Adjacent Development Site[a]	No Action Condition	With Action Condition	With Action Impact
Project Area (cont'd)							
22	De Vinne Press Building (S/NR-listed, NYCL, also within the NoHo Historic District [NYCHD])[3]	393-399 Lafayette Street		Potential Development Site EEE	No change	Potential Development Site EEE: new approximately 195-foot-tall development	Potential Construction-Related Impacts though resource is protected under *TPPN #10/88* New building would be considerably taller than the resource, though the wide Lafayette Street is developed with tall buildings, including the approximately 165-foot-tall building across the street and the new 11-story residential building at 25 Great Jones Street. New development would not block views to resource.
400-foot study area							
39	Bond Street Savings Bank (S/NR-listed, NYCL)	330 Bowery		Projected Development Site 14	No change	Projected Development Site 14: new approximately 105-foot-tall development	The projected development would be located across Bond Street and oriented away from the resource. The building could be similar in height to nearby buildings, including along the Bowery. The development could not block views of the resource.

Table 7-4 (cont'd)
Impacts on Architectural Resources

Notes:
See Figure 1-5 in Chapter 1, "Project Description," for locations of the Projected and Potential Development Sites.
[a] As per the *CEQR Technical Manual,* Adjacent Development is considered within 90-linear feet.
[1] Reference numbers correspond to **Figure 7-2**
[2] Property is also included in the SoHo-Cast Iron Historic District (NHL, S/NR-listed, NYCHD) and the SoHo-Cast Iron Historic District Extension (NYCHD)
[3] Property is also included in the NoHo Historic District (S/NR-eligible, NYCHD) and the NoHo Historic District Extension (NYCHD)
[4] Property is also included in the East Village/Lower East Side Historic District (NYCHD)
[5] Property is also included in the Bowery Historic District (S/NR-listed)
[6] Property is also included in the Chinatown and Little Italy Historic District (S/NR-listed)
[7] Property is also included in the Sullivan-Thompson and South Village Historic District (S/NR-listed, NYCHD)
[8] The NoHo East Historic District is S/NR-eligible, March 2, 2004.
NYCL: New York City Landmark
NYCHD: New York City Historic District
NYCL-eligible: determined by LPC to appear to meet NYCL eligibility criteria
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
S/NR-certified: Certified by the National Park Service as National Register eligible as a "certified local historic district."
NHL: National Historic Landmark
Sources: Discover NYC Landmarks at https://www1.nyc.gov/site/lpc/index page accessed March 2021on 03/15/2021; New York State Historic Preservation Office Online Resources (CRIS) at https://cris.parks.ny.gov/ accessed on 03/15/2021 March 2021.
Only resources located on or adjacent to (within 90 feet) a Potential or Projected Development Site are included in this table.

RECOMMENDATIONS FOR FUTURE ARCHAEOLOGICAL ANALYSIS

The Phase 1A Study recommended Phase 1B Archaeological Testing to confirm the presence or absence of archaeological resources on each of the 21 archaeologically sensitive lots on 17 projected or potential development sites that were identified (see **Table 7-4** and **Figure 7-1b**). In the event that shaft features or other archaeological resources are confirmed to be present on these sites, additional analysis would be required in the form of supplemental documentary research and additional testing (e.g., a Phase 2 Archaeological Survey and Evaluation). Prior to the start of the Phase 1B Archaeological Investigation, a Work Plan must be submitted to and approved by LPC and all work must be completed in consultation with LPC and in compliance with the *Guidelines for Archaeological Work in New York City* as issued by LPC in 2018.

IMPACT ASSESSMENT

Each of the 21 lots on 17 projected and potential development sites that have been identified as archaeologically sensitive may be redeveloped as a result of the Proposed Actions as presented in **Table 7-2**. In order to mitigate the Proposed Actions' impact on archaeological resources, additional archaeological analysis would be required on each of the archaeologically sensitive projected and potential development sites prior to redevelopment. However, there are no mechanisms currently in place to ensure that such archaeological analysis would occur on privately owned property. Such analysis can only be legally required on properties owned and controlled by the City of New York or on properties that are (or would become) subject to some future discretionary approval, such that a mechanism to require archaeological testing, and if necessary, mitigation, could be imposed upon a developer in connection with the discretionary approvals process.

For any development sites that are developed pursuant to CEQR or other environmental review regulations and for which additional archaeological analysis has been recommended, that analysis could occur in as many as three phases at each location as described previously. The first would involve a Phase 1B Archaeological Investigation designed to confirm the presence or absence of archaeological resources in any areas of archaeological sensitivity that are identified in the Phase 1A Study. If resources are determined to be present, then a Phase 2 Archaeological Investigation is typically conducted to determine the vertical and horizontal boundaries of those resources and to determine their significance and eligibility for listing on the S/NR. If the Phase 2 investigation determines that significant archaeological resources are present and may be impacted by the proposed work, then mitigation measures—which may include 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. Before all phases of work, a written scope of work/testing plan must be submitted to LPC for review and concurrence. Following all phases of work, a technical report summarizing each phase of testing must be submitted to LPC pursuant to the terms and conditions as outlined in the 2018 *Guidelines* and the 2020 *CEQR Technical Manual*.

Since none of the 21 lots on the 17 projected and potential development sites identified as archaeologically sensitive are under the City's control, future development on these properties could occur on an as-of-right basis, and as discussed above, no mechanisms are in place to require that such development undertake archaeological analysis to determine the presence of archaeological resources (i.e., Phase 1B testing) or mitigation for any identified significant resources through avoidance or excavation and data recovery (i.e., Phase 2 or Phase 3 archaeological testing). Therefore, development on private property as a result of the Proposed

Actions could result in unavoidable significant adverse impact on archaeological resources. Possible mitigation measures include Phase 1B archaeological testing, monitoring during construction activities, and additional geomorphological analysis of soil borings. Potential mitigation for the significant adverse impacts are discussed in Chapter 21, "Mitigation."

