West Harlem Rezoning EIS
CHAPTER 7: HISTORIC AND CULTURAL RESOURCES

A. INTRODUCTION

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

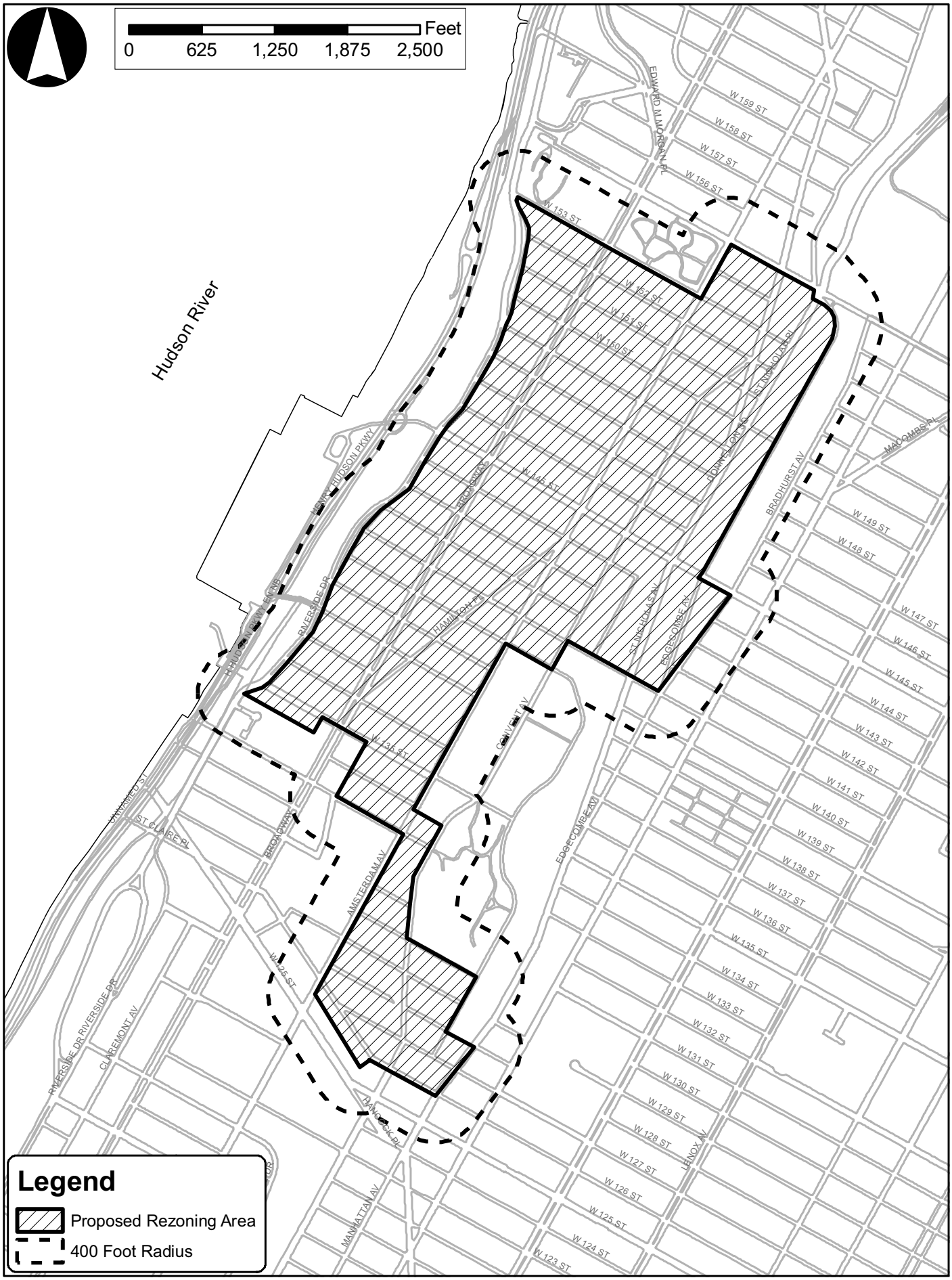
As discussed in this chapter, the proposed rezoning area encompasses blocks located within six LPC-designated historic districts, namely: the Hamilton Heights Historic District and Extension, the Hamilton Heights/Sugar Hill Historic District and Extension, the Hamilton Heights/Sugar Hill Northeast Historic District, and the Hamilton Heights/Sugar Hill Northwest Historic District, as well as two State and National Register (S/NR) listed historic districts (Sugar Hill Historic District and Hamilton Heights Historic District). There are also several individual landmarks located within and adjacent to the proposed rezoning area. Therefore, it is necessary to assess the potential impacts of the Proposed Action on historic architectural resources. According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the area to be rezoned plus an approximate 400-foot radius around the proposed rezoning area (refer to Figure 7-1), which is typically adequate for the assessment of historic resources, in terms of physical, visual, and historical relationships.

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

B. PRINCIPAL CONCLUSIONS

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

Historic Resources Study Area



Although two projected development sites fall within a LPC-designated historic district, and one potential development site falls within an LPC-eligible historic district, those sites are identified in the RWCDS as conversion sites, and would therefore not result in direct effects to those districts. In addition, existing structures located on four potential development sites located within the S/NR-listed Sugar Hill Historic District are projected to be demolished and redeveloped in the With-Action condition. However, two of those sites are described as non-contributing buildings in the S/NR nomination report, and therefore projected redevelopment of those two sites would not be considered a significant adverse direct impact. For the remaining two sites, as both sites are expected to be redeveloped in the future without the Proposed Action, any redevelopment of those two sites under the Proposed Action would not result in significant adverse impacts to historic architectural resources. The Proposed Action and subsequent developments are also not expected to have any direct physical impacts on any designated individual landmarks in the study area, as they would not result in any physical destruction, demolition, damage or alteration to any designated historic property that is an individual landmark.

However, the Proposed Action could result in direct effects to one resource that is eligible for LPC-designation and S/NR-listing (the former Bernheimer & Schwartz Pilsener Brewing Company complex (a.k.a. Yuengling) that encompasses two of the projected development sites), which could be demolished, either partially or entirely, as a consequence of the Proposed Action. While the identified significant adverse direct impact to this eligible architectural resource could be partially mitigated, as it would not be completely eliminated, it would constitute an unavoidable significant adverse impact on this eligible historic resource.

The Proposed Action would also result in incremental shadows being cast on sunlight-sensitive features of one historic resource, namely St. Mary's Protestant Episcopal Church. The incremental shadows would be cast on the eastern (side) façade of the church, which contains large stained glass windows that are considered a sunlight-sensitive feature, for a duration of approximately 1 hour and 33 minutes on the December 21 analysis day. Measures to mitigate this impact (e.g., special lighting features) will be considered between the Draft and Final EIS. Absent the identification and implementation of feasible and practicable mitigation measures, the Proposed Action could have an unmitigated significant adverse shadows impact on St. Mary's Protestant Episcopal Church.

The projected and potential developments to be constructed following implementation of the Proposed Action are also not expected to have significant adverse visual/contextual impacts on existing historic resources in the area. The Proposed Action would change the zoning on all projected and potential development sites to a mix of contextual districts in order to ensure that new development would be sensitive to the established height and scale in the West Harlem neighborhood. As the resultant buildings would be similar in bulk to existing developments in the area, they would have minimal effects on the visual context of the historic resources within and in the vicinity of the rezoning area. The developments resulting from the Proposed Action would not alter the setting or visual context of any historic resources in the area, nor would they eliminate or screen publicly accessible views of any resources.

Any designated NYC Landmarks and S/NR-listed historic buildings located within 90 linear feet of a projected or potential new construction site would be subject to the protections of DOB's TPPN #10/88, which would ensure that such development resulting from the Proposed Action would not cause any significant adverse construction-related impacts to historic resources. This would apply to all new construction sites within historic districts, as well as to projected development sites 2, 4, and 17, and potential development site 24, which are located less than 90 feet away from the designated historic resources.

Finally, for sites 15, 18, 19, 30, and 56, construction under the Proposed Action could potentially result in construction-related impacts to four non-designated resources. The resources would be afforded standard

protection under DOB regulations applicable to all buildings located adjacent to construction sites; however, since the resources are not S/NR-listed or LPC-designated, they are not afforded the added special protections under DOB's TPPN 10/88. Additional protective measures afforded under DOB TPPN 10/88, which include a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources, would only become applicable if the eligible resources are designated in the future prior to the initiation of construction. If the eligible resources listed above are not designated, however, they would not be subject to TPPN 10/88, and may therefore be adversely impacted by construction of adjacent development resulting from the Proposed Action.

C. DEVELOPMENT BACKGROUND[1]

The development of the property in and around the proposed rezoning area, which encompasses parts of the Hamilton Heights/Sugar Hill and Manhattanville neighborhoods, was influenced both by the natural geography of the area and by the pattern of land subdivision extending back to the seventeenth century. The area is located on high ground just west of the steep escarpment that separates the "Heights" from the Harlem Plain to the east. These cliffs run north from about 110th Street almost to the northern tip of Manhattan Island with only a few natural breaks. They are of solid Manhattan schist, in contrast to the easily eroded Inwood limestone on the lowlands.

In 1624, the first European settlers arrived in the Dutch colony of the New Netherlands. In order to encourage settlement in the New Netherlands, the West India Company, which had the exclusive right to property, provided immigrants with large land grants. In June 1639, Captain Jochiem Pietersen Kuyter arrived in New Amsterdam, the major settlement in the New Netherlands, from Holstein, Denmark, and was given a large land grant in northern Manhattan, along the Harlem River, extending west as far as what is now St. Nicholas Avenue. Kuyter was killed during an Indian attack in 1654 and when Dutch governor Peter Stuyvesant established the village of Niuew Harlem in 1658, land was to be sold for the benefit of Kuyter's heirs and creditors. The lowlands near the Harlem River were divided into village and farm plots, but the heights (a.k.a. Jochem Pieter's Hills) was not part of this early land division, and instead was regarded as common land. In 1691, the residents of Harlem decided to subdivide the common lands of Jochem Pieter's Hills into parcels of approximately equal size, with village residents drawing lots in order to acquire the property. The land included most of the property between what is now St. Nicholas Avenue and the Hudson River from about 133rd to 162nd Streets, as well as some property to the east of St. Nicholas Avenue.

West Harlem retained its rural character for over a century, and by the late 1700's it was becoming a magnet for wealthy estates and country retreats. The development of farmland contrasts with the appearance, in the eighteenth and early nineteenth centuries, of estates owned by wealthy New Yorkers to the north and south. These estates were erected on the high ground in northern Manhattan, taking advantage of the area's picturesque views over the Hudson and Harlem Rivers and its cooling breezes. To the south of the area was Pinehurst, the 110-acre estate of Samuel Bradhurst, with its elegant Federal style mansion (demolished), while south of that was the Grange, the 1801-02 home of Alexander Hamilton. To the north of the area was Mount Morris, the eighteenth-century villa of British military officer Roger Morris (1765), which was used by General George Washington as his headquarters in September and early October 1776.

The earliest urban intrusion into the rural character of the area was the construction of the Croton Aqueduct in the 1830s, which brought fresh water from northern Westchester County to New York City.

[1] Source: *Hamilton Heights/Sugar Hill Northwest Historic District Designation Report,* New York City Landmarks Preservation Commission, June 18, 2002.

The aqueduct entered Manhattan over High Bridge, at 174th Street, then ran south through what is now Highbridge Park until about 158th Street. At 158th Street, the aqueduct crossed beneath what is now Edgecombe Avenue, then continued south, cutting through several blocks and turning southwest beneath St. Nicholas Avenue at about 154th Street. The aqueduct route then traverses several blocks before reaching Amsterdam Avenue and continuing south towards the receiving reservoir in Central Park. The aqueduct's route through the area is evident since this undeveloped property has determined the eccentric shape of buildings on adjacent properties.

The introduction of elevated rail stops in 1879 and the subsequent development of the IRT subway line in 1904 further hastened the urbanization of the area. In fact, most of West Harlem as it stands today was constructed by the first decades of the 20th century, a built environment consisting of row houses and apartment complexes of a variety of styles, including Beaux Arts, Queen Anne and Romanesque Revival. Soon after, the 1920's and 1930's gave rise to an influx of affluent African-American residents. Although the 1950's and 1960's marked an era of disinvestment and distress, West Harlem did not sustain the same degree of extreme property abandonment, population loss, vacancy and disinvestment found in Central and East Harlem. Today, West Harlem is largely a residential community made up of five- and six-story apartment buildings and three- and four-story brownstones and rowhouses. The area is typified by streetwall buildings with uniform cornice lines that rise without setback.

D. ARCHAEOLOGICAL RESOURCES

In accordance with CEQR guidelines, archaeological resources are assessed only in areas where excavation is likely and would result in new in-ground disturbance. In the absence of the Proposed Action (No-Action), given the existing zoning and land use trends in the area, it is anticipated that the proposed rezoning area would experience moderate growth in commercial and community facility uses and modest growth in residential uses. As such, the RWCDS identifies 19 projected development sites and 15 potential development sites on which new construction or conversion/enlargement could occur pursuant to existing zoning in the future without the Proposed Action (see Chapter 1, "Project Description").

Based on the RWCDS, compared to No-Action conditions, the Proposed Action would result in new/additional in-ground disturbance compared to No-Action conditions on all or parts of 22 development sites. These sites are: projected development sites: 1, 2, 4, 5, 6, 10, 11, 12, 13, 14, 15, 17, 18, 19, and 40; and potential development sites 21, 26, 27, 28, 29, 30, and 33. As these sites could experience additional in-ground disturbance as a result of the Proposed Action compared to No-Action conditions, they were submitted to the LPC for review of their archaeological potential.

