# Chapter 7: Historic and Cultural Resources

## A. INTRODUCTION

This chapter considers the potential of the Proposed Action to affect historic resources, both archaeological and architectural. The Rezoning Area is located in the Hudson Square neighborhood of Manhattan, which is roughly bordered by Greenwich Village to the north, Soho to the east, Tribeca to the south, and the Hudson River to the west. The proposed Rezoning Area, generally bounded by West Houston and Vandam Streets to the north, Avenue of the Americas and approximately 100 feet east of Varick Street to the east, Canal and Spring Streets to the south, and Hudson and Greenwich Streets to the west, contains two proposed subdistricts, 19 projected development sites, three projected enlargement sites, five potential development sites, and 12 potential enlargement sites (see **Figure 7-1**). In total, it is anticipated that there would be approximately 3.8 million gross square feet of development pursuant to the Proposed Action on projected development sites and projected enlargement sites, and up to 0.5 million gross square feet on potential development sites and potential enlargement sites.

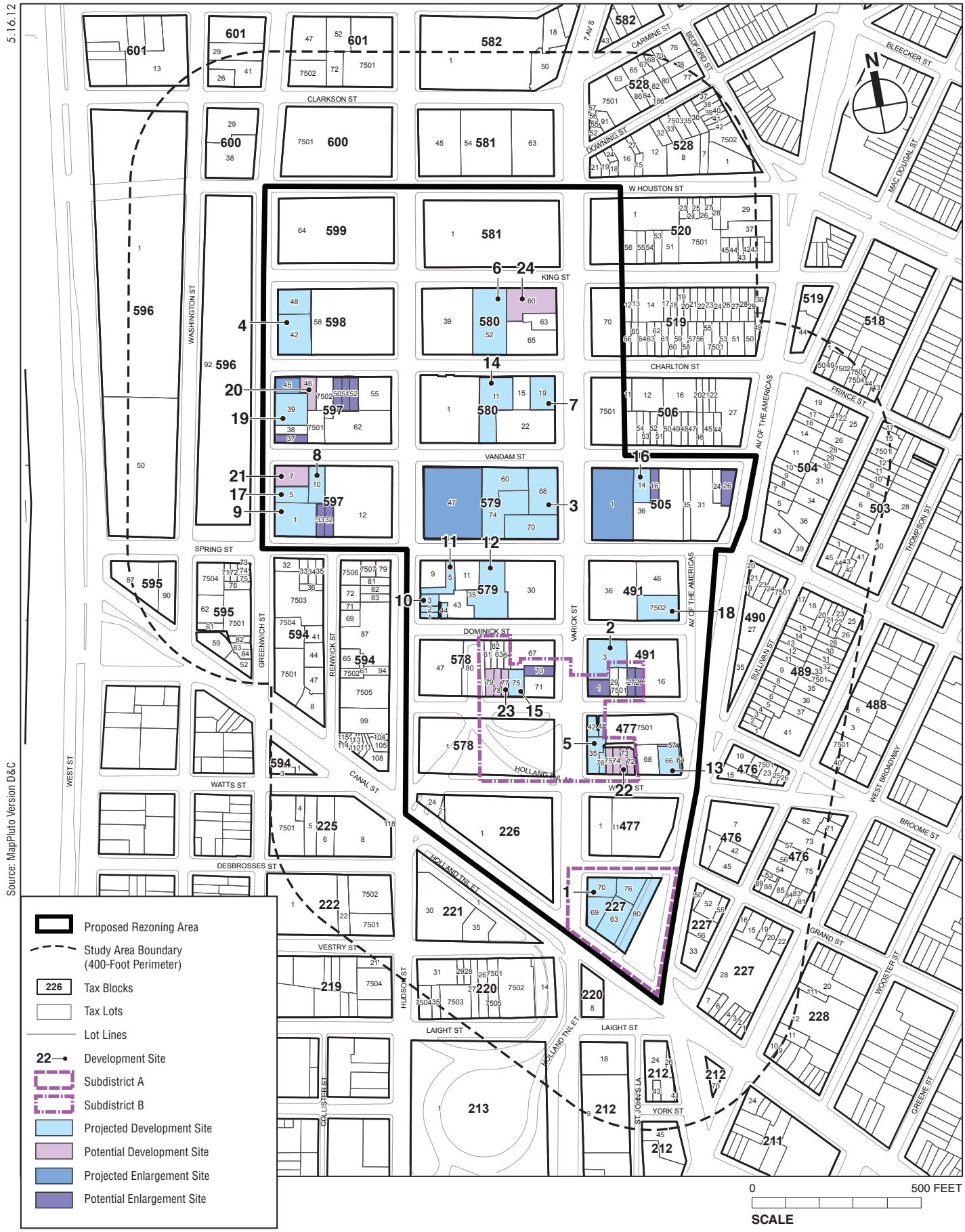
The 2012 *City Environmental Quality Review* (*CEQR) Technical Manual* recommends that an analysis of archaeological resources be undertaken for actions that would result in any in-ground disturbance. It also recommends that an architectural resources assessment be performed if a proposed action would result in any of the following (even if no known architectural resources are located nearby): new construction; physical alteration of any building; change in scale, visual context, or visual setting of any building, structure, object, or landscape feature; or screening or elimination of publicly accessible views. Architectural resources include properties or districts listed on the State/National Registers of Historic Places (S/NR) or determined eligible for such listing; National Historic Landmarks (NHLs); New York City Landmarks (NYCLs) and Historic Districts (NYCHDs); and properties that have been found by the New York City Landmarks Preservation Commission (LPC) to appear eligible for designation, considered for designation ("heard") by LPC at a public hearing, or calendared for consideration at such a hearing (these are "pending" NYCLs).