Pending LPC's concurrence with the conclusions and recommendations of the Phase 1A Study and with the completion of all necessary phases of archaeological analysis for any archaeologically sensitive development sites developed pursuant to CEQR (including LPC's concurrence with all filed work plans and reports for any of the parcels within the archaeological study area), then the proposed rezoning would not result in significant adverse impacts on archaeological resources any development sites developed under CEQR.

ARCHITECTURAL RESOURCES

DIRECT (PHYSICAL) IMPACTS

SoHo-Cast Iron Historic District and Extension

Eight projected development sites and 51 potential development sites are located within the boundaries of the NYCHD SoHo-Cast Iron Historic District and Extension (Resource A). These include Projected Development Sites 5, 7, 8, 16, 20, 23, 31, and 32; and Potential Development Sites A, AA, AAA, B, BBB, C, CC, CCC, D, DD, DDD, E, EE, FFF, G, GGG, H, HH, I, II, JJ, K, KK, L, LL, M, MM, NN, O, OO, P, PP, Q, QQ, RR, S, SS, T, TT, U, *UU, V, VV, W, WW, X, XX, Y, YY, Z, and ZZ*. These development sites contain 66 buildings. As described above, the boundaries of the S/NR-listed SoHo Historic District extend beyond the boundaries for the NYCHD SoHo-Cast Iron Historic District and the NYCHD SoHo-Cast Iron Historic District Extension. The S/NR-listed historic district includes properties between West Broadway and Thompson Street and properties located between Crosby Street and Lafayette Street. Fifteen buildings are identified in the nomination form as non-contributing to the S/NR-listed SoHo Historic District. Under the Proposed Actions, four buildings on two projected development sites (Projected Development Sites 31 and 32) and two potential development sites (Potential Development Sites FFF and GGG) in the NYCHD would be adaptively reused, whereby non-residential space would be converted to residential space, resulting in no impacts to these properties.

In contrast to the No Action condition where no changes to the buildings on these projected and potential development sites would occur, development under the Proposed Actions would directly result in the demolition of buildings in the SoHo-Cast Iron Historic District (NHL, S/NR-listed, NYCHD) and Extension (NYCHD). Certain development sites include portions of or entire sites that are not developed with structures (e.g., vacant parcels or parcels used as parking lots) or that contain "non-contributing" buildings, as described in the S/NR-listed SoHo Historic District nomination form, as described above.

As stated above, properties that are NYCLs, in NYCHDs, 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. Of the 66 buildings that are located on projected and potential development sites within the historic district, 61 buildings are located within the NCYHD boundaries, and would therefore be protected by New York City Landmarks Law. Five buildings are located outside the NYCHD boundaries but within the S/NR-listed SoHo Historic District and would therefore not be protected by the Landmarks Law: two buildings at 43 and 47 Grand Street on Projected

Development Site 5; two buildings at 381 and 383 Canal Streeton Projected Development Site 7; and the building at 356 West Broadway on Projected Development Site 20.

The buildings that would be demolished under the Proposed Actions are mostly structures from the first decades of the 20th century. As described in the S/NR SoHo Historic District nomination form, "although not cast-iron structures, [these buildings] do contribute to the area's historicity as an industrial district."[14] The S/NR nomination form recognizes the high amount of ground floor alterations that have been made to buildings in the SoHo Historic District located along Canal Street and Broadway. However, the demolition of these five buildings within the S/NR-listed portion of the historic district would not result in a significant adverse impact to the overall SoHo-Cast Iron Historic District and Extension as development on the remaining development sites would be subject to LPC's review and approval.

NoHo Historic District and Extension

Four projected development sites and six potential development sites are located within the boundaries of the NoHo Historic District (S/NR-eligible, NYCHD) and the NoHo Historic District Extension (NYCHD) (collectively identified as the (NYCHD) NoHo Historic District and Extension") (Resource B). These include: Projected Development Sites 1, 2, 12, 30; and Potential Development Sites BB, EEE, F, J, HHH, and N. Projected Development Site 30 would be an adaptive reuse site, resulting in no significant adverse impacts to the historic building as any changes to this building would be subject to LPC's review and approval. The other projected and potential development sites in the NoHo Historic District and Extension include eight buildings. These buildings are within the NYCHD boundaries and would be subject to the New York City Landmarks Law and require LPC review and approval. Three of these buildings are identified in the S/NR nomination form as non-contributing in the S/NR-eligible NoHo Historic District. In contrast to the No Action condition where no changes to the buildings on these projected and potential development sites would occur, development under the Proposed Actions would result in the demolition of buildings in the NoHo Historic District and Extension. Certain development sites do not contain structures (e.g., vacant parcels or parcels used for surface parking) or contain "non-contributing" buildings, as described in the S/NR nomination form, as described above. The eight buildings on the projected and potential development sites include three buildings that are non-contributing to the S/NR-listed historic district, and one building that was constructed in 1987. While the demolition of historic buildings on the projected and potential development sites would result in the removal of buildings from the historic district's late-19th century commercial development period, these buildings are all within the NYCHD boundaries and would be subject to New York City Landmarks Law which requires LPC review and approval. Therefore, significant adverse impacts to the NoHo Historic District and Extension would not occur under the Proposed Actions.