LPC reviewed the 22 identified sites that could experience new/additional in-ground disturbance as a result of the Proposed Action, and indicated that none of the lots comprising projected and potential development sites expected to entail new in-ground disturbance as a result of the Proposed Action have any archaeological significance (see letter dated 10/27/2011 in Appendix C). As such, the Proposed Action is not expected to result in any significant adverse impacts to archaeological resources, and a detailed analysis is not warranted.

E. ARCHITECTURAL RESOURCES

Existing Conditions[2]

The proposed rezoning area encompasses blocks located within several LPC-designated and S/NR-listed historic districts, as well as several historic districts that are eligible for designation by LPC. There are also 21 individual landmarks located within and adjacent to the proposed rezoning area, as well as 22 buildings identified as eligible for LPC designation and/or S/NR listing. Two of the projected development sites (sites 14 and 40) contain buildings with architectural significance. The Yuengling Brewery building complex, which comprises projected development sites 14 and 40 (Block 1967, Lots 40, 45, 50, 60, 85 and 89) has been calendared for designation by LPC and is eligible for listing in the S/NR.

The maps in Figures 7-2 and 7-3 show all of the designated historic districts and individual landmarks in the study area, and Table 7-1 provides a list of all of these designated resources. Eligible resources are shown in Figure 7-6 and listed in Table 7-2 below. The following provides a brief description of each of the designated historic resources identified in the study area.

Designated Historic Districts

Sugar Hill Historic District (S/NR)[3]

The S/NR Sugar Hill Historic District, designated in 2002, consists of 414 contributing buildings, which are primarily late nineteenth and early twentieth century row houses and apartment buildings. It is bounded to the south by West 145th Street and to the north by West 155th Street. It runs irregularly along the side streets west of Convent Avenue and in some cases as far west as Amsterdam Avenue. The hilly topography, parks, and numerous trees create vistas that juxtapose the natural and urban environments.

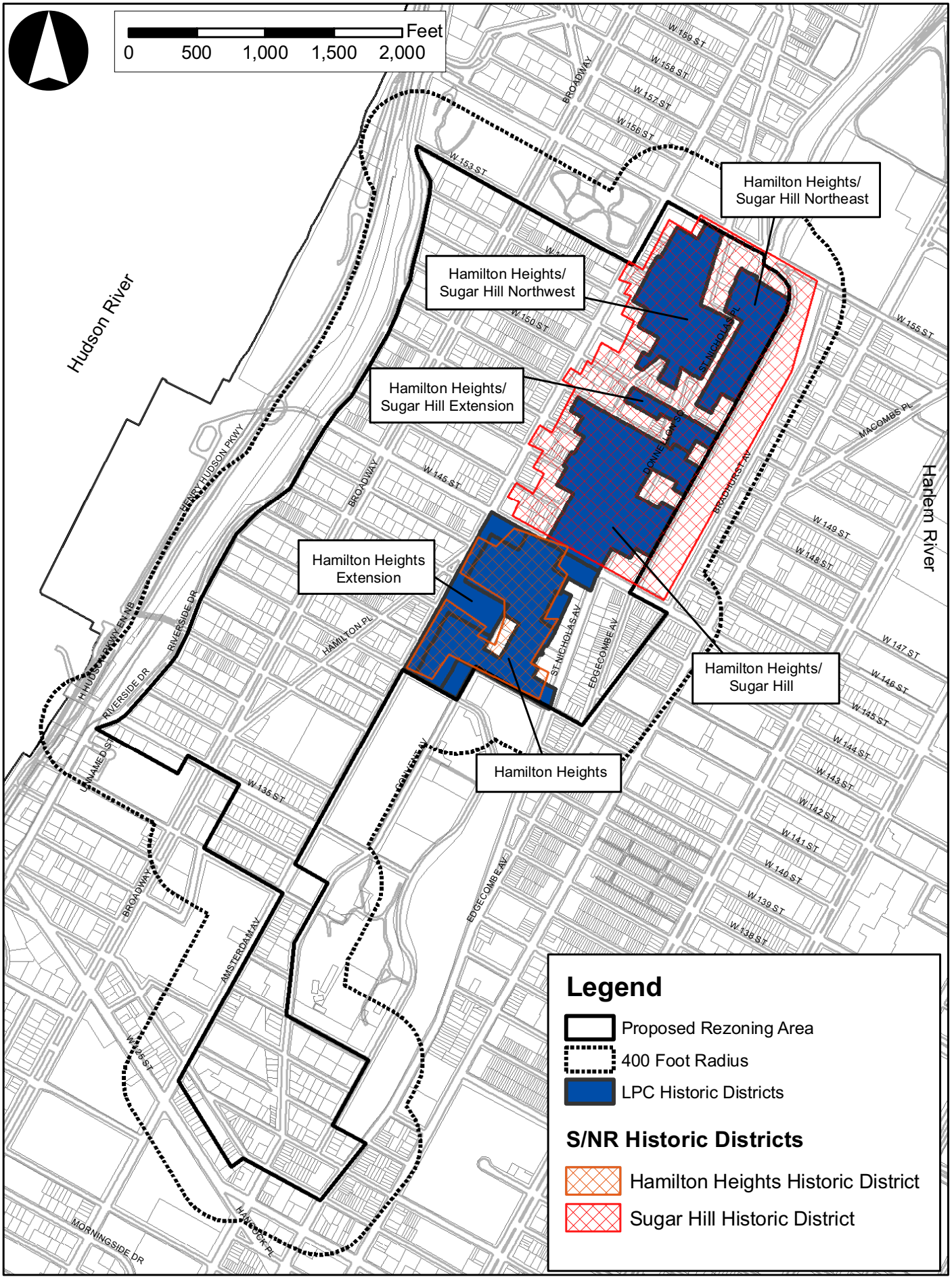
The district is recognized by the National Register as significant under Criteria A, B, and C for evaluation of historic properties. Criterion A identifies the buildings of the district as important due to their association with events that have made a significant contribution to the broad patterns of history in the areas of community planning and development, ethnic heritage, and social history. The district achieves its exceptional significance as the nation's foremost African-American urban community (ca. 1925-ca. 1956). Criterion B recognizes buildings in the Sugar Hill Historic District for their association with lives of significant individuals, notably central figures in the cultural history of Harlem who have played an important role in local and national history, including such illustrious figures as future Supreme Court Justice Thurgood Marshall, sociologist W.E.B. DuBois, painter Aaron Douglas, composers and jazz musicians Edward Kennedy "Duke" Ellington and C. Luckeyth ("Luckey") Roberts, civil rights leaders Walter Francis White and Adam Clayton Powell Sr., and writers Ralph Ellison and Langston Hughes. Criterion C focuses on the diverse architectural character of the buildings in the Sugar Hill Historic District and recognizes it as representative or embodying distinctive characteristics of various styles that resulted from distinct periods of growth and development. The district is significant under Criterion C for its intact late 19th and early 20th century residential architecture including row houses and apartment buildings (see photos in Figure 7-4).

---

[2] Information in this section is from a number of secondary sources, including the *Guide to New York City Landmarks 4th Edition*, published by the New York City Landmarks Preservation Commission (2009), as well as the various designation reports for LPC-designated and S/NR-listed historic districts and individual resources.

[3] Information in this section is from the *Sugar Hill Historic District National Register of Historic Places Registration Form*, February 2002.

Figure 7-2
Designated Historic Districts Within Study Area



Designated Individual Landmarks Within Study Area

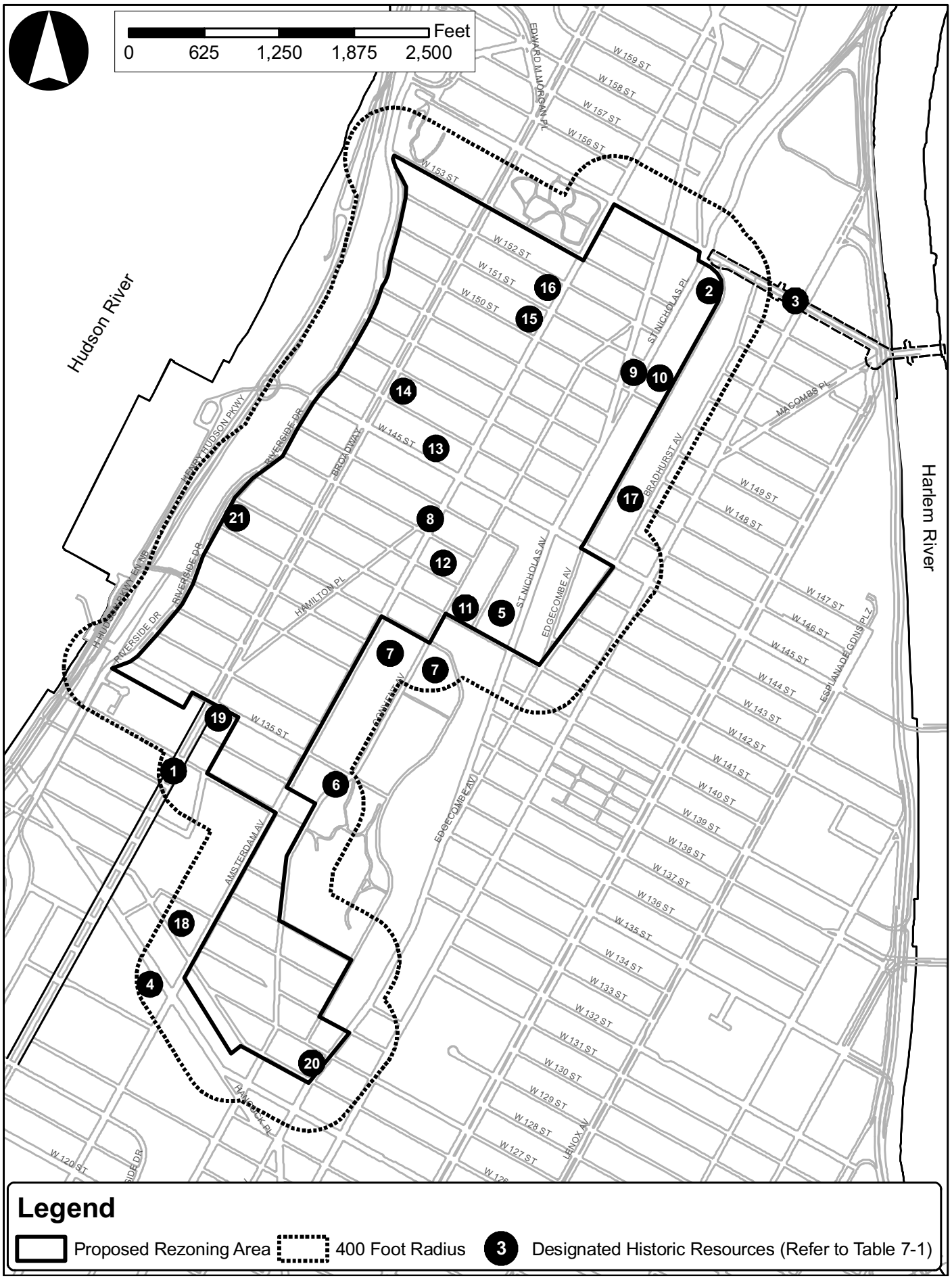


TABLE 7-1
Designated Architectural Resources in Proposed Rezoning Area

Map #[a]	Property Name	Address	NYCL	S/NR	NHL
	Sugar Hill Historic District	Refer to Figure 7-2		x	
	Hamilton Heights Historic District	Refer to Figure 7-2	x	x	
	Hamilton Heights HD Extension	Refer to Figure 7-2	x		
	Hamilton Heights/Sugar Hill HD	Refer to Figure 7-2	x		
	Hamilton Heights/Sugar Hill HD Extension	Refer to Figure 7-2	x		
	Hamilton Heights/Sugar Hill Northeast HD	Refer to Figure 7-2	x		
	Hamilton Heights/Sugar Hill Northwest HD	Refer to Figure 7-2	x		
1	Manhattan Valley IRT Viaduct	Broadway from W. 122nd to W. 135th Sts.	x	x	
2	409 Edgecombe Avenue (Colonial Parkway Apts)	409 Edgecombe Ave.	x	(3)	
3	Macomb's Dam Bridge & 155th St. Viaduct	Jerome Ave (Bronx) to W. 115th & St. Nicholas	x	(1)	
4	George Bruce Branch NYPL	518 W. 125th St.	x	(1)	
5	Ivey Delph Apartments	19 Hamilton Tr.		x	
6	Croton Aqueduct, 135th Street Gate House	1501 Amsterdam Ave.	x	x	
7	CUNY North Campus	1605 Amsterdam Ave.	x	x	
8	Historic Street Lampposts	North point of Alexander Hamilton Square	x		
9	The Bailey Residence	10 St. Nicholas Ave.	x	x	
10	Benzinger House	345 Edgecombe Ave.	x	(3)	
11	Hamilton Grange	414 W. 141st St.	x	x	x
12	Our Lady of Lourdes Roman Catholic Church	465 W. 142nd St.	x	x	
13	Hamilton Grange Branch, NYPL	505 W. 145th St.	x	x	
14	Former Hamilton Theater	3560 Broadway	x		
15	Loth Ribbon Mill	1820 Amsterdam Ave.	x		
16	Former 32nd Precinct Police Station	1854 Amsterdam Ave.	x		
17	Jackie Robinson Pool and Colonial Park Play	319 W. 145th St.	x	(3)	
18	St. Mary's Church	517 W. 126th St.	x	(1)	
19	Claremont Theater	3320 Broadway	x	(1)	
20	Former P.S. 157	327 St. Nicholas Ave.		x	
21	St. Walburga's Academy	630-632 Riverside Dr.	(2)	x	

Notes: [a] Corresponds to Figure 7-3
NYCL: New York City Landmark; S/NR: Listed on the State and National Registers of Historic Places; NHL: National Historic Landmark
(1) Also eligible for listing on the S/NR
(2) Also eligible for NYCL designation
(3) Also falls within S/NR-listed historic district

Three projected development sites and three potential development sites (sites 1, 2, 20, 21, 52, and 57) fall within the boundaries of the S/NR-listed Sugar Hill Historic District. Of these six sites, sites 1 and 2 are identified as non-contributing buildings in the S/NR nomination report, while site 57 is identified as an empty lot. The report describes site 20 as a three-story brick vernacular carpentry shop that has been covered in aluminum siding; site 21 as a one-story wooden vernacular manufacturing building that has been covered in aluminum siding; and site 52 is described as a six-story neoclassical revival limestone and brick building (see discussion of LPC district below for additional details).