This analysis has been prepared in accordance with CEQR guidelines, which require city agencies to consider the effects of their actions on historic properties. In accordance with CEQR guidelines, this analysis identifies all historic resources that have been designated or determined to meet the eligibility requirements for local, state, or national designation, and it also identifies properties that may meet such eligibility requirements. In assessing potential project effects on historic resources, this analysis follows the guidance of the *CEQR Technical Manual*.

### PRINCIPAL CONCLUSIONS

*ARCHAEOLOGICAL RESOURCES*

A Phase 1A Archaeological Documentary Study was completed by AKRF in February 2012 for four projected development sites (Sites 5, 10, 12, and 13) and two potential development sites (Sites 22 and 23). The Phase 1A study identified portions of each of these six potential and




**HUDSON SQUARE REZONING**

Project Site and Study Area
Figure 7-1

projected development sites as archaeologically sensitive for resources associated with the 19th century occupation of the 20 historic lots included within those sites, and recommended Phase 1B archaeological testing for these sites. LPC concurred with the conclusions and recommendations of the Phase 1A study in a comment letter dated February 22, 2012 (see **Appendix 4)**.

Since none of the six potential and projected development sites identified as archaeologically sensitive are under the Applicant's control, future development on these properties could be as-of-right development, and there are no mechanisms available through CEQR to require that such development undertake archaeological field testing to determine the presence of archaeological resources (i.e., Phase 1B testing) or mitigation for any identified significant resources through avoidance or excavation and data recovery (i.e., Phase 2 or Phase 3 archaeological testing). Therefore, as-of-right development that is anticipated to occur as a result of the Proposed Action could result in unavoidable significant adverse impacts on archaeological resources.

However, it should be noted that if any of these sites were to be developed through future discretionary actions that would be subject to review under CEQR, Phase 1B testing would be completed to confirm the presence or absence of archaeological resources as part of any future discretionary action. This testing, and any subsequent archaeology that may be needed, would be completed in consultation with LPC.

*ARCHITECTURAL RESOURCES*

There are no known architectural resources located on any of the projected or potential development or enlargement sites. However, due to construction-related activities, the Proposed Action could result in adverse direct impacts on up to six known architectural resources in both the Rezoning Area and study area, including 32-36 Dominick Street (three resources), 310 Spring Street, the Charlton-King-Vandam Historic District, and the proposed South Village Historic District.[1]

Resources that could experience accidental damage from adjacent construction would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities. In addition, with the required measures of New York City Department of Buildings Technical Policy and Procedure Notice (TPPN) #10/88 (*TPPN #10/88*) in place, there would be no significant adverse construction-related impacts on NYCLs, NYCHDs, or properties listed on the S/NR that are located within 90 feet of development resulting from the Proposed Action. With these required measures, significant adverse construction-related impacts would not occur to 32-36 Dominick Street (three resources), 310 Spring Street, and the Charlton-King-Vandam Historic District. However, construction under the Proposed Action could potentially result in impacts to non-designated or unlisted resources, because they would not be afforded special protections under *TPPN #10/88.*

There are a total of 8 buildings that LPC has identified as potential architectural resources in a letter dated April 25, 2012. Of these, 6 are located in the Rezoning Area and 2 are located in the study area**.** Of the six potential architectural resources in the Rezoning Area, four are located within 90 feet of the applicant's projected development sites.[2] With the preparation and

[1] The South Village Historic District has not yet been designated, but the LPC (letter dated August 27, 2009) and the Office of Parks, Recreation and Historic Preservation (OPRHP) (letter dated May 1, 1977) have determined that it is eligible for designation.

[2] Distances were measured from the edge of pavement for each site.

implementation of a Construction Protection Plan (CPP) for the potential architectural resources including (#5) 278 Spring Street, (#6) 341 Hudson Street, (#9) 78 Vandam Street, and (#10) 431 Canal Street, the Proposed Action would not be expected to result in adverse impacts on these historic and cultural resources as a result of construction on the Applicant's projected development and enlargement sites.