Bowery Historic District

There are two projected development sites located within the boundaries of the S/NR-listed Bowery Historic District (Resource C) - Projected Development Sites 1 and 13. As described above, the projected development sites in this historic district include four buildings that are expected to be demolished redeveloped under the Proposed Actions. These buildings are a one-story utilitarian building, two heavily altered former residences, and a one-story gas station. The S/NR nomination form describes the three buildings at 348, 350, and 352 Bowery on Projected

[14] National Register of Historic Places Inventory Nomination Form, "SoHo Historic District."

Development Site 1 as "no style" and identifies 358 Bowery Projected Development Site 13 as a former gas station. These are examples of the utilitarian buildings that characterize the historic district as an important commercial and industrial district.

The Bowery Historic District is a S/NR-listed historic district and is not protected by New York City Landmarks Law. As stated above, 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. Therefore, demolition of historic buildings in the S/NR-listed historic district would not be subject to review and approval by LPC prior to demolition. As described above, the Bowery Historic District extends the full 1.25-mile length of the Bowery and includes buildings and structures on 30 block fronts along the Bowery and includes a variety of building with different styles, scales, materials, and purposes. While the demolition of four buildings in the historic district is an adverse impact to the historic district, the redevelopment of these sites would not substantially alter the overall significance of this large and architecturally varied historic district.

Chinatown and Little Italy Historic District

There are three projected development sites located within the boundaries of the S/NR-listed Chinatown and Little Italy Historic District (Resource D). Most of the 38-block historic district, which contains 624 contributing resources, is outside and east of the Project Area. As described above, the three projected development sites (Projected Development Sites 15, 24, and 27) contain three buildings that would be demolished under the Proposed Actions - a one-story building, a three-story commercial building, and a Renaissance Revival-style brick factory. The S/NR nomination form describes the historic district's mid-19th to mid-20th century commercial buildings, including one-story commercial buildings and "styleless, utilitarian boxes" dating from the first half of the 20-century.[15]

The Chinatown and Little Italy Historic District is a S/NR-listed historic district and is not protected by New York City Landmarks Law. As stated above, 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. Therefore, demolition of these three historic buildings in the historic district would not be subject to review and approval by LPC prior to demolition. However, as stated above, the three buildings on the projected development sites comprise only a small portion of the 38-block Chinatown and Little Italy Historic District, which has 624 contributing resources, with most of the historic district located beyond the Project Area to the east. Therefore, while the demolition of three buildings is an adverse impact to the historic district, the redevelopment of these three sites would not substantially alter the overall significance of this large historic district.

CONSTRUCTION-RELATED IMPACTS

Architectural Resources

As described above, 73 projected and potential development sites are located within the boundaries of the SoHo-Cast Iron Historic District and Extension (NHL, S/NR-listed, NYCHD),

[15] National Register of Historic Places Registration Form. "Chinatown and Little Italy Historic District." 2009.

the NoHo Historic District and Extension (S/NR-eligible, NYCHD), the Bowery Historic District (S/NR-listed), Chinatown and Little Italy Historic District (S/NR-listed).Five projected and potential development sites would be adaptively reused, therefore, construction-related vibration impacts would not be anticipated. Sixty-eight projected and potential development sites would result in new construction under the Proposed Actions when compared with the No Action condition. These developments have the potential to result in construction-related impacts to resources located within 90 feet of the development sites. As the resources on that are located within 90 feet of these development sites are located in the NYCHDs and/or S/NR-listed historic districts, they are protected by DOB *TPPN #10/88*. With these required protective measures, significant adverse construction-related impacts would not occur to the historic district resources located within 90 feet of projected and potential development sites.

Also as described in **Table 7-5**, the NoHo East Historic District (S/NR-eligible, NYCHD) is located within 90 feet of Projected Development Site 14. As the NoHo East Historic District is a NYCHD, resources within the historic district are protected by DOB *TPPN #10/88*. With these required protective measures, significant adverse construction-related impacts would not occur to the historic district resources located within 90 feet of projected and potential development sites.

Table 7-5
Projected and Potential Development Sites on or Adjacent to an Architectural Resource: No Action and With Action Condition Impacts

Site Number[1]	Block	Lot	Address	Historic District Name	Status	Adjacent to or Within 90 Feet of Architectural Resource?	No Action Condition	With Action Condition
Projected Development Sites[3]								
1	531	41	352 Bowery	The Bowery Historic District	(S/NR-listed)	Architectural Resource 18	No change	New approximately 185-foot-tall residential & commercial development
	531	42	350 Bowery	The Bowery Historic District	(S/NR-listed)	Architectural Resource 18		
	531	43	348 Bowery	The Bowery Historic District	(S/NR-listed)			
	531	44	54 Great Jones Street	NoHo Historic District Extension	(NYCHD)	Architectural Resource 18		
2	531	17	12 Great Jones Street	NoHo Historic District Extension	(NYCHD)	Architectural Resource 18	No change	New approximately 185-foot-tall residential & commercial development
	531	52	34 Great Jones Street	NoHo Historic District Extension	(NYCHD)	Architectural Resource 18		
	531	56	30 Great Jones Street	NoHo Historic District Extension	(NYCHD)	Architectural Resource 18		
3	522	41	301 Mulberry Street	NA	NA	Architectural Resource B	No change	New approximately 115-foot-tall development
	522	43	315 Lafayette Street	NA	NA	Architectural Resource B		
5	227	20	43 Grand Street	SoHo Historic District	(S/NR-listed)		No change	New approximately 220-foot-tall residential & commercial development
	227	22	47 Grand Street	SoHo Historic District	(S/NR-listed)			
6	227	6	391 Canal Street	NA	NA	Architectural Resource A	No change	New approximately 175-foot-tall development
	227	7	393 Canal Street	NA	NA	Architectural Resource A		
7	227	1	381 Canal Street	SoHo Historic District	(S/NR-listed)		No change	New approximately 145-foot-tall residential & commercial development
	227	2	383 Canal Street	SoHo Historic District	(S/NR-listed)			
8	209	26	257 Canal Street	SoHo-Cast Iron Historic District Extension	(NYCHD)		No change	New approximately 255-foot-tall residential & commercial development
12	545	48	410 Lafayette Street	NoHo Historic District	(S/NR-eligible, NYCHD		No change	New approximately 205-foot-tall residential, community facility, & commercial development
13	531	37	358 Bowery	The Bowery Historic District	(S/NR-listed)	Architectural Resources B, 18, 20	No change	New approximately 235-foot-tall residential & commercial development
14	529	35	53 Bond Street	NA	NA	Architectural Resources B, C, E, 39		New approximately 105-foot-tall development
15	510	33	281 Lafayette Street	Chinatown and Little Italy Historic District	(S/NR-listed)		No change	New approximately 105-foot-tall residential & commercial development
16	485	28	81 Mercer Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
20	476	73	356 West Broadway	SoHo Historic District	(S/NR-listed)		No change	New approximately 270-foot-tall residential & commercial development