Hamilton Heights Historic District (NYCL and S/NR) and Extension (NYCL)

The Hamilton Heights Historic District was designated by LPC in 1974 (and extended in 2000), and listed in the S/NR in 1983. It is located immediately north of City College, bounded by West 140th Street to the south and West 145th Street to the north. It runs irregularly between St. Nicholas Avenue to the east and falls just short of Amsterdam Avenue to the west. The boundaries of the LPC designated historic district are not identical to those identified by the S/NR, as illustrated in Figure 7-2.

The Hamilton Heights Historic District is a neighborhood of row houses, apartment buildings, and impressive churches (see photos in Figure 7-4). The land was once part of Alexander Hamilton's estate, and Hamilton's own house is preserved at 414 West 141st Street (individual landmark). The area remained largely undeveloped until the 1880s, when the new elevated rail line along Eighth Avenue brought it within commuting distance of Lower Manhattan. The block-long Hamilton Terrace, initially laid out as a private street, contains handsome brick and stone houses erected between 1895 and 1902. Deed restrictions limited construction in most of the district to row houses. However, the west side of Amsterdam Avenue was excluded, permitting construction of small apartment houses, five to seven stories tall, designed in various styles. Early residents of the district were mainly middle-class whites, both native and immigrant. During the 1920s and 1930s, many of the homes were sold to black families, and the neighborhood was commonly referred to as Sugar Hill. The neighborhood is the historical home of many celebrated musicians as well as numerous writers and civic leaders.

Hamilton Heights Historic District Extension

Located in northwestern Manhattan, from the north side of 140th Street to the south side of 145th Street, and from the east side of Amsterdam Avenue to the west side of St. Nicholas Avenue, the Extension expands the historic district's boundaries (as designated by LPC in November 1974) to more completely reflect Hamilton Heights' residential development. The extended boundaries overlap the S/NR-designated Historic District boundaries in numerous locations, as illustrated in Figure 7-2. The Hamilton Heights Historic District Extension consists of 51 buildings, including 31 row houses, 17 apartment buildings, and 3 related (and contiguous) ecclesiastical structures.

One projected development site (site 53) falls within the boundaries of the LPC-designated Hamilton Heights Historic District Extension. The site, at 406 West 145th Street, is one of ten four-story dwellings with basements that were constructed by developer Thomas J. McLaughlin between March and October 1897. Designed by the architects Neville & Bagge, these ten sixteen-foot wide limestone facades combine various neo-classical elements, including molded doorframes, bracketed entablatures over each entry, windows surmounted by small cartouches, paired Ionic pilasters, and richly detailed metal cornices (see photo in Figure 7-4). The LPC designation report indicates that the original oak doors with glass panels remain at 406 West 145th Street (projected development site 53), including elaborate decorative metal grilles. The windows are historic.

Hamilton Heights/Sugar Hill Historic District and Extension (NYCL)[4]

The Hamilton Heights/Sugar Hill Historic District was designated in 2000 and extended in 2001. This large district has residential buildings of great architectural and cultural merit. The district stretches from West 145th Street in the south to West 155th Street in the north and is generally bounded by Edgecombe Avenue to the east and Convent and Amsterdam Avenues to the west. The boundaries of the LPC-designated Hamilton Heights/Sugar Hill Historic District (Extension, Northeast, Northwest) are different from the S/NR Sugar Hill Historic District discussed above, as illustrated in Figure 7-2.

One projected development site (site 52) falls within the boundaries of the LPC-designated Hamilton Heights/Sugar Hill Historic District. The building located on this lot (409-411 West 145th Street, Block 2060/Lot 25) is a six-story, Renaissance Revival style apartment house designed and developed in 1899-1900 by Edward E. Ashley. The building is distinguished by its rusticated limestone base, portico with columns, and prominent pressed-metal cornice (see photos in Figure 7-4). The side yard, to the west of

[4] Information in this section is from NYCLPC's *Hamilton Heights/Sugar Hill Northeast Historic District Designation Report* (October 23, 2001), and *Hamilton Heights/Sugar Hill Northwest Historic District Designation Report* (June 18, 2002).



Hamilton Heights/ Sugar Hill HD (LPC) and S/NR Sugar Hill HD. View of west side of St. Nicholas Avenue between W. 148th and W. 149th Streets.



Hamilton Heights/Sugar Hill HD (LPC) and S/NR Sugar Hill HD. View of western blockfront of St. Nicholas Avenue south of W. 146th Street.



Hamilton Heights/Sugar Hill HD Extension (LPC) and S/NR Sugar Hill HD. View of southern blockfront of W. 150th Street between Convent and Amsterdam Avenues.

Hamilton Heights/ Sugar Hill Northeast HD (LPC) and S/NR Sugar Hill HD. View looking south along Edgecombe Avenue.



Examples of Buildings within LPC-Designated and S/NR-Listed Historic Districts in the Study Area



Hamilton Heights/Sugar Hill Northeast HD (LPC) and S/NR Sugar Hill HD). View looking south along St. Nicholas Place.



Hamilton Heights/Sugar Hill Northwest HD (LPC) and S/NR Sugar Hill HFD View of northern blockfront of W. 154th Street between St. Nicholas and Amsterdam Avenues



Hamilton Heights/Sugar Hill Northwest HD (LPC) and S/NR Sugar Hill HD. View of eastern blockfront of St. Nicholas Avenue between W. 152nd and W. 153rd Streets



Hamilton Heights HD (LPC and S/NR). View of western blockfront of Convent Avenue between W. 141st and W. 142nd St.



Hamilton Heights HD (LPC and S/NR). View of south blockfront of W. 141st Street between Amsterdam and Convent Avenues.

Hamilton Heights HD Extension - Projected Development Site 53.
South side of W. 141st Street between Amsterdam and Convent Avenues.



the building, was originally a separate lot containing a one-story garage that was demolished in 1968. The LPC designation report identifies this west side yard as having non-historic wrought-iron fence. The designation report describes the building as having six bays; rusticated limestone base topped by band molding; historic ironwork at areaway; non-historic signage; limestone stoop; entry portico featuring granite Corinthian columns, dentils, and surmounting balustrade; historic doors and transom; non-historic light fixtures; stone band courses at the second story; upper-story sills set in continuous stone bands, with dentils at the fifth story; rock-faced limestone window lintels; non-historic sash; non-historic fire escape; bracketed, pressed-metal roof cornice with dentils and swags.

Hamilton Heights/Sugar Hill Historic District Extension

The extension to the Hamilton Heights/Sugar Hill Historic District consists of fifteen buildings, built between 1885 and 1909. Located in northwestern Manhattan, from West 149th to West 150th Streets, and from the west side of Edgecombe Avenue to the east side of Convent Avenue, the extension expands the district's original boundaries, designated in June 2000, to more completely reflect the neighborhood's architecture and cultural history.

Hamilton Heights/Sugar Hill Historic District - Northeast, Northwest (NYCL)

Hamilton Heights/Sugar Hill Northeast Historic District

The Hamilton Heights/Sugar Hill Northeast Historic District was designated in 2001. Nearly all of the buildings in this historic district were constructed between 1905 and 1930, a period when developers ceased building single-family houses and began to build medium-size apartment buildings. These structures are located on uninterrupted block fronts that extend along St. Nicholas Place and Edgecombe Avenue, from West 150th to West 155th Streets. Nearly all of the thirty-two buildings in this historic district are apartment houses; two attached single-family residences are also included in the district. Most of the buildings are five or six stories tall, and generally have brick and stone facades, reflecting popular neoclassical styles, especially Renaissance and Colonial Revival (see photos in Figure 7-4).

During the 1920s, the area became commonly known as Sugar Hill. Visible from central Harlem, where most tenants occupied older tenements and crowded rooming houses, these recently-constructed apartment houses represented a world of domestic comfort and personal success. Many black professionals were attracted to the area, including jazz composer and big band leader Duke Ellington whose family occupied a five-room apartment at 381 Edgecombe Avenue, from 1929 to 1939. He and his frequent collaborator Billy Strayhorn celebrated the neighborhood in song, urging listeners to "Take the A Train . . . to go to Sugar Hill." Other important residents were the composer and music publisher W. C. Handy and the poet and playwright Langston Hughes. During the 1930s and 1940s, the most prestigious address in the district was 409 Edgecombe Avenue, near West 155th Street, which is a designated individual landmark (see discussion below).

No projected or potential development sites fall within this district.

Hamilton Heights/Sugar Hill Northwest Historic District

The Hamilton Heights/Sugar Hill Northwest Historic District was designated in 2002. This historic district includes approximately 97 buildings and extends from the southwest corner of Convent Avenue and West 151st Street and the west side of St. Nicholas Avenue, just south of West 151st Street, north to the southwest corner of St. Nicholas Avenue and West 155th Street. Buildings in this historic district face on Convent Avenue, St. Nicholas Avenue, St. Nicholas Place, and West 152nd, West 153rd, West 154th, and West 155th Streets. The area of the historic district remained largely rural until the last two decades of

the nineteenth century. Beginning in 1881 speculative builders started erecting handsome residential structures in the historic district, most of which were single-family row houses. Between 1881 and 1898, 62 row houses were erected, which were designed in several popular late nineteenth-century styles, including Neo-Grec, Queen Anne, Neo-Renaissance, and Beaux-Arts. They are faced with various materials, notably brick, brownstone, and limestone, and are trimmed with finely crafted terra cotta, cast iron, wrought iron, stained glass, and wood (refer to photos in Figure 7-4 for examples).

Besides the row houses, there is one freestanding mansion in the district, dating from 1887 (located at 448 West 152nd Street). A few middle-class apartment buildings were also erected during the late nineteenth century, but most of the district's multiple dwellings date from the early twentieth century. In total, there are 33 apartment houses in the district. These apartment houses are either five or six stories tall and almost all have brick facades with limestone bases and terra-cotta trim. In addition, this district contains a masonic lodge, the only institutional building within the boundaries.

No projected or potential development sites fall within this district.

Designated Individual Landmarks

The **Manhattan Valley IRT viaduct** (NYCL, S/NR) extends along Broadway between West 122nd and West 135th Streets (see No. 1 in Figures 7-3 and 7-5). The viaduct is composed of three distinct structures. Masonry approaches, constructed of rough-faced granite piers with brick infill, are located at the southern and northern ends of the viaduct, between West 122nd and LaSalle Streets, and between West 133rd and West 135th Streets. The viaduct structure between West 122nd and West 133rd Streets is composed of steel towers spanned by plate girders. A central, double-hinged parabolic braced arch spans over West 125th Street. The viaduct was built by the Interborough Rapid Transit (IRT) Company in 1900-1904 as a component of New York's first subway system. It was designed by William Barclay Parsons, who was the chief engineer of the Rapid Transit System.

Originally called the Colonial Parkway Apartments, **409 Edgecombe Avenue** (NYCL, within S/NR HD) is a 13-story building that was designated in 1993. Constructed in 1916-1917 and set on a ridge overlooking central Harlem, this was the most prestigious address for African-American New Yorkers from the 1930s through the 1950s. Notable for its conspicuous height and illustrious tenants, the curving thirteen-story apartment house attracted such luminaries as Thurgood Marshall, Aaron Douglass, and W.E.B. Dubois. The E-shaped building dominates the block and the wide façade curves to follow the route of Edgecombe Avenue as it turns west (see photo 2 in Figure 7-5).

Macomb's Dam Bridge and 155th Street Viaduct (NYCL, S/NR-eligible) span the Harlem River between West 155th Street and St. Nicholas Place in Manhattan and Jerome Avenue and East 162nd Street in the Bronx, and were designated by LPC in 1992. Known until 1902 as Central Bridge, this is the oldest metal truss swing bridge and the third-oldest bridge in the city. The ensemble consists of a swing bridge over the Harlem River with an intricate latticework of steel crowned with four finials; stone end piers capped by shelter houses; a camelback span over the railroad tracks in the Bronx; the 155th Street steel viaduct with tall stairways in Manhattan (see photo 3 in Figure 7-5); and a shorter steel approach road in the Bronx.

The **George Bruce Branch of the New York Public Library** (NYCL, S/NR-eligible) is located on the south side of West 125th Street between Broadway and Amsterdam Avenue, and was designated by LPC in 2009. Designed by Carrere & Hastings in 1915, the library is a three-story building in the Georgian Revival-style. The upper stories are red brick, and the base is clad in white marble (see photo 4 in Figure 7-5). White marble is also used to create keystones above the windows and for the dentillated cornice. At grade, there are four large square windows and an arched entryway with a small circular window above it.



1. Manhattan Valley IRT Viaduct (View from Broadway and W. 130th Street looking south)

2. 409 Edgecombe Avenue (Colonial Parkway Apartments).





3a. Macomb's Dam Bridge



3b. Macomb's Dam Bridge's 155th Street Viaduct.