However, the above noted resources are also located within 90 feet of projected and potential development and enlargement sites not controlled by the Applicant. Therefore, under the standards of the *CEQR Technical Manual*, construction related to development as a result of the Proposed Action could result in significant adverse construction-related impacts on these four resources, in addition to the one known resource—the proposed South Village Historic District (specifically, three buildings within this proposed historic district)—which has not yet been designated, and two additional potential resources—(#7) 189 Varick Street and (#8) 180 Varick Street. These seven resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since the seven resources are not NYCLs or NR-listed properties, they are not afforded special protections under *TPPN #10/88*.

It is not anticipated that the Proposed Action would have adverse visual or contextual impacts on the majority of architectural resources because new development pursuant to the Proposed Action would not eliminate or screen publicly accessible views of a resource, introduce an incompatible visual, audible, or atmospheric elements to a resource's setting, or result in significant adverse shadow impacts on a historic resource with sun-sensitive features.

## B. METHODOLOGY

### ANALYSIS APPROACH

As the historic resources analysis is a site-specific-based technical analysis, the anticipated development on both projected and potential development sites form the basis for this impact assessment. For architectural resources, new construction and enlargement sites are included in the assessment. For archaeological resources, new construction development sites (both projected and potential) are included in the assessment as they would result in in-ground disturbance. As discussed in Chapter 1, two reasonable worst-case development scenarios (RWCDS) have been developed to represent potential development scenarios that could result from the Proposed Action. However, both scenarios would result in development on the same sites, and therefore this assessment considers the potential effects of either scenario.

### ARCHAEOLOGICAL RESOURCES

Archaeological resources are physical remnants, usually buried, of past activities on a site. They can include resources associated with the Native Americans who used or occupied a site and can include tools, refuse from tool-making activities, the remnants of habitation sites, etc. Archaeological resources can also include remains from activities that occurred during the historic period, which began with the European colonization of the New York area in the 17th century; such resources can include remains associated with European contact with Native Americans; battle sites; landfill deposits; structural foundations; and domestic shaft features such as cisterns, wells, and privies.

On sites where later development occurred, archaeological resources may have been disturbed or destroyed by grading, excavation, and infrastructure installation and improvements. However, some resources do survive in urban environments despite extensive development. Deposits can

be protected when covered with pavement (i.e., a parking lot) or with a building with a shallow foundation and no basement. In many cases, deposits can be sealed beneath the surface, protected from further disturbance.

LPC's *Guidelines for Archaeological Work in New York City* outline specific steps to determine whether a proposed project could affect areas of archaeological sensitivity. The first step in this process is an initial review conducted by LPC of any portion of a project site that would be excavated as a result of the proposed project. If LPC has archaeological concerns, a Phase 1A Archaeological Documentary Study is typically prepared to assess the archaeological sensitivity of the affected areas and to determine whether further archaeological evaluation is required.

The study area for archaeological resources within the Rezoning Area includes those lots that would be disturbed by in-ground project construction. This includes all new construction development sites (both projected and potential) within the proposed Rezoning Area. Since the Proposed Action would result in disturbance to these lots, there is a potential for impacts to archaeological resources, if any such resources are present. In November 2008 and November 2011, LPC was asked to provide a preliminary determination of archaeological significance for the proposed development sites. In comment letters dated December 16, 2008, November 25, 2011, and January 10, 2012, LPC identified 10 lots (representing all or portions of four Projected and two Potential Development Sites) within the Rezoning Area as archaeologically significant (see **Appendix 4**). The lots identified as archaeologically significant include Block 477, Lots 44 (Projected Development Site 5), 66 (Projected Development Site 13), 73, 74, 75 (Potential Development Site 22), and 76 (Projected Development Site 5); Block 578, Lots 77 and 79 (Potential Development Site 23); and Block 579, Lots 35 (Projected Development Site 12) and 44 (Projected Development Site 10).

In response to these findings, a Phase 1A Archaeological Documentary Study was prepared for these locations to evaluate their potential to contain archaeological resources. The Phase 1A study included historic and documentary research to understand the properties' development and occupation histories and to determine if the lots are archaeologically sensitive and, therefore, if additional archaeological analysis (i.e., a Phase 1B investigation) is warranted. LPC concurred with the conclusions and recommendations of the Phase 1A study in a comment letter dated February 22, 2012 (see **Appendix 4**). The study's conclusions are summarized below.

## ARCHITECTURAL RESOURCES

### *OVERVIEW*

As described above, architectural resources are defined as properties or districts listed on the Registers or determined eligible for such listing, NHLs, NYCLs and NYCHDs, and properties that have been found by the LPC to appear eligible for designation, considered for designation by LPC at a public hearing, or calendared for consideration at such a hearing.

The study area for architectural resources is determined based on the proposed action's area of potential effect on architectural resources, which accounts for both direct physical impacts and indirect impacts. Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. A resource could also be damaged by construction activities such as blasting, pile driving, falling objects, subsidence, collapse, or damage from construction machinery unless proper protection measures are put in place. Construction activity that would occur within 90 feet of an architectural resource, as defined in the *New York City Department of Buildings (DOB) Technical Policy and Procedure Notice (TPPN) #10/88*, may cause such damage.