Table 7-5 (cont'd)
Projected and Potential Development Sites on or Adjacent to an Architectural Resource: No Action and With Action Condition Impacts

Site Number[1]	Block	Lot	Address	Historic District Name	Status	Adjacent to or Within 90 Feet of Architectural Resource?	No Action Condition	With Action Condition
Projected Development Sites (cont'd)[3]								
23	475	61	72 Grand Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 75-foot-tall residential & commercial development
24	235	29	217 Hester Street	Chinatown and Little Italy Historic District	(S/NR-listed)		No change	New approximately 145-foot-tall residential & commercial development
27	207	20	114 Baxter Street	Chinatown and Little Italy Historic District	(S/NR-listed)		No change	New approximately 155-foot-tall residential & commercial development
28	482	28	216 Lafayette Street	NA	NA	Architectural Resource 7	NA	New approximately 95-foot-tall development
30	522	28	324 Lafayette Street	NoHo Historic District	(S/NR-eligible, NYCHD)	Architectural Resource 14	No change	Conversions/adaptive reuse of historic buildings
31	496	40	75-77 Spring Street	SoHo-Cast Iron Historic District	(NYCHD, individually S/NR-eligible)		No change	Conversions/adaptive reuse of historic buildings
32	472	28	154 Grand Street	SoHo-Cast Iron Historic District Extension	(NYCHD)	Architectural Resource 3	No change	Conversions/adaptive reuse of historic buildings
Potential Development Sites[3]								
A	482	9	57 Crosby Street	SoHo-Cast Iron Historic District Extension	(NYCHD)	Architectural Resource 7	No change	New approximately 95-foot-tall residential & commercial development
AA	488	30	382 West Broadway	SoHo-Cast Iron Historic District Extension	(NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
AAA	230	7	325 Canal Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 175-foot-tall residential & commercial development
	230	8	327 Canal Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)			
B	515	7	463 West Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
BB	531	3	686 Broadway	NoHo Historic District	(S/NR-eligible, NYCHD)	Architectural Resource 19	No change	New approximately 200-foot-tall residential & commercial development
BBB	487	28	146 Spring Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 75-foot-tall residential & commercial development
	487	29	144 Spring Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)			
C	487	18	395 West Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development

Table 7-5 (cont'd)
Projected and Potential Development Sites on or Adjacent to an Architectural Resource: No Action and With Action Condition Impacts

Site Number[1]	Block	Lot	Address	Historic District Name	Status	Adjacent to or Within 90 Feet of Architectural Resource?	No Action Condition	With Action Condition
Potential Development Sites (cont'd)[3]								
CC	483	29	54 Crosby Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 160-foot-tall residential development
CCC	475	1	337 West Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 85-foot-tall residential & community facility development
	475	3	341 West Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)			
	475	4	343 West Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)			
D	475	59	76 Grand Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
DD	516	25	480 West Broadway	SoHo-Cast Iron Historic District Extension	(NYCHD)		No change	New approximately 100-foot-tall residential development
DDD	229	4	345 Canal Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 165-foot-tall residential & commercial development
	229	5	349 Canal Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)			
E	496	18	62 Prince Street	SoHo-Cast Iron Historic District Extension	(NYCHD)		No change	New approximately 85-foot-tall residential & commercial development
EE	516	34	456 West Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
	516	35	454 West Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)			
EEE	544	5	403 Lafayette Street	NoHo Historic District	(S/NR-eligible, NYCHD)	Architectural Resources 21, 22	No change	New approximately 195-foot-tall residential & commercial development
F	545	14	724 Broadway	NoHo Historic District	(S/NR-eligible, NYCHD)		No change	New approximately 150-foot-tall residential & commercial development
FFF	474	26	90 Grand Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	Conversion of approximately 135-foot-tall residential & commercial development
G	475	19	47 Wooster Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development

Table 7-5 (cont'd)
Projected and Potential Development Sites on or Adjacent to an Architectural Resource: No Action and With Action Condition Impacts

Site Number[1]	Block	Lot	Address	Historic District Name	Status	Adjacent to or Within 90 Feet of Architectural Resource?	No Action Condition	With Action Condition
Potential Development Sites (cont'd)[3]								
GG	482	26	220 Lafayette Street	NA	NA	Architectural Resource 7	NA	New approximately 100-foot-tall development
GGG	484	3	96 Spring Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	Conversion of approximately 194-foot-tall building with residential & ground floor commercial
H	496	9	95 Crosby Street	SoHo-Cast Iron Historic District Extension	(NYCHD)	Architectural Resource 8	No change	New approximately 100-foot-tall residential development
HH	499	6	102 Greene Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
HHH	529	69	55 Bleecker Street	NoHo Historic District	(S/NR-eligible, NYCHD)	Architectural Resources 14, 15, 16	No change	New approximately 155-foot-tall residential & commercial development
I	229	15	18 Wooster Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 105-foot-tall residential & community facility development
II	230	44	3 Mercer Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 130-foot-tall residential development
J	544	72	27 East 4th Street	NoHo Historic District Extension	(NYCHD)	Architectural Resource 21	No change	New approximately 145-foot-tall residential & commercial development
JJ	513	33	149 Mercer Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
K	514	4	140 Wooster Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
KK	486	17	83 Greene Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & community facility development
L	501	3	417 West Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 105-foot-tall residential & commercial development
LL	483	8	506 Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 160-foot-tall residential & commercial development
M	485	24	89 Mercer Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
MM	474	14	53 Mercer Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development