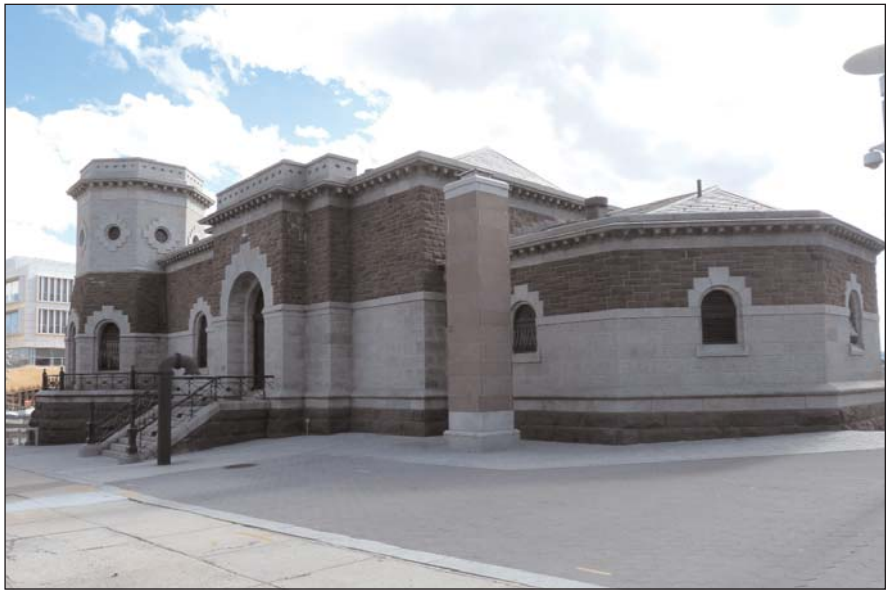
4. George Bruce Branch, NYPL.

.





5. Ivey Delph Apartments.



6. Croton Aqueduct, 135th Street Gate House.



7a. CUNY North Campus - Shepard Hall (view from Convent Avenue and W. 138th Street looking northeast)



7b. CUNY North Campus - Shepard Hall and entrance gate (foreground).
View from Convent Avenue and W. 140th Street looking southeast.



8. Historic Street Lamppost - Amsterdam / Hamilton Place / West 143rd Street.



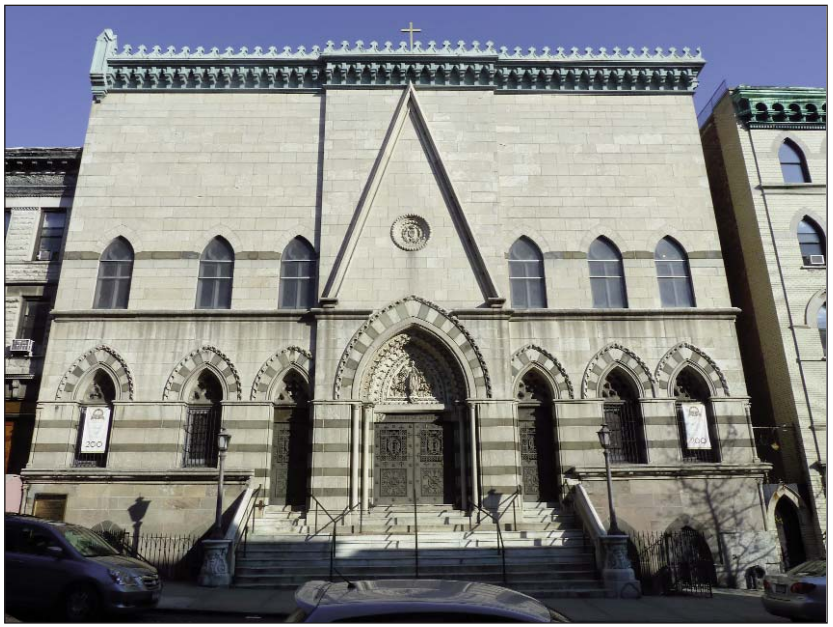
9. The Bailey Residence.



10. Benzinger House.



11. Hamilton Grange.



12. Our Lady of Lourdes Roman Catholic Church.



13. Hamilton Grange Branch, NYPL.



14. Former Hamilton Theater.



15. Loth Ribbon Mill.



16. Former 32nd Precinct Police Station.



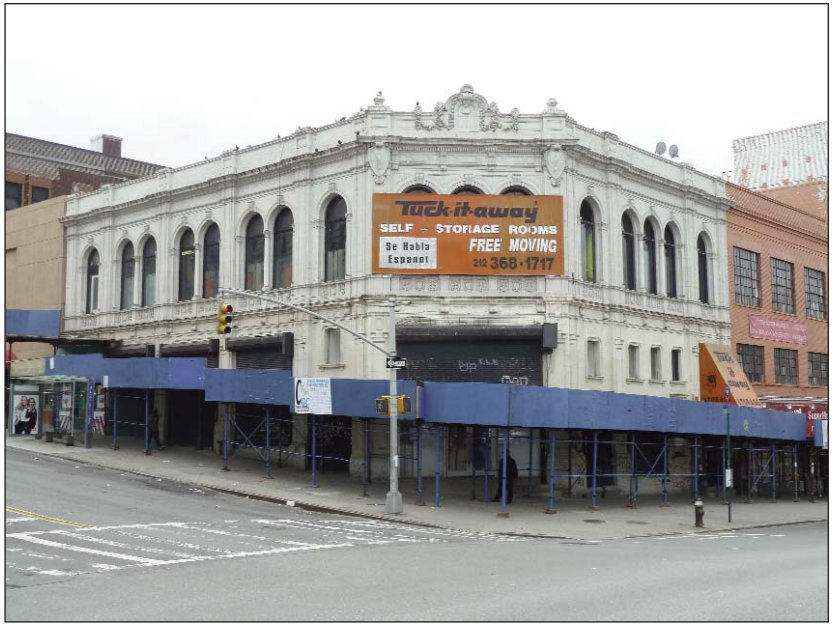
17a. Jackie Robinson Pool and Colonial Park Play Center - Exterior.



17b. Jackie Robinson Pool and Colonial Park Play Center - Pool.



18. St. Mary's Church.



19. Claremont Theater.



20. Former P.S. 157.



21. St. Walburga's Academy.

On the second level, three exceptionally tall windows to the east of the entrance provide light into the library. Smaller windows on the third floor light the children's library space. This was the 44th public library built in Manhattan, and is one of 14 Carnegie-funded libraries in New York designed by Carrère & Hastings. Carrere & Hastings are also the architects for the Main Building for the New York Public Library, built in 1911 and considered by some to be the greatest masterpiece of Beaux-Arts architecture in the United States.

The **Ivey Delph Apartments** (S/NR), designed in 1948 by Vertner Tandy and completed in 1951, was the first large-scale project designed by and for African Americans in New York. Well-known tenants included the dancer Marilyn Keets, composer and trumpeter Buck Clayton, and Ted Sturgis, the bass player who played with Louis Armstrong. This modest and stylish six-story apartment building embodies the characteristics of the mid-20th century Art Moderne style (see photo 5 in Figure 7-5). The building, which is located within the Hamilton Heights Historic District and was listed in 2004, retains a high degree of historic integrity, displaying very few changes since its construction.

The **Croton Aqueduct Gate House** (NYCL, S/NR) is located on West 135th Street at Convent Avenue, and was designated by LPC in 1981, and listed in the S/NR in 1983. The granite and brownstone gatehouse is the most impressive local architectural feature of the new Croton Aqueduct. The building was erected to regulate the flow of water from both the new and the old Croton Aqueduct systems to pipes leading to the reservoir in Central Park and to localities in Northern Manhattan. Although relatively small, the building looms like an impregnable medieval fortress, symbolically protecting New York's vital water supply. The structure is Romanesque Revival in style, with an octagonal tower (see photo 6 in Figure 7-5), and is enlivened by a series of projecting elements including the entrance pavilion and open terrace located at the northeast corner. The main portion of the façade is divided into two sections – a base comprising rows of smooth granite blocks and a wide expanse of small, rock-faced brownstone blocks laid in a random manner

Groundbreaking for the **City College (CUNY) North Campus** (NYCL, S/NR) took place in 1903. All the early campus buildings and the three original gates (at West 138th, 139th, and 140th Streets) were constructed of dark Manhattan schist, excavated on the site, and trimmed with contrasting white terra cotta. The buildings are Main Building, now Shepard Hall (1902-1907); Townsend Harris Hall (1903-1908); Chemistry Building, now Baskerville Hall (1903-1908); Mechanic Arts Building, now Compton Hall (1903-1908); Gymnasium, now Wingate Hall (1903-1908); and Technology Building, now Goethals Hall (1928-1930). The campus was designed by George Browne Post and built in the English Perpendicular Gothic style, one of the earliest examples of the style in the U.S. Shepard Hall, the largest building and the centerpiece of the campus was modeled after a Gothic cathedral plan (see photos in Figure 7-5). It has a large chapel assembly hall called "The Great Hall" which has a mural painted by Edwin Blashfield called "The Graduate." The campus was designated by LPC in 1981, and listed in the S/NR in 1984.

A **historic street lampposts** (NYCL) is located at the intersection of Amsterdam Avenue, Hamilton Place, and West 143rd Street. It is among approximately one hundred cast-iron lampposts in New York City that were designated by LPC in 1997. Sixty-two lampposts and four wall bracket lamps are individually designated; the rest are located in historic districts or on specific landmark properties. The designation report identifies this as the last New York Electric Co. Type 6 lamppost remaining in the city. It is one of the 45-foot tall light posts originally with "flaming arc" lamps (see photo 8 in Figure 7-5), the original twin top of this post has been replaced with that of an original type 24 twin, variation 4. The designation report indicates that this is the only extant original type 24 twin top.

The **Bailey Residence** (NYCL, S/NR), now Blake Funeral Home**,** was designated by LPC in 1974 and listed in the S/NR in 1980. The circus impresario James A. Bailey (of the famed Barnum & Bailey

Circus) commissioned this flamboyant Romanesque Revival limestone house with Flemish gables, located at the corner of St. Nicholas Place and West 150th Street (see photo 9 in Figure 7-5). At the time of its construction, the house was located in a relatively undeveloped neighborhood and enjoyed fine views to the east, toward Long Island Sound.

Constructed in 1890, the **Benzinger House** (NYCL, within S/NR HD) served as the home of Agnes Benziger and her husband Nicholas, a successful publisher, manufacturer and importer of religious books and articles. The home was designed by William Schuckel, a prominent German architect of the time. The mansion features interesting architectural features, including a flared mansard roof pierced by numerous gabled dormers and a richly colored iron-spot brick façade (see photo 10 in Figure 7-5). The building remained in the Benziger family until 1920 when it became part of a medical institution. In 1989 the property was acquired to provide permanent housing for homeless adults. The home was designated a NYC landmark in 1999.

The **Hamilton Grange National Monument** (NYCL, S/NR, NHL) was designated by LPC in 1967. It was designated as a national historic landmark (NHL) in 1960, listed in the National register in 1966, and in the State Register in 1980. Originally the country home of Alexander Hamilton, the Federal style house once stood on a 35-acre tract. In 1889, when development threatened its survival, it was purchased by St. Luke's Episcopal Church in Greenwich Village, which decided to move uptown. The church moved the house four blocks west to a site at 287 Convent Avenue, just north of West 141st Street, in order to free space for a profitable row house development. The original porches and other features were removed for the move. The staircase was removed and retrofitted to accommodate a makeshift entrance on the side of the house and the original grand federal style entrance was boarded up. The house was briefly used as a church and later as rectory. In 1924 it was purchased by a preservation organization and opened to the public nine years later as a museum displaying furniture and decorative objects associated with the Hamilton family. It was later purchased by the private National Park Foundation and transferred to the National Park Service. In 1962, Congress authorized the Hamilton Grange National Memorial, contingent upon relocating it and restoring the house as Hamilton knew it in 1802-1804, which is considered its period of historic significance. The museum closed in 2006, and the house was moved to St. Nicholas Park, near West 141st Street. After being closed to the public for nearly five years, the Grange re-opened at its new location (414 West 141st Street between Convent and St. Nicholas Avenues) in late 2011 after undergoing extensive renovations, including rebuilding original porches and restoring the original main entrance doorway (see photo 11 in Figure 7-5) and main staircase within the entry foyer.

One of the oddest buildings in New York, **Our Lady of Lourdes Roman Catholic Church** (NYCL, S/NR) is composed of pieces salvaged from three of the city's most prominent mid-19th-century landmarks and combined by Cornelius O'Reilly. Much of the High Victorian Gothic façade (see photo 12 in Figure 7-5) is a reconstruction of Peter B. Wight's famous National Academy of Design (1863-1865), which stood at Fourth Avenue and East 23rd Street. The rear of the church consists of the original east end of James Renwick, Jr.'s Saint Patrick's Cathedral, which was replaced in 1901-06 by a new Lady Chapel. The stone pedestals that flank the front steps come from the A.T. Stewar mansion, which stood at Fifth Avenue and 34th Street. The church was designated by LPC in 1975 and listed in the S/NR in 1984.

The **Hamilton Grange Branch of the New York Public Library** (NYPL, S/NR) was designated by LPC in 1970, and listed in the S/NR in 1981. In the late 19th century, most of the city's public libraries were run by private organizations until the NYPL was founded in 1895. In 1901, Andrew Carnegie offered the NYPL a gift of more than $5 million for the construction of sixty-seven branch libraries. Because land in Manhattan was expensive, almost all the libraries were conceived as relatively narrow midblock structures, and a general plan was devised that could easily be adapted to most of these sites. Each library was to be three stories tall, with a Renaissance-inspired limestone façade. This branch library, built as a result of the Carnegie donation, has a beautifully proportioned rusticated façade with

alternating triangular and segmental window pediments and elegant iron railing (See photo 13 in Figure 7-5), features adapted from the Palazzo Farnese in Rome.