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

*ARCHITECTURAL RESOURCES STUDY AREA*

The first step in assessing potential project impacts was to define the study area. Study areas for architectural resources are determined based on the area of potential effect (APE) for construction-period impacts, such as ground-borne vibrations, and for visual or contextual effects, which is usually a larger area. To account for potential physical and contextual impacts, the architectural resources study area for the Hudson Square Rezoning project is defined as the Rezoning Area and the area within approximately 400 feet of the Rezoning Area boundary (see **Figure 7-1**).

*CRITERIA AND REGULATIONS*

Once the study area was determined, an inventory of officially recognized ("designated and eligible") architectural resources was compiled.

Criteria for inclusion on the National Register are listed in the Code of Federal Regulations, Title 36, Part 63. LPC has adopted these criteria for use in identifying architectural resources for CEQR review. Following these criteria, districts, sites, buildings, structures, and objects are eligible for the National Register if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- Are associated with events that have made a significant contribution to the broad patterns of history;
- Are associated with significant people;
- Embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction; or
- May yield [archaeological] information important in prehistory or history.

Properties that are less than 50 years old are ordinarily not eligible, unless they have achieved exceptional significance. Official determinations of eligibility are made by OPRHP.

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

In addition to identifying officially recognized architectural resources in the study area (NHLs, S/NR-listed and S/NR-eligible properties, NYCLs, NYCHDs, and properties determined eligible

for or pending landmark designation), an inventory was compiled of potential architectural resources within the Rezoning Area and the 400-foot study area. Potential architectural resources were those that appeared to meet one or more of the National Register criteria (described above), and they were identified based on field surveys conducted in 2008 and 2011 and by using historical resources, such as documents at the New York Public Library, the Municipal Archives, and DOB archives. A list and brief description of the projected and potential development and enlargement sites was submitted to the LPC for preliminary review to identify potential architectural resources on December 9, 2011 and February 16, 2012. In a letter dated January 6, 2012, the LPC determined that none of the projected or potential development or enlargement sites in the Rezoning Area contain buildings that appear to meet the eligibility criteria for NYCL designation and/or S/NR listing (see **Appendix 4** for LPC correspondence).

Additionally, the inventory of potential architectural resources identified by the Applicant in the Rezoning Area and study area was submitted to LPC for their evaluation and determination of eligibility. As written in an Environmental Review letter dated April 25, 2012, LPC reviewed the inventory of potential resources and determined that 8 of the potential resources appear to meet the eligibility criteria for NYCL designation and/or S/NR listing. The remaining 20 resources do not appear eligible for NYCL designation or S/NR listing (see **Appendix 4**).

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

## C. EXISTING CONDITIONS

### REZONING AREA

*ARCHAEOLOGICAL RESOURCES*

In comment letters dated December 16, 2008, November 25, 2011, and January 10, 2012, LPC identified 10 lots within the Rezoning Area (representing all or portions of four Projected and two Potential Development Sites) as archaeologically significant (see **Appendix 4**). The lots identified as archaeologically significant include Block 477, Lots 44 and 76 (Projected Development Site 5), 66 (Projected Development Site 13), 73, 74, 75 (Potential Development Site 22); Block 578, Lots 77 and 79 (Potential Development Site 23); and Block 579, Lots 35 (Projected Development Site 12) and 44 (Projected Development Site 10).

A Phase 1A Archaeological Documentary Study of the potentially archaeologically sensitive lots was prepared by AKRF in February 2012. The study included extensive documentary research to document the development history of each of these 10 modern lots, which comprise 20 historic lots, and to identify the individuals who lived and worked on each property and whose daily lives may have been recorded in the archaeological record for each site. LPC concurred with the conclusions and recommendations of the Phase 1A study, which are summarized below, in a comment letter dated February 22, 2012 (see **Appendix 4**).

The study concluded that portions of each of the 10 modern lots are archaeologically sensitive. All of the 20 historic lots included within the archaeological study area were developed with residential structures before the mid-1820s. At least five structures that were built at that time are still standing on the lots today on Potential Development Site 22 (Block 477, Lots 73 to 75), and Potential Development Site 23 (Block 578, Lots 77 and 79). All of the lots have experienced some disturbance as a result of basement excavation, building construction and demolition, or paving. However, despite the extent to which they were developed, all but two of these historic

lots featured an undeveloped rear yard measuring at least 10 feet in width that does not appear to have ever been disturbed by basement excavation or other development. The rear yard areas of these lots are therefore considered to be moderately to highly sensitive for archaeological resources associated with the 19th century residential occupation of those properties. Archaeological resources on these sites are expected to include domestic shaft features such as privies, cisterns, and wells in the historic lots' rear yards which could have been in use beginning ca. 1815 through the late 19th century when they were likely filled after sewer and water networks were available in this part of Manhattan.