Table 7-5 (cont'd)
Projected and Potential Development Sites on or Adjacent to an Architectural Resource: No Action and With Action Condition Impacts

Site Number[1]	Block	Lot	Address	Historic District Name	Status	Adjacent to or Within 90 Feet of Architectural Resource?	No Action Condition	With Action Condition
Potential Development Sites (cont'd)[3]								
N	530	31	53 Great Jones Street	NoHo Historic District Extension	(NYCHD)	Architectural Resource 18	No change	New approximately 95-foot-tall residential & commercial development
NN	514	24	141 Greene Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
O	474	7501	51 Mercer Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
OO	513	39	103 Prince Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
P	514	1	134 Wooster Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
PP	497	15	558 Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 200-foot-tall residential & commercial development
Q	516	36	452 West Broadway	SoHo-Cast Iron Historic District Extension	(NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
	516	37	450 West Broadway	SoHo-Cast Iron Historic District Extension	(NYCHD)			
QQ	474	19	43 Mercer Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
RR	501	32	143 Spring Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)	Architectural Resource 10	No change	New approximately 75-foot-tall residential & commercial development
S	232	3	440 Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)	Architectural Resource 6	No change	New approximately 160-foot-tall residential & commercial development
SS	475	22	41 Wooster Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 105-foot-tall residential & commercial development
T	232	10	454 Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 160-foot-tall residential & commercial development
TT	475	9	355 West Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
U	473	5	470 Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 160-foot-tall residential & commercial development

Table 7-5 (cont'd)
Projected and Potential Development Sites on or Adjacent to an Architectural Resource: No Action and With Action Condition Impacts

Site Number[1]	Block	Lot	Address	Historic District Name	Status	Adjacent to or Within 90 Feet of Architectural Resource?	No Action Condition	With Action Condition
Potential Development Sites (cont'd)[3]								
UU	473	7	474 Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 160-foot-tall residential & commercial development
V	228	111	323 West Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 100-foot-tall residential development
VV	474	32	481 Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)	Architectural Resource 6	No change	New approximately 200-foot-tall residential & commercial development
W	498	1	92 Prince Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 115-foot-tall residential & commercial development
WW	483	14	518 Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)	Architectural Resource 6	No change	New approximately 160-foot-tall residential & commercial development
X	513	25	163 Mercer Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 105-foot-tall residential & commercial development
XX	512	17	589 Broadway	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)	Architectural Resource 6	No change	New approximately 200-foot-tall residential & commercial development
Y	502	31	424 West Broadway	SoHo-Cast Iron Historic District Extension	(NYCHD)		No change	New approximately 100-foot-tall residential development
YY	500	16	120 Prince Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 85-foot-tall residential & commercial development
	500	17	118 Prince Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)			
Z	488	23	396 West Broadway	SoHo-Cast Iron Historic District Extension	(NYCHD)		No change	New approximately 95-foot-tall residential & commercial development
ZZ	230	3	317 Canal Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)		No change	New approximately 165-foot-tall residential & commercial development
	230	4	319 Canal Street	SoHo-Cast Iron Historic District	(NHL, S/NR-listed, NYCHD)			

Notes:
[1] Reference numbers correspond to **Figure 7-2**.
[2] S/NR-listed and S/NR-eligible historic districts can include structures and properties identified as "non-contributing" to the historic district.
[3] Projected development sites are considered more likely to be developed within the 10-year analysis period. Potential sites are considered less likely to be developed over the approximately 10-year analysis period.

New construction would also occur adjacent to 14 designated individual NYCLs in the With Action condition that would not occur in the No Action condition. The 14 designated individual NYCLs are:

- Four Historic Street Lampposts located near 444 Broadway, 473 Broadway, 515 Broadway, and 152 Mercer Street (Resource No. 6) are located near Potential Site S, Potential Site VV, Potential Site WW, and Potential Site XX, respectively.
- The Gay Activists Alliance Firehouse at 99 Wooster Street (Resource No. 10) is located within 90 feet of new development at Potential Development Site RR.
- Bleecker Street Subway Station (Resource No. 14) is located within 90 feet of new development at Potential Development Site HHH. While Projected Development Site 30 is located within 90 feet of the Bleecker Street Subway Station, the existing building on Projected Development Site 30 would be adaptively reused, therefore, construction-related vibration impacts would not be anticipated.
- The Bayard-Condict Building at 65-69 Bleecker Street (Resource No. 15) is located within 90 feet of new development at Potential Site HHH.
- Robbins and Appleton Building at 1-5 Bond Street (Resource No. 16) is located within 90 feet of new development at Potential Site HHH.
- Firehouse: Engine Company 33 at 44 Great Jones Street (Resource No. 18) is within 90 feet of new development at Projected Development Sites 1, 2, and 13, and Potential Development Site N.
- The Schermerhorn Building at 376-380 Lafayette Street (Resource No. 19) is within 90 feet of new development at Potential Site BB.
- The Samuel Tredwell Skidmore House at 37 East 4th Street (Resource No. 20) is located within 90 feet of new development at Projected Development Site 13.
- The Old Merchant's House at 29 East 4th Street (Resource No. 21) is within 90 feet of new development at Potential Sites J and EEE.
- The De Vinne Press Building at 393-399 Lafayette Street (Resource No. 22) is located within 90 feet of a new development at Potential Development Site EEE.
- The Bond Street Savings Bank at 330 Bowery (Resource No. 39) is located within 90 feet of Projected Sites 14.