The former **Hamilton Theater** (NYCL) was built as a vaudeville house for B.S. Moss and Solomon Brill, and in the late 1920s was one of the first movie theaters in New York to showcase "talking pictures." Located at the corner of West 146th Street, the imposing neo-Renaissance facades have large engaged Corinthian columns executed in terra cotta, and elaborate cast-iron caryatids (see photo 14 in Figure 7-5). The theater closed in 1958 and was designated by LPC in 2000.

One of New York's most exceptional industrial buildings, the **Joseph Loth & Company Silk Ribbon Mill** (NYCL) is located on Amsterdam Avenue between West 150th and West 151st Streets. Established in New York in 1875, the Loth company manufactured Fair and Square brand silk ribbons. The factory, a rare example of an architect designed mill structure, was planned in the shape of a K, which permitted the construction of interior spaces uninterrupted by columns and walls and maximized the light entering the building. The massing of the facades, with their brick facing and large windows separated by narrow pilasters (see photo 15 in Figure 7-5), typifies mill design. The factory, which has undergone some additions and alterations, now houses a variety of industrial and commercial tenants. The mill was designated in 1993.

The **30th (Former 32nd) Precinct Police Station** (NYCL) was constructed in 1871-72 and designed by Nathaniel Bush, who acted as the official architect of the New York City Police Department. The 32nd Police Precinct Station House was built as part of a city-wide reconstruction and renovation campaign to modernize police facilities, and was often cited in its own day as one of the finest of the new station houses. The 32nd Precinct building is a highly representative example of the French Second Empire style as it was applied to urban public buildings of moderate scale; it is boldly massed in a compact block with strictly symmetrical tripartite elevations subsumed beneath a mansard roof with central tower pavilions (see photo 16 in Figure 7-5). It was designated by LPC in 1986.

The **Jackie Robinson Pool and Recreation Center** (NYCL, also within S/NR HD) was designated by LPC in April 2007 and is part of the S/NR Sugar Hill Historic District listed in 2002. LPC also granted landmark protection to the interior of the complex's bath house. Originally named the Colonial Park Play Center, the complex is set within a 1.28-acre narrow hillside. The exterior of the imposing two-story bath house features Romanesque Revival-inspired details (see photo 17a in Figure 7-5), and incorporates elements of the Art Moderne style. The pool, which measures 82 feet by 236 feet and owes its unusual shape to the narrow site (see photo 17b in Figure 7-5), is located above the grade of Bradhurst Avenue. The lobby of the bath house includes two cascading stairways that lead in opposite directions to the men's and women's locker room, bas-relief panels of water-related activities, floral limestone corbels supporting the concrete Gothic arches, an original flagged bluestone floor and a ticket booth that resembles the prow of a ship.

St. Mary's Protestant Episcopal Church, Parish House, and Sunday School (NYCL, S/NR-eligible) are located on the north side of West 126th Street between Old Broadway and Amsterdam Avenue. St. Mary's was built in 1908 on the site of the original white clapboard church constructed in 1826. Designed by Theodore E. Blake, in association with Carrere & Hastings, the church is clad in brick with a central gothic leaden glass window and bellcote topped with a stone cross on the principal West 126th Street façade (see photo 18 in Figure 7-5). The original wood frame clapboard rectory, built in 1851, is now the church's Parish House. The Sunday School, designed in 1890 by George Keister, is a two-story brick building located behind the church. St. Mary's Protestant Episcopal Church was established in 1823, with the first church built on the site on land donated by prominent landowners Jacob and Hannah Lawrence Schieffelin. The church was the first in New York City to abolish pew fees, in 1831, making it the first

"free pew" Episcopal church. Jacob and Hannah Schieffelin are buried in a vault beneath the church's porch. It was designated by LPC in 1998.

The former **Claremont Theater** (NYCL, S/NR-eligible) is located at the southeast corner of Broadway and West 135th Street. It was erected in 1914 to house a two-story theater, dance hall, and retail stores on Broadway. It was designed in the neo-Renaissance style by Gaetano Ajello, an architect best-known for apartment buildings on Manhattan's Upper West Side. Thomas Edison is reputed to have screened his *On the Stroke of Twelve* at the theater in 1915. Situated on a corner lot, the building has a chamfered corner that provides it with a distinctive three facade appearance (see photo 19 in Figure 7-5). White terra-cotta detailing includes a combination of shields, swags, finials, pilasters, and moldings. A movie camera detail is depicted in a shield at the cornice. The upper-story fenestration includes palazzo-inspired groupings of arched window openings with slender columns. Little of its original interior is believed to have survived intact, largely as a result of its many subsequent uses over time, which included an auto showroom and roller rink. It is currently occupied by a variety of commercial uses, including a furniture store. It was designated by LPC in 2006.

Former P.S. 157 (S/NR) is located on St. Nicholas Avenue between West 126th and West 127th Streets. This large 4.5-story Renaissance Revival brick school with sandstone trim (see photo 20 in Figure 7-5) was built in 1898, and listed in 1981. The building features 10-foot tall windows, each weighing approximately 80 pounds, and copper cornice. The school served for more than 70 years before closing its doors in 1975. Despite the designation of landmark status, the building was left to deteriorate until it was purchased by Elzee Construction of Flatbush over seven years later. In the early 1990s the building's interior was converted to rental apartments.

St. Walburga's Academy (S/NR, NYCL-eligible), also known as The Castle, is located on Riverside Drive at West 140th Street, and was listed in the S/NR in 2004. Built between 1911 and 1913, the academy reflects a modified Collegiate Gothic style distinguished by a five-story tower at the west façade, a gable roof with wall dormers and gothic-arched openings (see photo 21 in Figure 7-5). St. Walburga's Academy was established in Hamilton Heights in 1904 by the Roman Catholic Society of the Holy Child of Jesus. The building is currently operated by the Fortune Society, a nonprofit that assists former prisoners with their transition back into society.

Other Potential/Eligible Historic Resources

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

As shown in Figure 7-6 and listed in Table 7-2 below, there are 21 individual resources and five historic districts currently eligible for landmark designation within the study area. One of those eligible resources encompasses projected development sites 14 and 40, and is therefore described briefly below.

Former Bernheimer & Schwartz Pilsener Brewing Company (a.k.a. Yuengling) (LPC calendared, S/NR-eligible). This complex of buildings is located on the east side of Amsterdam Avenue between West 126th and West 127th Streets to the south and West 128th street to the north. The Bernheimer & Schwartz Pilsener Brewing Company was the last in a succession of brewing companies at the site. Most

Eligible Historic Resources Within Study Area

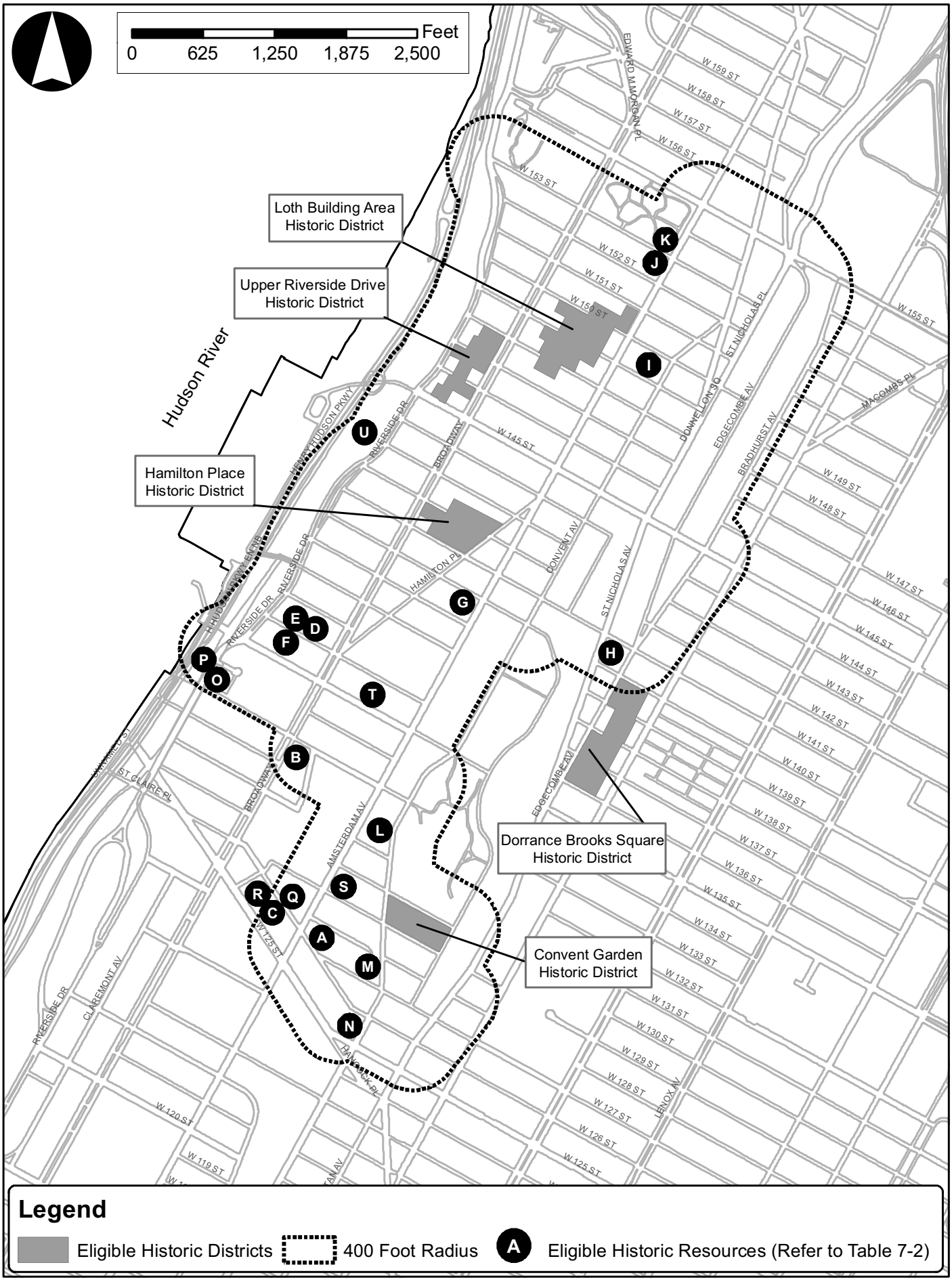


TABLE 7-2
Eligible Architectural Resources in Proposed Rezoning Area

Map #	Property Name	Address	LPC	S/NR
A	Former Bernhiemer & Schwartz Pilsener Brewing Company (Yuengling) - projected development sites 14 and 40	1361 Amsterdam Avenue	x	x
B	Former Warren Nash Service Station	3280 Broadway		x
C	Speyer School	514-516 W. 126th St.	x	
D	Riverview Courts	607-612 W. 136th St. & 610-612 W. 136th St.	x	
E	Creston Court	619-621 W. 136th St.	x	
F	Hudson View	614-616 W. 136th St.	x	
G	Engine Company 23	504 W. 140th St.	x	
H	W.E.B. DuBois Residence	606 St. Nicholas Ave.	x	
I	Church of the Crucifixion	451-459 W. 149th St.	x	
J	Church of St. Catherine	502-504 W. 153rd St.	x	
K	Trinity Cemetery Gate Lodge	501 W. 153rd St.	x	
L	Roman Catholic Church of the Annunciation	80 Convent Ave.		x
M	Residences at 2 through 14 Convent Ave.	2-14 Convent Ave.		x
N	St. Joseph's Roman Catholic Church Complex	401 & 405 W. 125th St., 168 Morningside Ave. & 406 W. 127th St.		x
O	Former Lee Brothers Storage Building	571 Riverside Dr.		x
P	NY Central Substation No. 11	2350-2362 12th Ave.		x
Q	Former Engine Co. No. 37	509 W. 126th St.		x
R	Former McDermott-Bunger Dairy	527-535 W. 125th St.		x
S	Manhattanville Junior High School/P.S. 43	509 W. 129th St.		x
T	Houses at 505-517 West 135th St.	505-517 W. 135th St.		x
U	Riverside Drive and Riverside Park Boundary increase	North End, Riverside Dr. from W. 135th to W. 158th St.		x
	Convent Garden Historic District	W. 129th to Est 130th Sts. Between St. Nicholas and Convent Aves. (see Figure 7-5)	x	
	Upper Riverside Drive Historic District	See Figure 7-5	x	
	Dorrance Brooks Square Historic District	See Figure 7-5	x	
	Hamilton Place Historic District	See Figure 7-5	x	
	Loth Building Area Historic District	See Figure 7-5	x	

LPC: Eligible for landmark designation by NYCLPC.
S/NR: Eligible for listing on the State and National Registers of Historic Places

notably, the D. G. Yuengling Co. of Pottsville, PA, established a New York City outpost here in the 1870s. In 1885, Yuengling's brewery complex boasted state-of-the-art technologies that included special ventilation systems; barrel-hoisting elevators; bottling, corking, and foiling machines. The upper offices featured a luxurious suite of elegant apartments, original oil paintings, a complete library, a Russian bath and swimming pool. After acquiring the complex in 1903, Bernheimer & Schwartz erected additional buildings including the prominent five-story brick Victorian eclectic building at 1361-1369 Amsterdam Avenue, and the two-story brick vernacular building with medieval gothic-inspired decorative elements at 470 West 128th Street, among others (refer to photos in Figure 7-7). The brewery remained open until Prohibition in 1920, when the complex of buildings fell into disuse. The buildings remained in disuse until the Interborough Fur Storage Company bought them sometime around 1930. It wasn't until the 1940s that the use of the building as a summer storage space for furs became well known and popular. It

Photos of Eligible Bernheimer & Schwartz Pilsener Brewing Company (a.k.a. Yuengling) Complex



Projected Site 14. View from West 128th Street



Projected Site 40. View from Amsterdam Avenue/West 126th Street



Projected Site 40. View from West 126th Street.