Phase 1B archaeological testing was recommended for the rear yards of these lots, as depicted in **Figure 7-2**. Archaeological investigations have already taken place at 576 Broome Street (Block 578, lot 79, part of Potential Development Site 23), one of the lots included in the Phase 1A. At least one privy was identified and investigated in 1995 during a field school operated by the City College of New York. However, as there is still a possibility that other shaft features may be present on the site that were not investigated previously, additional archaeological work is recommended for that property.

*ARCHITECTURAL RESOURCES*

*Known Architectural Resources*

There are four known architectural resources located in the proposed Rezoning Area. They include three 2- and 3-story early 19th-century Federal-style row houses at 32, 34, and 36 Dominick Street (see **Figure 7-3**).[1] The fourth resource, the Holland Tunnel, is a NHL and S/NR historic resource. The four architectural resources are listed below in **Table 7-1** and mapped on **Figure 7-3**.

**Table 7-1**
**Known Architectural Resources Within the Rezoning Area**

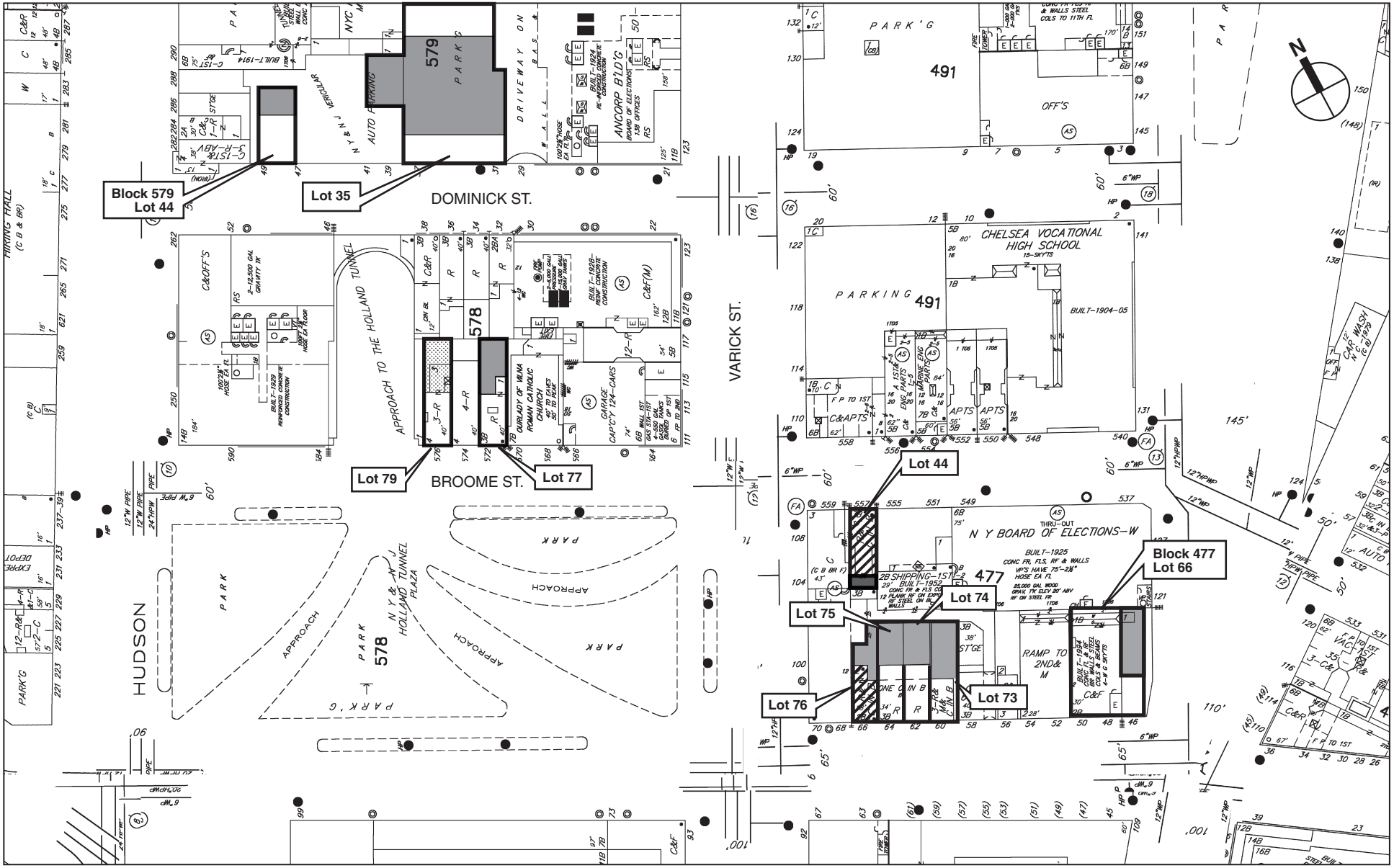
| Map Ref. # | Resource Name/Address | NYCL | NYCL-eligible | NHL | S/NR | S/NR-eligible |
|---|---|---|---|---|---|---|
| 1 | 32 Dominick Street | X | | | | |
| 2 | 34 Dominick Street | X | | | | |
| 3 | 36 Dominick Street | X | | | | |
| 4 | Holland Tunnel/Washington Street Land Ventilation Building | | | X | X | |

**Notes:**
NYCL: New York City Landmark
NYCHD: New York City Historic District
NYCL-eligible: Determined to appear eligible for designation as a New York City Landmark
NHL: National Historic Landmark
S/NR: Listed on the State and National Registers of Historic Places
**Sources:** National Park Service Online Resources, Department of City Planning Online Resources.