As these 14 historic resources are designated NYCLs, they are protected by DOB *TPPN #10/88*. With these required protective measures, significant adverse construction-related impacts would not occur to these 14 resources.

S/NR-Eligible Architectural Resources

As shown in **Table 7-5**, six S/NR-eligible architectural resources are located within 90 feet of the proposed construction activities that could occur on 4 projected development sites and 3 potential development sites that would not be developed under the No Action condition. These six resources are also included in the NYCHD SoHo Cast-Iron Historic District and Extension and are therefore protected by DOB *TPPN #10/88*.

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.

SoHo-Cast Iron Historic District and Extension

The Proposed Actions would not result in indirect significant adverse impacts to the NYCHD SoHo Cast-Iron Historic District and the NYCHD SoHo Cast-Iron Historic District Extension (Resource A). The special use and bulk regulations under the Proposed Actions have been developed to reflect the existing built character of each neighborhood, including SoHo. The Proposed Actions would require base heights that are responsive to the context of existing buildings. The varied built forms and loft-like building forms in the historic district would be supported by special zoning provisions that reflect and respect the unique existing and historic character of SoHo. Within the SoHo Cast-Iron Historic District and Extension's NYCHD boundaries, changes to buildings in the historic district, including new development within the historic district, would be subject to LPC's review and approval. The new building forms allowed by the Proposed Actions would be determined in a manner appropriate to the historic character of the historic district and the immediate context without the need for separate land use actions. The bulk regulations under the Proposed Actions would allow LPC to refine base heights further to allow for improved cornice alignment for developments within NYCHDs. As described above, numerous projected and potential development sites are located within the boundaries of the SoHo Cast-Iron Historic District and Extension (Resource A), and two projected development sites are also located adjacent to the historic district. The historic district is generally characterized by the well-preserved mid- to late-19th century loft buildings that are typically five to seven stories tall (approximately 70 to 110 feet tall), and a limited number of modern eight to ten-story buildings. The Proposed Actions would result in the demolition of buildings in the historic district and the construction of new buildings on the development sites. As described above, within the SoHo Cast-Iron Historic District and Extension's NYCHD boundaries, changes to buildings in the historic district, including new development within the historic district, would be subject to the New York City Landmarks Law and LPC's review and approval. The Proposed Actions would facilitate construction of new buildings that would be similar in height and massing to many of the existing historic district buildings that are approximately 70 to 100 feet tall. Along the Broadway corridor, taller buildings, approximately 150 to 200 feet in height, would be developed. These buildings would be similar in height to existing buildings along Broadway, many of which are approximately 170-foot-tall loft buildings.

As described above, the SoHo Cast-Iron Historic District and Extension's boundaries vary slightly between the NYCHD and the S/NR-listed district. The NYCHD does not include the west side of West Broadway, south of Broome Street. Therefore, development on Projected Development Sites 5, 7, and 20, which are located outside the NYCHD boundaries would not be subject to the NYC Landmarks Law requiring LPC review and approval. Projected Development Sites 5, 7, and 20 could be developed with buildings that are 220 feet tall, 145 feet tall, and 270 feet tall. These buildings would be located at the western edge of the historic district along the west side of West

Broadway. This area of West Broadway is developed with tall buildings, including an approximately 180-foot-tall hotel at the midblock between Canal and Grand Streets. The buildings that could be developed on the projected development sites in this area would change the setting of buildings in the S/NR-listed portion of the historic district and could potentially result in an adverse indirect contextual impact as changes to buildings in the S/NR historic district would not be subject to LPC's review and approval.

NoHo Historic District and Extension

The Proposed Actions would not have the potential to result in indirect significant adverse impacts to the NYCHD NoHo Historic District and Extension (Resource B). The special use and bulk regulations under the Proposed Actions have been developed to reflect the existing built character of each neighborhood, including NoHo. The Proposed Actions would require base heights that are responsive to the context of existing buildings. The varied built forms and loft-like building forms in the historic district would be supported by special zoning provisions that reflect and respect the unique existing and historic character of NoHo. Within the NoHo Historic District and Extension's NYCHD boundaries, changes to buildings in the historic district, including new development within the historic district, would be subject to LPC's review and approval. The new building forms allowed by the Proposed Actions would be determined in a manner appropriate to the character of the historic district and the immediate context without the need for separate land use actions. The bulk regulations under the Proposed Actions would allow LPC to refine base heights further to allow for improved cornice alignment for developments within NYCHDs. With LPC's review and approval, new development in the historic district would not result in significant adverse indirect impacts to the historic district.

The Proposed Actions would result in the demolition of contributing resources in the historic district. Three projected development sites would also be located along the historic district boundaries. As described above, within the boundaries of the NYCHD NoHo Historic District and Extension, changes to buildings in the historic district, including new development within the historic district, would be subject to the New York City Landmarks Law and LPC's review and approval. Therefore, the Proposed Actions would not result in any significant adverse indirect impacts to the NoHo Historic District and Extension.