Projected Site 40. View from West 126th/127th Streets



Projected Site 40. View from West 128th Street.

hence gained the name "Mink Building" that it still bears today. According to the S/NR eligibility report, the complex meets Criterion A in the area of industrial history for its association with New York's brewing industry in the late 19th and early 20th centuries. The complex was calendared by LPC in 1991 for consideration for landmark designation, and is eligible for listing in the S/NR.

In addition, the Upper Riverside Drive historic district (see Figure 7-6), which is eligible for LPC-designation, would encompass potential development site 56, and be adjacent to projected development site 5. None of the other resources identified in Table 7-2 encompass any of the projected or potential development sites.

The Future Without the Proposed Action (No-Action)

In the future, the status of historic resources could change. S/NR-eligible architectural resources could be listed in the Registers, and properties found eligible or calendared for consideration for designation as NYCLs could be designated. It is also possible, given the Proposed Action's analysis year of 2021, that additional sites could be identified as architectural resources in this time frame. Changes to the historic resources identified above or to their settings could also occur irrespective of the Proposed Action. Future projects could also affect the settings of architectural resources. It is possible that some architectural resources in the study area could deteriorate, while others could be restored. In addition, future projects could accidentally damage architectural resources through adjacent construction.

Privately owned properties that are NYC landmarks, are protected under the NYC Landmarks Law, which requires LPC review and approval before any alteration or demolition of those resources can occur. All properties within LPC designated historic districts also require LPC permit and approval prior to new construction, addition, enlargement, or demolition. Properties that have been calendared for consideration for designation as NYCLs are also afforded a measure of protection insofar as, due to their calendared status, permits may not be issued by DOB for any structural alteration to the buildings for any work requiring a building permit, without at least 40 days prior notice being given to LPC. During such 40 day period, LPC has the opportunity to consider the case and, if it so chooses, schedule a hearing and move forward with designation. During the 40 day period, LPC may also seek to work with owners to modify their plans. Historic resources that are listed in the S/NR or that have been found eligible for listings are given a measure of protection from the effects of federally sponsored, or federally assisted projects under Section 106 of the National Historic Preservation Act, and are similarly protected against impacts resulting from state-sponsored or state-assisted projects under the State Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. Private property owners using private funds can, however, alter or demolish their properties without such a review process.

The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Additional protective measures apply to designated NYC Landmarks and S/NR-listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, the NYC Department of Buildings (DOB)'s Technical Policy and Procedure Notice (TPPN) #10/88 applies. TPPN 10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Anticipated Developments in No-Action Condition

In the future without the Proposed Action (No-Action), given the existing zoning and land use trends in the area, it is anticipated that the rezoning area would experience moderate growth in commercial and community facility uses and modest growth in residential uses over the next 10-year period. As discussed in Chapter 1, "Project Description," the RWCDS projects that sites currently zoned to permit residential use would develop pursuant to current zoning in the No-Action condition. While existing conditions would generally remain for sites zoned M1-1, given the limited amount of density allowed, and demolition of buildings would therefore not be expected, alterations to historic resources at site 40 could be expected to continue in the future without the Proposed Action. As such, the RWCDS identifies 13 projected development sites and 14 potential development sites on which new construction could occur pursuant to existing zoning in the future without the Proposed Action, and 6 projected development sites and 1 potential development site that would experience conversion/enlargement (see Chapter 1, "Project Description").

The RWCDS for the No-Action condition anticipates new construction to occur on projected development site 2 and potential development sites 20, 21, and 57, all of which are located within the S/NR Sugar Hill Historic District. As a result, existing structures on sites 2, 20, and 21 would be demolished in the future No-Action condition (site 57 is currently vacant). As noted above, private property owners using private funds can alter or demolish their properties within S/NR historic districts without a review process. Site 52, which the RWCDS identifies as a conversion/enlargement site in the No-Action, is also located within the S/NR Sugar Hill Historic District, and also falls within the LPC-designated Hamilton Heights/Sugar Hill Historic District. As the site falls within an LPC-designated historic district, any addition or enlargement will require prior LPC permit and approval.

In addition, the RWCDS for the No-Action condition anticipates new construction to occur on projected development sites 2, 4, and 17, and potential development site 24, each of which is located within 90 feet of a designated historic resource. Site 2 is located adjacent to 409 Edgecombe Avenue and within 90 feet of buildings within the S/NR-listed Sugar Hill Historic District and the LPC-designated Hamilton Heights/Sugar Hill Northeast Historic District. Site 4 is within 90 feet of the Former Hamilton Theater, site 17 is within 90 feet of the Former P.S. 157, and site 24 is adjacent to the Hamilton Grange Branch of the NYPL. As such, any construction activity that occurs on those four sites in the future without the Proposed Action would be subject to the procedures of DOB's TPPN #10/88 governing the protection of adjacent historic properties from accidental construction damage.

The RWCDS for the No-Action condition also anticipates new construction to occur on projected development sites 5 and 18, and potential development site 30, which are each located within 90 feet of a resource that is eligible for LPC-designation or S/NR listing (Upper Riverside Drive Historic District, Residences at 2-14 Convent Avenue, and Engine Co. 23, respectively). For these resources, protective measures afforded under DOB TPPN 10/88 would only become applicable if the eligible resources are designated in the future No-Action condition. If the resources are not designated, however, they would not be afforded special protections under DOB's TPPN 10/88.

As discussed in Chapter 2, "Land Use, Zoning, and Public Policy," several other developments are expected to occur within the study area in the 2021 future without the Proposed Action. A rezoning application was approved in 2010 for a site at 414 West 155th Street, known as the Sugar Hill Rezoning project. The Final EIS for that project (December 2010) identified a significant adverse impact to historic architectural resources, because the action would result in the demolition of an existing 2-story garage which is identified as a contributing structure to the S/NR-listed Sugar Hill historic district. The FEIS identified mitigation measures that would partially mitigate this impact, including photographically documenting the historic building in accordance with the standards of the Historic American Buildings

Survey (HABS); conducting a survey of the decorative exterior terra cotta elements on the existing building and consulting OPRHP to determine if any of these elements can be removed and incorporated into the design of the Proposed Development or utilized in the interior public spaces of the new building; consultation with OPRHP regarding the design of the new building, as well as regarding the incorporation of references to the Old Croton Aqueduct in the design of the entrance plaza to the new building; and preparing a construction Protection Plan (CPP) in coordination with a licensed professional engineer for historic buildings within 90 feet of the Proposed Development Site.

The Sugar Hill Rezoning FEIS also indicated that the new building planned for the site would alter the context of West 155th Street, which forms the northern boundary of the S/NR-listed historic district, and would therefore result in a significant adverse indirect impact to historic resources, because its modern massing, façade materials, and fenestration would differ from the historic rowhouses and apartment buildings prevalent in the historic district. The FEIS indicated that if design changes that are feasible or practicable given the applicant's goals and objectives are not identified to fully mitigate this impact, it would constitute an unmitigable significant adverse impact on this historic resource as a result of the Proposed Action.

The Future With the Proposed Action (With-Action)

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

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

As described in Chapter 1, "Project Description," the proposed zoning map changes would: replace the existing R7-2 and R8 zoning districts within the proposed rezoning area with contextual R6A, R7A, and R8A districts; designate a C6-3X contextual zoning district to be mapped at the intersection of West 145th Street and Broadway; replace the existing M1-1 zoning district within the proposed rezoning area with a M1-5/R7-2 zoning district; and map new commercial overlays along portions of West 155th Street, West 145th Street and Hamilton Place to promote and better support local retail development. In addition, zoning text amendments included as part of the Proposed Action would: apply the Inclusionary Housing Program to C6-3X (R9X equivalent zoning district) and R8A zoning districts located along West 145th Street between Broadway and Amsterdam Avenue; establish a Special Mixed Use District 15 (MX 15) in West Harlem; and require all R8 districts north of West 125th Street within Manhattan Community District 9 to be developed pursuant to the R8 Quality Housing Program.

The Proposed Action would change the zoning on all projected and potential development sites to a mix of contextual districts in order to ensure that new development would be sensitive to the established

height and scale in the West Harlem neighborhood. Furthermore, the proposed rezoning would mandate contextual building forms for the existing R8 districts and for the proposed MX (M1-5/R7-2) district. The proposed rezoning would allow for new development that is more consistent with the height and scale of the existing neighborhood by requiring street wall envelopes (minimum and maximum base heights) and maximum building heights for new development, as discussed above.

As also described in Chapter 1, "Project Description," in the future with the Proposed Action, projected developments, considered likely to occur by the 2021 analysis year, are expected to occur on 24 sites, and potential developments, which are considered possible but less likely to occur within the analysis timeframe, have been identified for 16 additional sites within the proposed rezoning area. As described in Chapter 1, two reasonable worst-case development scenarios have been identified for analysis purposes for projected development sites 6 and 40: a With-Deed Restriction scenario and a No-Deed Restriction scenario for projected development site 6; and a Conversion scenario and a New Development scenario for projected development site 40.
The With-Deed Restriction scenario for projected development site 6 (the former P.S. 186 site) refers to an existing deed restriction on the property that requires any new development on the site to contain 85% community facility use. The deed restriction would expire upon a sale to an unrelated third party. However, prior to such a sale, completion of the development of the property in accordance with the deed restriction is required. Both scenarios for projected development site 6 would entail demolition of the existing building and construction of a new development.

The Conversion scenario for projected development site 40 (the former Yuengling Brewery site) exists because the site contains existing buildings of various height, density and character and lend themselves to a wide range of redevelopment options including alteration, conversion and partial demolition. In this scenario, existing buildings would mostly be converted to multiple uses including residential, retail, community facility, and accessory parking. Building alterations and some partial demolition could occur under this conversion scenario. Under the New Development scenario, all of the existing buildings on projected development site 40 would be demolished, and the site would undergo new development to accommodate a similar mix of uses.

Table 7-3 lists all of the projected and potential development sites identified in the RWCDS, and identifies those sites that would be located within or in close proximity to historic resources in the study area. An assessment of the potential effect of the Proposed Action on all architectural resources identified within the study area is provided below and summarized in Table 7-4.

Direct (Physical) Effects

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

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

TABLE 7-3
RWCDS Projected and Potential Development Sites Located Within or In Proximity to Historic Resources

Site No.	Block/Lot (Address)	Within Designated Historic District?	Adjacent to or Within 90 Feet of Designated Individual Landmark?	Within Eligible HD or Within 90 Feet of Eligible Resource ?	RWCDS for With-Action Condition	Proposed Demolition?	
						No-Action	With-Action
Projected Development Sites							
1	2069/20 (91-97 St. Nicholas Pl.)	S/NR Sugar Hill HD	Hamilton Heights/Sugar Hill Northeast HD	No	New Construction	No	Yes
2	2054/69 (427 Edgecombe Av. / 88-94 St. Nicholas Pl.)	S/NR Sugar Hill HD	409 Edgecombe Avenue (NYCL + S/NR), within 90 feet of Hamilton Heights/Sugar Hill Northeast HD	No	New Construction	Yes	Yes
4	2078/55 (538 West 147th Street)	No	Former Hamilton Theater (NYCL)	No	New Construction	Yes	Yes
5	2092/26 (3543 Broadway)	No	No	Within 90 feet of LPC Eligible Upper Riverside Drive HD	New Construction	Yes	Yes
6	2077/14 (517-527 W. 145th St./ 526-538 W. 146th St.)	No	No	No	New Construction	Yes	Yes
7	2076/61 (3534 Broadway / 546-550 W. 145th St.)	No	No	No	New Construction	Yes	Yes
8	2076/45 (518 W. 145th St.)	No	No	No	New Construction	Yes	Yes
9	2076/40, 41 (508-510 W. 145th St.)	No	No	No	New Construction	Yes	Yes
10	2072/38 (504 W. 141st St.)	No	No	No	New Construction	Yes	Yes
11	1988/14 (521 W. 134th St.)	No	No	No	New Construction	Yes	Yes
12	1988/18 (517 W. 134th St.)	No	No	No	New Construction	Yes	Yes
13	1970/9 (489 W. 130th St.)	No	No	No	New Construction	Yes	Yes
14	1967/85 (454 W. 128th St.)	No	No	Site is part of Eligible Yuengling Brewery complex	New Construction	No	Yes
15	1967/66 (415 W. 127th St.)	No	No	Within 90 feet of Residences at 2-14 Convent Av.	New Construction	No	Yes
17	1953/54 (362 W. 127th St.)	No	Former P.S. 157 (S/NR)	No	New Construction	Yes	Yes
18	1966/78, 80, 81, 82, 83 (412-422 W. 126th St.)	No	No	Within 90 feet of St. Joseph's RC Church	New Construction	Yes	Yes
19	1966/77 (402 W. 126th St.)	No	No	Within 90 feet of St. Joseph's RC Church	New Construction	No	Yes
40 a	1967/40, 45, 50, 60, 89 (460-484 W. 128th St., 429-449 W. 127th St.)	No	No	Site is part of Eligible Yuengling Brewery complex	Conversion/ New Construction	No	Partial
40 b					New Construction		Yes
50	1966/41, 95 (461 W. 125th St., 426 W. 126th St.)	No	No	No	New Construction	No	Yes
51	2091/38 (606 W. 145th St.)	No	No	No	Conversion	No	No
52	2060/25 (409 W. 145th St.)	S/NR Sugar Hill HD & LPC Hamilton Heights/ Sugar Hill HD	No	No	Conversion / Enlargement	No*	No*
53	2050/150 (406 W. 145th St.)	LPC Hamilton Heights HD Extension	No	No	Conversion	No	No
54	2070/8 (30 Hamilton Pl. / 541 W. 138th St. / 560-566 W. 139th St)	No	No	No	Conversion	No	No
55	2070/12 (35 Hamilton Pl./ 530-540 W. 139th St.)	No	No	No	Conversion	No	No
Potential Development Sites							
20	2065/6 (475 W. 150th St.)	S/NR Sugar Hill HD	No	No	New Construction	Yes	Yes
21	2065/10 (463 W. 150th St.)	S/NR Sugar Hill HD	No	No	New Construction	Yes	Yes
22	2078/17 (523 W. 146th St.)	No	No	No	New Construction	Yes	Yes
23	2077/6 (543 W. 145th St.)	No	No	No	New Construction	Yes	Yes
24	2077/24 (507 W. 145th St.)	No	Hamilton Grange Branch, NYPL (NYCL + S/NR)	No	New Construction	Yes	Yes
25	2091/36 (3531 Broadway / 600 W. 145th St.)	No	No	No	New Construction	Yes	Yes
26	2076/25, 125 (513-515 W. 144th St.)	No	No	No	New Construction	Yes	Yes
27	2076/27, 127 (507-509 W. 144th St.)	No	No	No	New Construction	Yes	Yes
28	2051/56, 57 (346-348 W. 145th St.)	No	No	No	New Construction	Yes	Yes
29	2051/58, 59 (342-344 W. 145th St.)	No	No	No	New Construction	Yes	Yes
30	2071/42, 141 (516-518 W. 140th St.)	No	No	Within 90 feet of Eligible Engine Co. 23	New Construction	Yes	Yes
31	1968/16 (460 W. 129th St. / 451 W. 128th St.)	No	No	No	New Construction	Yes	Yes
32	1966/107, 108 (1351-1355 Amsterdam Av., 470-472 W.126th	No	No	No	New Construction	Yes	Yes
33	1967/9, 10, 12 (423-429 W. 126th St., 422 W. 127th St.)	No	No	No	New Construction	No	Yes
56	2092/21 (621 W. 145th St.)	No	No	Within Eligible Upper Riverside Drive HD	Conversion	No	No
57	2060/10 (477 W. 145th St.)	S/NR Sugar Hill HD	No	No	New Construction	Yes	Yes