The row houses at 32-36 Dominick Street are located within the proposed Subdistrict B in the Rezoning Area. The Holland Tunnel NHL is located underground and partially located in Subdistrict B, and it includes an aboveground ventilation building located in the study area at the corner of Washington and Spring Streets.

[1] The LPC designated 32-36 Dominick Street on March 26, 2012. The LPC considered 38 Dominick Street, but did not designate it due to a lack of integrity.

2.10.12




Lots included in this Phase 1A Study

Areas Sensitive for Historic Period Archaeological Resources

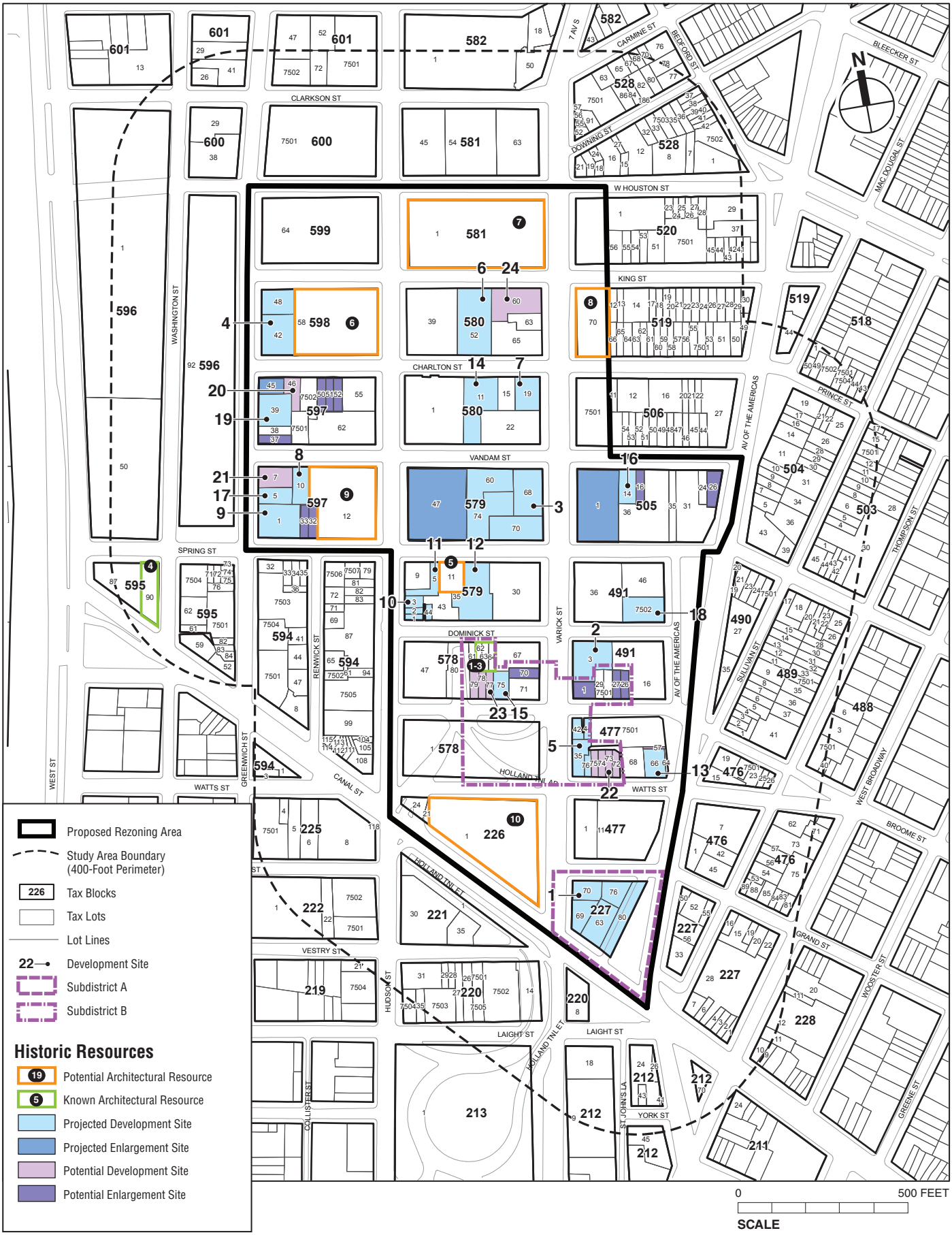
Demolished Buildings

Lots Previously Excavated by Archaeologists (but Where Additional Testing May Be Necessary)