Bowery Historic District

The Proposed Actions would result in indirect significant adverse impacts to the S/NR-listed Bowery Historic District (Resource C). With the Proposed Actions, the Bowery Historic District could be developed with an approximately 185-foot-tall building on Projected Development Site 1; an approximately 235-foot-tall building on Projected Development Site 13; and an approximately 105-foot-tall building would be built adjacent to the historic district at Projected Development Site 14. The Proposed Actions could result in the demolition of low-rise utilitarian buildings and substantially altered masonry buildings. As described above, the demolition of contributing resources within the S/NR-listed historic district could result in an adverse impact to the historic district. The construction of new buildings on the development sites within the historic district would also have the potential to result in indirect impacts to the Bowery Historic District by changing the setting of contributing resources. The Proposed Actions in the Bowery Historic District would replace low-rise and underdeveloped sites that are out of context for the area, which is characterized by four to eleven-story buildings, approximately 40 to 180 feet tall. However, the buildings that could replace them could be much larger than the existing urban design. With the Proposed Actions, the new buildings could be considerably taller than existing nearby historic

district buildings. A portion of Projected Development Site 1 is located within the NYCHD NoHo Historic District and Extension; proposed changes to Projected Development Site 1 would therefore be subject to LPC's review and approval. However, as the Bowery Historic District is S/NR-listed, changes to buildings in the historic district would not be subject to LPC's review and approval and new development would have the potential to result in significant adverse indirect impacts to the historic district.

Chinatown and Little Italy Historic District

The Proposed Actions would not result in indirect significant adverse impacts to the S/NR-listed Chinatown and Little Italy Historic District (Resource D). Four projected development sites are located in the Chinatown and Little Italy Historic District. The demolition of contributing resources within the historic district and construction of new buildings on the development sites have the potential to result in indirect impacts to the Chinatown and Little Italy Historic District by changing the setting of contributing resources. The projected development sites are located just within the western boundary of the Chinatown and Little Italy Historic District, on the Centre Street and Lafayette Street corridor, which is currently developed with a mix of building types and ages. The building proposed for Projected Development Site 15 could be approximately 105 feet tall, similar in height to the approximately 140-foot-tall building adjacent to the north, as well as other mid-rise buildings on Lafayette Street. The other projected development sites in the historic district are concentrated near the junction of Canal and Centre Streets, a major intersection that is characterized by a mix of building types, sizes, and ages located just outside the historic district. Therefore, the Proposed Actions would not result in any significant adverse indirect impacts to the Chinatown and Little Italy Historic District. As the Chinatown and Little Italy Historic District is S/NR-listed, changes to buildings in the historic district would not be subject to LPC's review and approval.

NoHo East Historic District

The Proposed Actions would not result in indirect significant adverse impacts to the NoHo East Historic District (S/NR-eligible, NYCHD) (Resource E). Projected Development Site 14 would be adjacent to the NoHo East Historic District (Resource E). The Proposed Actions would result in an approximately 105-foot-tall building adjacent to the architectural resources in the historic district. However, the new building on Projected Site 14 would be oriented north towards Bond Street, which is located north of the historic district and on a separate street from the historic district. Due to the lack of a visual relationship between the development site and the historic district buildings, the Proposed Actions would not result in any significant adverse indirect impacts to this historic district.

Individual Architectural Resources

Sixteen architectural resources are located in close proximity to projected and potential development sites. These are:

- The Gay Activists Alliance Firehouse (Resource No. 10) is located north of Potential Site RR and separated by one approximately 25-foot-wide intervening building. The potential development site would be developed with an approximately 75-foot-tall building located at the corner of Wooster and Spring Streets; nearby existing buildings are similar in height, at approximately 60 to 100 feet tall. Because this individual architectural resource is also located within the SoHo Cast-Iron Historic District and Extension's NYCHD boundaries, changes to

buildings in the historic district, including new development within the historic district, would be subject to LPC's review and approval and would not result in a significant adverse impact.

- The Proposed Actions would result in a new approximately 195-foot-tall building at Potential Development Site EEE and an approximately 205-foot-tall building at Projected Development Site 12, near the De Vinne Press Building (Resource No. 22), the Astor Library (Resource No. 27), and the La Grange Terrace/Colonnade Row (Resource No. 23 to 26). With the Proposed Actions, the buildings would be considerably taller than these architectural resources. However, the taller buildings would not be anticipated to result in indirect impacts to these architectural resources; these architectural resources would remain prominently visible along Lafayette Street; and the proposed buildings would be compatible with the existing setting of these architectural resources, which contains a mix of building sizes including the approximately 165-foot-tall mixed-use commercial and residential building at the southwest corner of East 4th and Lafayette Streets and the approximately 160-foot-tall office building located at the midblock at 726 Broadway. These architectural resources, and Projected Development Site 12 and Potential Development Site EEE are located along Lafayette Street, a wide corridor that includes a mix of building types, such as the new residential development at 25 Great Jones Street. Within the NoHo Historic District's NYCHD boundaries, changes to buildings in the historic district, including new development within the historic district, would be subject to LPC's review and approval.
- The Proposed Actions would result in an approximately 235-foot-tall building at Development Site 13 and an approximately 145-foot-tall building at Development J, both located on East 4th Street in close proximity to the Samuel Tredwell Skidmore House at 37 East 4th Street (Resource No. 20) and the Old Merchant's House at 29 East 4th Street (Resource No. 21). As described in Chapter 6, "Shadows," the Proposed Actions would result in a significant adverse shadows impact on the Old Merchant's House. Both architectural resources are located on the north side of the street, in an area characterized by a mix of building types and ages. Projected Site 13 is located at the east end of the block, with frontages on Bowery and East 4th Street. The building that could be developed on Projected Site 13 would be across the street from the two architectural resources, and possibly with an orientation to the east toward Bowery. However, the architectural resources would face the projected development; such a tall building on the street would change the setting and context of these architectural resources. The Old Merchant's House is next door to Potential Development Site J, and to the west of the Skidmore House. The building on Site J would be considerably taller than nearby buildings, and approximately 80 feet taller than these two architectural resources. The development would not obstruct publicly accessible views of the resources' primary facades on East 4th Street. The development on Site J would replace a vacant site that is out of context with the high-density NoHo neighborhood. Although the development on Site J would be taller than buildings in the immediate vicinity, the potential building would not introduce a building type that is incompatible with the neighborhood, which is characterized by a mix of larger buildings, including historic lofts and modern mid-rise buildings.
- Firehouse: Engine Company 33 (Resource No. 18) is located in close proximity to four development sites, including three sites on Great Jones Street. Projected Development Sites 1 and 2 would introduce approximately 185-foot-tall buildings to the east and west of the resource, on the same side of the street and on the same block. The projected developments would transform the north side of the street. These proposed developments would be taller than nearby buildings, and the proposed development on Projected Site 2 would have an approximately 220-foot-long street wall along Great Jones Street, which is dissimilar to the