40a: Conversion Scenario for projected development Site 40; 40b: New Development Scenario for projected development site 40.

TABLE 7-4
Assessment of Proposed Action's Potential Effects on Designated and Eligible Resources in Study Area

Property Name	Direct Effect	Indirect Effect	Construction Impact	Shadows	Comments
Designated Resources					
Sugar Hill Historic District (S/NR)	no	no*	no**		Sites 1, 2, 20, 21, 52, and 57 fall within the boundaries of this S/NR-listed Sugar Hill Historic District: Projected development sites 1 and 2 are identified as new construction sites in the RWCDS. The structures on those two sites are described as non-contributing buildings in the S/NR nomination report; therefore projected redevelopment of those two sites (and resultant demolition of the existing structures), as a result of the Proposed Action would not be considered a significant adverse direct impact. Potential development sites 20 and 21 are identified as new construction sites in the RWCDS, and therefore the existing buildings could be demolished to make way for potential development. Sites 20 and 21 are expected to be redeveloped in the future without the Proposed Action, and therefore, any redevelopment of those two sites under the Proposed Action would not result in significant adverse impacts. Projected development site 52 is identified as a conversion/enlargement site in the RWCDS, and therefore no significant changes to this building are anticipated as a result of the Proposed Action, and no significant adverse impacts would occur. It should be noted that this site also falls within the LPC-designated Hamilton Heights/Sugar Hill Historic District, and would therefore be subject to additional protections and prior LPC approval of any exterior modifications. Potential development site 57 is identified as an empty lot, and therefore its development as a result of the Proposed Action would not result in any significant adverse direct impacts. * The Proposed Action would map contextual zoning districts within the proposed rezoning area, which encompasses this resource in its entirety, which would ensure that future building forms are more compatible with the existing built character. ** Designated resources are subject to construction protection under TPPN 10/88 and would therefore be protected from impacts from nearby construction.
Hamilton Heights Historic District (NYCL, S/NR)	no	no	no		None of the projected or potential development sites are located within or in close proximity to this resource.
Hamilton Heights HD Extension (NYCL)	no	no*	no**		Projected development site 53 falls within the boundaries of the LPC-designated Hamilton Heights Historic District Extension. The RWCDS for the Proposed Action identifies this as a conversion site, and therefore no changes or exterior alterations to this building within the historic district are anticipated as a result of the Proposed Action. Should any future alteration be contemplated for this site, it would require prior LPC review and approval. Therefore, no significant adverse impact to this resource would occur as a result of the Proposed Action. * The Proposed Action would map contextual zoning districts within the proposed rezoning area, which encompasses this resource in its entirety, which would ensure that future building forms are more compatible with the existing built character. ** Designated resources are subject to construction protection under TPPN 10/88 and would therefore be protected from impacts from nearby construction.
Hamilton Heights/Sugar Hill HD (NYCL)	no	no*	no**		Projected development site 52 falls within the boundaries of the LPC-designated Hamilton Heights/Sugar Hill Historic District. The RWCDS for the Proposed Action identifies this as a conversion/enlargement site. Any alterations to the building's exterior would require LPC approval, which would ensure that they are consistent with the character of the designated historic district. Therefore, no significant adverse impact to this resource would occur as a result of the Proposed Action. * The Proposed Action would map contextual zoning districts within the proposed rezoning area, which encompasses this resource in its entirety, which would ensure that future building forms are more compatible with the existing built character. ** Designated resources are subject to construction protection under TPPN 10/88 and would therefore be protected from impacts from nearby construction.
Hamilton Heights/Sugar Hill HD Extension (NYCL)	no	no	no		None of the projected or potential development sites are located within or in close proximity to this resource.
Hamilton Heights/Sugar Hill Northeast HD (NYCL)	no	no*	no**		Projected development sites 1 and 2 are located within 90 feet of structures within the LPC-designated Hamilton Heights/Sugar Hill Northeast historic district. * The Proposed Action would map contextual zoning districts within the proposed rezoning area, which encompasses this resource in its entirety, which would ensure that future building forms are more compatible with the existing built character. ** Designated resources are subject to construction protection under TPPN 10/88 and would therefore be protected from impacts from nearby construction.
Hamilton Heights/Sugar Hill Northwest HD (NYCL)	no	no	no		None of the projected or potential development sites are located within or in close proximity to this resource.
Manhattan Valley IRT Viaduct (NYCL, S/NR)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
409 Edgecombe Avenue - Colonial Parkway Apts (NYCL)	no	no*	no**		Projected development site 2, which is identified as a new construction site in the RWCDS, is located adjacent to this resource. * The Proposed Action would map contextual zoning districts within the proposed rezoning area, which encompasses this resource, which would ensure that future building forms are more compatible with the existing built character. ** Designated resources are subject to construction protection under TPPN 10/88 and would therefore be protected from impacts from nearby construction.

TABLE 7-4 (cont'd)
Assessment of Proposed Action's Potential Effects on Designated and Eligible Resources in Study Area

Property Name	Direct Effect	Indirect Effect	Construction Impact	Shadows	Comments
Macomb's Dam Bridge & 155th St. Viaduct (NYCL, S/NR-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
George Bruce Branch NYPL (NYCL, S/NR- eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Ivey Delph Apartments (S/NR)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Croton Aqueduct, 135th Street Gate House (NYCL, S/NR)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
CUNY North Campus (NYCL, S/NR)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Historic Street Lampposts (NYCL)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
The Bailey Residence (NYCL, S/NR)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Benzinger House (NYCL)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Hamilton Grange (NYCL, S/NR, NHL)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Our Lady of Lourdes Roman Catholic Church (NYCL, S/NR)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Hamilton Grange Branch, NYPL (NYCL, S/NR)	no	no*	no**		Potential development site 24 is located immediately adjacent to this resource. * The Proposed Action would map contextual zoning districts within the proposed rezoning area, which encompasses this resource, which would ensure that future building forms are more compatible with the existing built character. ** Designated resources are subject to construction protection under TPPN 10/88 and would therefore be protected from impacts from nearby construction.
Former Hamilton Theater (NYCL)	no	no*	no**		Projected development site 4 is located within 90 feet of this resource. * The Proposed Action would map contextual zoning districts within the proposed rezoning area, which encompasses this resource, which would ensure that future building forms are more compatible with the existing built character. ** Designated resources are subject to construction protection under TPPN 10/88 and would therefore be protected from impacts from nearby construction.
Loth Ribbon Mill (NYCL)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Former 32nd Precinct Police Station (NYCL)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Jackie Robinson Pool and Colonial Park Play Center (NYCL)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
St. Mary's Church (NYCL, S/NR-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Claremont Theater (NYCL, S/NR-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Former P.S. 157 (S/NR)	no	no*	no**		Projected development site 17 is located within 90 feet of the Former P.S. 157. * The Proposed Action would map contextual zoning districts within the proposed rezoning area, which encompasses this resource, which would ensure that future building forms are more compatible with the existing built character. ** Designated resources are subject to construction protection under TPPN 10/88 and would therefore be protected from impacts from nearby construction.
St. Walburga's Academy (S/NR, NYCL-eligible)			no		None of the projected or potential development sites are located in close proximity to this resource.
Eligible Resources Within Study Area					
Former Bernheimer & Schwartz Pilsener Brewing Company (Yuengling) - projected development sites 14 and 40 (LPC-eligible and S/NR-eligible)	yes	no	no		This resource comprises projected development sites 14 and 40, which are projected to be redeveloped as a result of the Proposed Action. It is therefore assumed that the existing structures on sites 14 and 40 would be demolished, either partially or entirely, as a consequence of the Proposed Action. Privately owned properties that are pending designation as landmarks are afforded some measure of protection under the NYC Landmarks Law, which requires consultation with LPC before any alteration or demolition of those resources can occur. However, as the RWCDS for the Proposed Action anticipates that the existing structures on sites 14 and 40 would be demolished, either partially or entirely, as a consequence of the Proposed Action, this would result in a significant adverse direct impact to this LPC- and S/NR-eligible resource.
Former Warren Nash Service Station Building (S/NR-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Speyer School (LPC-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Riverview Courts (LPC-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Creston Court (LPC-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Hudson View (LPC-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.

TABLE 7-4 (cont'd)
Assessment of Proposed Action's Potential Effects on Designated and Eligible Resources in Study Area

Property Name	Direct Effect	Indirect Effect	Construction Impact	Shadows	Comments
Engine Company 23 (LPC-eligible)	no	no*	no***		Potential development site 30 is located within 90 feet of this eligible resource. * The Proposed Action would map contextual zoning districts within the proposed rezoning area, which encompasses this resource, which would ensure that future building forms are more compatible with the existing built character. *** In the absence of New York City Landmark designation for this eligible resource, the construction protection measures under TPPN 10/88 would not apply to this LPC-eligible resource. It should be noted however that site 30 is expected to be redeveloped in the future without the Proposed Action, and therefore, any redevelopment of this site under the Proposed Action would not result in significant adverse construction-related impacts.
W.E.B. DuBois Residence (LPC-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Church of the Crucifixion (LPC-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Church of St. Catherine (LPC-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Trinity Cemetery Gate Lodge (LPC-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Roman Catholic Church of the Annunciation (S/NR-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Residences at 2 through 14 Convent Ave. (S/NR-eligible)	no	no	yes***		Projected development site 15 is located within 90 feet of this eligible resource. * The Proposed Action would map contextual zoning districts within the proposed rezoning area, which encompasses this resource, which would ensure that future building forms are more compatible with the existing built character. *** In the absence of New York City Landmark designation for this eligible resource, the construction protection measures under TPPN 10/88 would not apply, and there would be no mechanism to ensure this eligible resource is protected from impacts from nearby construction. Therefore, the projected development identified on site 15 could result in construction-related impacts to this S/NR-eligible resource.
St. Joseph's Roman Catholic Church Complex (S/NR-eligible)	no	no*	yes***		Projected development site 19 and part of projected development site 18 are within 90 feet of the S/NR-eligible St. Joseph's Roman Catholic church complex * The Proposed Action would map contextual zoning districts within the proposed rezoning area, which encompasses this resource in its entirety, which would ensure that future building forms are more compatible with the existing built character. *** As site 18 is expected to be redeveloped in the future without the Proposed Action, any redevelopment of this site under the Proposed Action would not result in significant adverse construction-related impacts. In the absence of New York City Landmark designation for this eligible resource, the construction protection measures under TPPN 10/88 would not apply, and there would be no mechanism to ensure this eligible resource is protected from impacts from nearby construction. Therefore, the projected development identified on site 19 could result in construction-related impacts to this S/NR-eligible resource.
Former Lee Brothers Storage Building (S/NR-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
NY Central Substation No. 11 (S/NR-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Former Engine Co. No. 37 (S/NR-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Former McDermott-Bunger Dairy (S/NR-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Manhattanville Junior High School/P.S. 43 (S/NR-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Houses at 505-517 West 135th St. (S/NR-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Riverside Drive and Riverside Park Boundary increase (S/NR-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Convent Garden Historic District (LPC-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Upper Riverside Drive Historic District (LPC-eligible)	no	no*	yes***		Potential development site 56 would be within the boundaries of the LPC-eligible Upper Riverside Drive HD, however, this site is identified as a conversion site in the RWCDS, and therefore no significant changes to this building are anticipated as a result of the Proposed Action, and no significant adverse impacts would occur to this eligible historic district. Projected development site 5, which is identified in the RWCDS as a new construction site, would be within 90 feet of buildings within this eligible district. * The Proposed Action would map contextual zoning districts within the proposed rezoning area, which encompasses this resource in its entirety, which would ensure that future building forms are more compatible with the existing built character. *** In the absence of New York City Landmark designation for this eligible resource, the construction protection measures under TPPN 10/88 would not apply, and there would be no mechanism to ensure buildings within this district are protected from impacts from nearby construction. Therefore, the projected development identified on site 5 could result in construction-related impacts to this LPC-eligible resource.
Dorrance Brooks Square Historic District (LPC-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Hamilton Place Historic District (LPC-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.
Loth Building Area Historic District (LPC-eligible)	no	no	no		None of the projected or potential development sites are located in close proximity to this resource.

requiring a building permit, without at least 40 days prior notice being given to LPC. During such 40 day period, LPC has the opportunity to consider the case and, if it so chooses, schedule a hearing and move forward with designation. Publicly owned resources are also subject to review by the LPC before the start of a project; however, the LPC's role in projects sponsored by other City or State agencies generally is advisory only. Architectural resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection under Section 106 of the National Historic Preservation Act from the effects of projects sponsored, assisted, or approved by federal agencies. Although preservation is not mandated, federal agencies must attempt to avoid adverse effects on such resources through a notice, review, and consultation process. Properties listed on the Registers are similarly protected against effects resulting from projects sponsored, assisted, or approved by State agencies under the State Historic Preservation Act. However, private owners of properties eligible for, or even listed on, the Registers using private funds can alter or demolish their properties without such a review process.