# Areas of Archaeological Sensitivity

Figure 7-2

5.16.12




Source: MapPluto Version D&C

# Known and Potential Historic Resources Proposed Rezoning Area

Figure 7-3

*32-36 Dominick Street (#1–3)*

Originally part of a row of 12 houses on this street, the Federal style houses at 32, 34, and 36 Dominick Street (NYCL) were constructed ca. 1825 (see images 1 and 2 of **Figure 7-4**). The structures were constructed by Smith Bloomfield. The builder, along with brokers, lawyers, agents, and clerks, lived in the houses on the block. The Flemish-bond house at 32 Dominick Street retains its original two-story height with gable roof and dormers, whereas Nos. 34 and 36 Dominick Street typify late 19th century developments in the neighborhood with third-story additions and Italianate-style cornices.

*Holland Tunnel/Washington Street Land Ventilation Building (#4)*

The Holland Tunnel (NHL, S/NR) was the world's first underwater tunnel designed specifically to accommodate automotive traffic. It was designated a National Historic Civil and Mechanical Engineering Landmark in 1982 and a National Historic Landmark in 1993. The Tunnel connects the lower west side of Manhattan, New York with Jersey City, New Jersey, and the designated resource consists of the two vehicular tubes and four aboveground ventilation buildings, two of which are located on the New Jersey side and the other two in Manhattan.

The Tunnel, which is named after Clifford M. Holland, the chief engineer who died in 1924 shortly before completion of the north tube, opened to the public in 1927. Holland and his associates designed the first "transverse-flow" system where fresh air was ducted from the outside via the four aboveground ventilation buildings through the tunnels beneath the roadway, after which it would rise up with the hot automotive gas and exit through an exhaust chamber above the roadway. Although the daily capacity of 46,000 vehicles per day was exceeded the day the tunnel opened, the ventilation system proved more than capable of handling the additional traffic. In 2007 approximately 95,000 vehicles passed through the Tunnel daily.

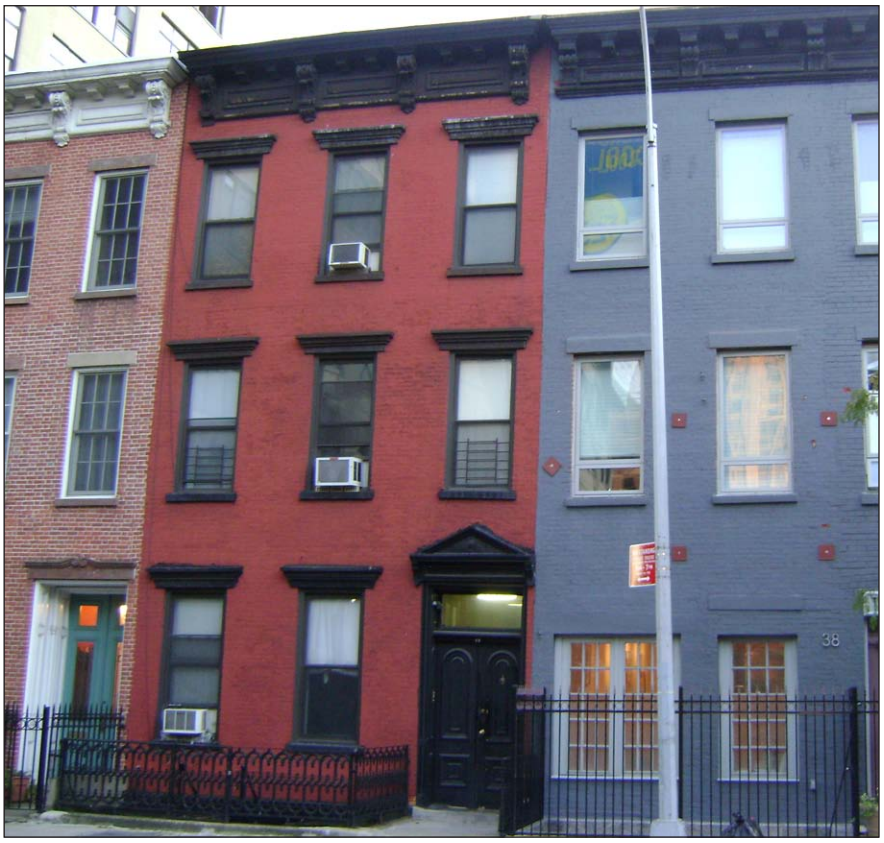
The Land Ventilation Building located at the corner of Washington and Spring Streets is a 120-foot-tall masonry building with Art Moderne detailing, including vertical banding on the four corner towers and an arched-relief motif along the cornice line (see image 3 of **Figure 7-5**).