existing buildings in the neighborhood. The buildings would not block views of the architectural resource. The new buildings on Projected Sites 1 and 2 would also replace underdeveloped sites, including a parking lot and a one-story former industrial building, which are currently out of context with the dense neighborhood. The developments will not block views of the resource's primary facade, which is visible on Great Jones Street. Potential Development Site N is located on the south side of Great Jones Street and would not obstruct views to this architectural resource from vantage points on Great Jones Street.

- With the Proposed Actions, a 200-foot-tall building would be introduced at Potential Development Site BB, located on the other side of the block directly west of the Schermerhorn Building (Resource No. 19). The proposed tower and the architectural resource would not share the same street, and the new building's primary façade would be oriented toward Broadway, away from the architectural resource. Therefore, there would be no visual connection between the architectural resource and the new building at the street level. The development would be located along the Broadway corridor that is characterized by tall buildings, including an approximately 20-story hotel building across the street at the corner of Broadway and West 3rd Street.
- With the Proposed Actions, four Historic Street Lampposts along Broadway (Resource No. 6) would be located near new construction. The proposed developments would not alter the lampposts' setting, a busy transportation corridor with modern storefronts and street furniture.
- The Bond Street Savings Bank (Resource No. 39) is located in the 400-foot-study area near Projected Development Site 14. The proposed development and this architectural resource would remain visually separated by the buildings on Bond Street. The architectural resource would remain prominently visible in views on Bond Street and Bowery, due to its corner location.

Other architectural resources in the Project Area, including Robbins and Appleton Building (Resource No. 16), the Odd Fellows Hall (Resource No. 2), the Bayard-Condict Building (Resource No. 15), the La Grange Terrace houses (Resource Nos. 23 to 26), the Astor Library (Resource No. 27), and the E.V. Haughwout Building (Resource No. 5) would also not experience significant adverse indirect impacts. The Proposed Actions would not isolate these architectural resources from or significantly alter these resources' visual relationship with the streetscape, nor would new development obstruct views to these architectural resources in the future with the Proposed Actions compared with the No Action condition.

Other architectural resources in the 400-foot study area would not experience significant adverse indirect impacts. The closest development sites to study area architectural resources are located across streets from these architectural resources, though most study area architectural resources are located at greater distances from the projected and potential development sites. The Proposed Actions would not isolate any study area architectural resource from or significantly alter a resource's visual relationship with the streetscape, nor would new development on the projected and potential development sites obstruct views to the architectural resources in the study area in the future with the Proposed Actions compared with the No Action condition.

As discussed in Chapter 6, "Shadows," incremental shadows would fall on some of the stained glass windows of the Most Precious Blood Church (a contributing resource in the S/NR-listed Chinatown and Little Italy Historic District) at 113 Baxter Street and in the rear garden of the Merchant's House Museum (NHL, S/NR-listed, NYCL, NYCL Interior) on East 4th Street. Shadows would fall on the stained glass windows of the Most Precious Blood Church on Baxter Street, which may have the potential to affect the enjoyment of this historic resource for a total

duration of approximately 1 ½ hours during the afternoons of the spring and fall analysis days and 3 ½ hours on late afternoons in the spring and summer analysis days. The Merchant's House Museum garden would experience new shadows in the late morning and early afternoon, particularly in the spring, summer, and fall analysis days.

As described above, the Proposed Actions would result in significant adverse indirect impacts to the S/NR-listed Bowery Historic District, the Samuel Tredwell Skidmore House (S/NR-listed, NYCL) at 37 East 4th Street, and the Old Merchant's House (NHL, S/NR-listed, NYCL, NYCL Interior) at 29 East 4th Street. Aside from these architectural resources that would be adversely impacted by the Proposed Actions, the developments that are anticipated to be developed with the Proposed Actions would not be expected to result in significant adverse indirect impacts to other Project Area and study area architectural resources. While the Proposed Actions would somewhat alter the setting and visual context of certain architectural resources in the Project Area and study area, such changes would not be significantly adverse. The Proposed Actions would not alter the relationship of other Project Area and study area architectural resources to the streetscape or isolate an architectural resource from its immediate setting. No projected or potential developments would eliminate or substantially obstruct important public views of the other Project Area and study area architectural resources, as all significant elements of these architectural resources would remain visible in view corridors on public streets. In addition, no incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Actions to any of the other Project Area and study area architectural resources' setting such that they would compromise or diminish the characteristics for which these architectural resources have been determined significant.

As discussed above, the Proposed Actions would result in direct significant adverse impacts to the S/NR-listed Bowery Historic District and the S/NR-listed Chinatown and Little Italy Historic District. The Proposed Actions would result in indirect significant adverse impacts to the S/NR-listed Bowery Historic District, the Samuel Tredwell, Skidmore House, and the Old Merchant's House. ✷