As summarized in Tables 7-3 and 7-4 and discussed below, the Proposed Action could result in direct effects to one resource (the former Yuengling Brewery site) that is eligible for LPC-designation and S/NR-listing, which could be partially demolished under the Conversion scenario or fully demolished under the New Development scenario as a consequence of the Proposed Action. Although two projected development sites fall within a LPC-designated historic district, and one potential development site falls within an LPC-eligible historic district, as discussed below, those sites are identified in the RWCDS as conversion sites, and would therefore not result in direct effects to those districts. In addition, existing structures located on four potential development sites located within the S/NR-listed Sugar Hill Historic District are projected to be demolished and redeveloped in the With-Action condition. However, two of those sites are described as non-contributing buildings in the S/NR nomination report, and therefore projected redevelopment of those two sites would not be considered a significant adverse direct impact. For the remaining two sites, as both sites are expected to be redeveloped in the future without the Proposed Action, any redevelopment of those two sites under the Proposed Action would not result in significant adverse impacts.

Potential Effects on Designated Historic Districts

Hamilton Heights/Sugar Hill HD and Hamilton Heights HD Extension

Projected development site 52 (Block 2060, Lot 25) falls within the boundaries of the LPC-designated Hamilton Heights/Sugar Hill Historic District. The building located on this lot is a six-story, Renaissance Revival style apartment house. The side yard, to the west of the building, was originally a separate lot containing a one-story garage that was demolished in 1968, and is now vacant. The RWCDS for the Proposed Action identifies this as a conversion/enlargement site. As noted above, privately owned properties that are located in New York City Historic Districts are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur, regardless of whether the project is publicly or privately funded, which would ensure that they are consistent with the character of the designated historic district. Therefore, as any alteration to the building's exterior would require LPC approval, no significant adverse impacts to the LPC-designated Hamilton Heights/Sugar Hill Historic District would occur as a result of the Proposed Action.

Projected development site 53 (Block 2050, Lot 150) falls within the boundaries of the LPC-designated Hamilton Heights Historic District Extension. As described above, the site, at 406 West 145th Street, is one of ten four-story dwellings with basements that were constructed between March and October 1897. The RWCDS for the Proposed Action identifies this as a conversion site, and therefore no changes or exterior alterations to this building within the historic district are anticipated as a result of the Proposed Action. Furthermore, as noted above, should any future alteration be contemplated for this site, it would

require prior LPC review and approval. Therefore, no significant adverse impact to the LPC Hamilton Heights Historic District would occur as a result of the Proposed Action.

S/NR Sugar Hill Historic District

Sites 1, 2, 20, 21, 52, and 57 fall within the boundaries of this S/NR-listed Sugar Hill Historic District:

- Projected development sites 1 and 2 are identified as new construction sites in the RWCDS. The structures on those two sites are described as non-contributing buildings in the S/NR nomination report, and therefore projected redevelopment of those two sites (and resultant demolition of the existing structures), as a result of the Proposed Action would not be considered a significant adverse direct impact. It should also be noted that projected development site 2 is expected to be redeveloped in the future without the Proposed Action, and therefore, any redevelopment of this site under the Proposed Action would not result in significant adverse impacts.
- Potential development site 20 is a three-story brick building, and potential development site 21 is a one-story wooden building. Both sites are identified as new construction sites in the RWCDS, and therefore the existing buildings could be demolished to make way for potential development. However, sites 20 and 21 are expected to be redeveloped in the future without the Proposed Action, and therefore, any redevelopment of those two sites under the Proposed Action would not result in significant adverse impacts. It should also be noted that these two sites are identified as potential development sites which are considered less likely to be redeveloped than projected development sites.
- Projected development site 52 is occupied by a six-story residential building. However, this is identified as a conversion/enlargement site in the RWCDS, and therefore no significant changes to this building are anticipated as a result of the Proposed Action, and no significant adverse impacts would occur. It should be noted that this site also falls within the LPC-designated Hamilton Heights/Sugar Hill Historic District, and would therefore be subject to additional protections and prior LPC approval of any exterior modifications, as described above.
- Potential development site 57, which is identified as a new construction site in the RWCDS, is an empty lot that does not contain any existing structures, and therefore its development as a result of the Proposed Action would not result in any significant adverse direct impacts.

Based on the above evaluation, the Proposed Action is not anticipated to result in significant adverse direct impacts to the S/NR-listed Sugar Hill Historic District.

Potential Effects on Individually Designated Resources

The 24 projected development sites and 16 potential development sites identified in the RWCDS do not currently contain any individually designated historic resources. As such, none of the individually designated NYCL and and/or S/NR-listed resources identified in Table 7-2 above would be directly affected by the Proposed Action, and there would be no significant adverse direct impacts to individually designated historic resources.

Potential Effects on Eligible Resources

The Proposed Action would have a direct effect on one of the resources identified as eligible for LPC designation and S/NR-listing. The former Bernheimer & Schwartz Pilsener Brewing Company (a.k.a. Yuengling) occupies projected development sites 14 and 40, which are projected to be redeveloped as a result of the Proposed Action. The RWCDS projects that site 14 would be developed with new commercial and community facility uses, while site 40 would be developed with a mix of residential retail, commercial, and community facility uses. As noted above, two development scenarios are assumed

for site 40 – a Conversion scenario in which existing buildings would mostly be converted to multiple uses, with some partial demolition; and a New Development scenario, in which all of the existing buildings would be demolished and the site would undergo new development. It is therefore assumed that the existing structures on sites 14 and 40 would be demolished, either partially or entirely, as a consequence of the Proposed Action.

As noted above, the former Bernheimer & Schwartz Pilsener Brewing Company complex (a.k.a. Yuengling) was calendared by LPC for consideration for landmark, but has not been designated to date. Privately owned properties that are pending designation as landmarks (such as a site that has been "heard" by LPC) are afforded some measure of protection under the NYC Landmarks Law, which requires consultation with LPC before any alteration or demolition of those resources can occur. During this consultation process, the LPC may recommend possible mitigation measures (such as redesign, adaptive reuse of the structures, construction protection plan, data recovery, or relocation of the resource).

As the RWCDS for the Proposed Action anticipates that the existing structures on sites 14 and 40 would be demolished, either partially or entirely, as a consequence of the Proposed Action, this would result in a significant adverse direct impact to this LPC- and S/NR-eligible resource. Mitigation measures that could minimize or reduce this impact are discussed in Chapter 18 of this EIS. As discussed in Chapter 18, with implementation of measures such as photographically documenting the eligible structures in accordance with the standards of the Historic American Buildings Survey (HABS), the identified significant adverse direct impact to historic architectural resources would be partially mitigated. However, as this impact would not be completely eliminated it would constitute an unavoidable significant adverse impact on this historic resource as a result of the Proposed Action (refer to Chapter 21, "Unavoidable Adverse Impacts").

As shown in Table 7-3, potential development site 56 falls within the LPC-eligible Upper Riverside Drive Historic District. However, site 56 is identified as a conversion site in the RWCDS, and as such no significant changes to this eligible historic district are anticipated as a result of the Proposed Action, and no significant adverse impacts would be expected.

Indirect (Contextual) Effects

Contextual impacts may occur to architectural resources under certain conditions. According to the *CEQR Technical Manual*, possible impacts to architectural resources may include isolation of the property from, or alteration of, its setting or visual relationships with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor.

The projected and potential developments to be constructed subsequent to the Proposed Action are not expected to have significant adverse indirect impacts on existing historic resources in the study area. As noted above, the Proposed Action would mandate contextual zoning in the proposed rezoning area. The use of contextual zoning districts in both residential and mixed-use areas of the rezoning area would ensure that the scale and bulk of new buildings is sensitive to and consistent with existing developments (refer to Chapter 8, "Urban Design/Visual Resources" for details). Thus, the developments resulting from the Proposed Action would not be expected to alter the setting or visual context of any historic resources in the study area (including historic districts), nor would they eliminate or screen publicly accessible views of any resources. The Proposed Action would not eliminate or substantially obstruct publicly accessible views of architectural resources. All resources would remain visible in view corridors on public streets. The Proposed Action would not alter the relationship of the resources to the streetscape, since all streets would remain open and each resource's relationship with the street would remain

unchanged in the future with the Proposed Action. Moreover, no incompatible visual, audible or atmospheric elements would be introduced by the Proposed Action to any historic resource's setting. Therefore, the Proposed Action is not expected to result in any significant adverse indirect or contextual impacts on historic architectural resources.

Construction-Related Effects

Any new construction taking place on projected or potential development sites falling within historic districts, or adjacent to individual landmarks, has the potential to cause damage to contributing buildings to those historic resources from ground-borne construction vibrations.

The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Additional protective measures apply to LPC-designated Landmarks and S/NR-listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, the NYC Department of Buildings (DOB)'s Technical Policy and Procedure Notice (TPPN) #10/88 applies. TPPN 10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Adjacent historic resources, as defined in the procedure notice, only include designated NYCLs, properties within NYCL historic districts, and listed S/NR properties that are within 90 feet of a lot under development or alteration. They do not include S/NR-eligible, NYCL-eligible, potential, or unidentified architectural resources. Construction period impacts on any designated historic resources would be minimized, and the historic structures would be protected, by ensuring that adjacent development projected as a result of the Proposed Action adheres to all applicable construction guidelines and follows the requirements laid out in TPPN #10/88. This would apply to construction activities on the following projected and potential development sites:

- Projected development site 2 – is located adjacent to the NYCL 409 Edgecombe Avenue, and within 90 feet of structures within the LPC-designated Hamilton Heights/Sugar Hill Northeast and S/NR-listed Sugar Hill Historic District.
- Projected development site 4 – is located within 90 feet of the former Hamilton theater.
- Projected development site 17 is located within 90 feet of the Former P.S. 157.
- Potential development site 24 – is located within 90 feet of the Hamilton Grange Branch of the NYPL (NYCL, S/NR).

In addition, there are four eligible resources in the study area that, because they are not listed or calendared for listing by the New York City Landmarks Preservation Commission or the New York State Historic Preservation Office, would not be afforded the protections of TPPN 10/88. These resources include:

- Projected development site 15 – is within 90 feet of the residences at 2-14 Convent Avenue (S/NR-eligible).
- Projected development site 19 and part of projected development site 18 are within 90 feet of the S/NR-eligible St. Joseph's Roman Catholic Church complex.
- Potential development site 30 – is located within 90 feet of the LPC-eligible Engine Co. 23 building.

- Potential site 56 would be within the boundaries of the LPC-eligible Upper Riverside Drive HD, and projected development site 5 would be within 90 feet of buildings within this eligible district.

Thus, for sites 15, 18, 19, 30, and 56, construction under the Proposed Action could potentially result in construction-related impacts to four non-designated resources. It should be noted that sites 18 and 30 are both expected to be redeveloped in the future without the Proposed Action, and therefore, any redevelopment of those two sites would not result in significant adverse construction-related impacts with or without the Proposed Action. The resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites; however, since the resources are not S/NR-listed or LPC-designated, they are not afforded the added special protections under DOB's TPPN 10/88. Additional protective measures afforded under DOB TPPN 10/88 would only become applicable if the eligible resources are designated in the future prior to the initiation of construction. If the eligible resources listed above are not designated, however, they would not be subject to TPPN 10/88, and may therefore be adversely impacted by adjacent development resulting from the Proposed Action.

Shadows

As detailed in Chapter 6, "Shadows," the Proposed Action would also result in incremental shadows being cast on sunlight-sensitive features of St. Mary's Protestant Episcopal Church (LPC designated, S/NR eligible). The incremental shadows would be cast on the eastern (side) façade of the church, which contains large stained glass windows that are considered a sunlight-sensitive feature, for a duration of approximately 1 hour and 33 minutes on the December 21 analysis day. As detailed in Chapter 18, "Mitigation," there are measures that may mitigate this impact (e.g. special lighting features). This and other feasible and practicable mitigation measures for this potential significant adverse impact will be explored between the Draft and Final EIS. Absent the identification and implementation of feasible and practicable measures, the Proposed Action could have an unmitigated significant adverse shadows impact on St. Mary's Protestant Episcopal Church.