*Potential Architectural Resources*

An additional 6 potential architectural resources in the proposed Rezoning Area have been determined to meet the criteria of eligibility for S/NR listing and/or NYCL designation by LPC. The potential architectural resources consist primarily of commercial building types from the development of the Hudson Square area as center for the graphic arts and publishing industries in New York City in the first half of the 20th century. These potential resources include large manufacturing and commercial buildings constructed primarily in the 1920s and a firehouse constructed in 1904. These properties are mapped on **Figure 7-3** and listed and described in **Table 7-2**.



32-34 Dominick Street. View south (1-2) **1**



36 Dominick Street. View south (3) **2**

Historic Resources
Photographs
Figure 7-4




Holland Tunnel/Washington Street Land Ventilation Building. View south (4) **3**




278 Spring Street. View southeast (5) **4**

Historic Resources
Photographs
Figure 7-5

**Table 7-2**
**Potential Architectural Resources Within the Rezoning Area**

| Map Ref. # | Address/ Block & Lot | Name/Type and Description |
|---|---|---|
| 5 | 278 Spring Street/NYC Fire Museum – B579, L11 | A 3-story Beaux-Arts brick and stone firehouse designed by Edward P. Casey for the City in 1904 to house FDNY Engine Co. 30 (see image 4 of **Figure 7-5**). In 1981, the New York City Fire Department Museum on Duane Street and the Harold V. Smith Firefighting Museum of the Home Insurance Company on Maiden Lane were merged to form the New York City Fire Museum. The new museum opened in the renovated firehouse in 1987. |
| 6 | 341 Hudson Street – B598, L58 | A 16-story Art Deco commercial and manufacturing building built by Trinity Church and designed by Benjamin H. Whinston in 1930 (see images 5 and 6 of **Figure 7-6**). Alterations to the building include replacement of the original windows and glass storefronts on the ground floor. |
| 7 | 189 Varick Street – B581, L1 | A 12-story brick and stone clad Art Deco building built by the Trinity Church Corporation and designed by Buchman & Kahn in 1927 (see image 7 of **Figure 7-7**). Ely Jacques Kahn formed a partnership with Albert Buchman in 1917 that lasted until 1930. Together they designed several skyscrapers in New York City, including 120 Wall Street, the Squibb Building, and the Film Center Building in Hell's Kitchen. Alterations to the building include replacement of the original windows. |
| 8 | 180 Varick Street – B519, L70 | A 16-story Art Deco building constructed between 1926 and 1930 (see image 8 of **Figure 7-7**). Alterations include the replacement of a majority of the original windows, with the exception of several on the tenth, eleventh, and twelfth floors and replacement of the windows in the storefront openings on the ground floor. |
| 9 | 78 Vandam Street – B597, L12 | A 9-story brick and stone factory constructed by Henry Heidi and designed by De Lemos & Cordes in 1904 (see image 9 of **Figure 7-8**). Theodore W.E. De Lemos and August W. Cordes, both German born architects trained in Germany, formed a partnership in 1884 and designed some of the largest department stores in New York City including Macy's and Siegel-Cooper. The Classical Revival building is adorned with banded Doric columns on the seventh and eighth floors, cartouches in the cornice above the eighth floor, and a rusticated base. Alterations include replacement of the original windows and changes to the openings on the ground floor. |
| 10 | 431 Canal Street – B226, L1 | A 16-story storage and manufacturing building built by the Trinity Church Corporation and designed by Buchman & Kahn in 1929 (see image 10 of **Figure 7-8).** The Art Deco building is also referred to as One Holland Plaza and 1 Hudson Square. Alterations to the building include replacement of the original windows and storefronts on the ground floor and changes to the openings on the ground floor. |

## STUDY AREA

### *ARCHITECTURAL RESOURCES*

#### *Known Architectural Resources*

There are eight known architectural resources located outside of the Rezoning Area but within the 400-foot project study area. They include five historic districts and three individual buildings. The eight architectural resources are listed in **Table 7-3** (historic districts are given a letter reference and individual resources are numbered), described below, mapped on **Figure 7-9**, and illustrated in **Figures 7-10 through 7-16**.

**Table 7-3**
**Known Architectural Resources Within the Study Area**

| Map Ref. # | Resource Name/Address/Block & Lot | NYCL/ NYCHD | NYCL/NYC HD-eligible | NHL | S/NR | S/NR-eligible |
|---|---|---|---|---|---|---|
| A | Charlton-King-Vandam Historic District | X | | | X | |
| B | SoHo-Cast Iron Historic District | X | | X | X | |
| C | Tribeca North Historic District | X | | | X | |
| D | Proposed South Village Historic District | | X | | | X |
| E | Greenwich Village Historic District Extension II | X | | | | |
| 11 | James Brown House/326 Spring Street – B595, L71 | X | | | X | |
| 12 | 486-488 Greenwich Street – B595, L82 & 83 | X | | | | |
| 13 | 310 Spring Street – B594, L34 | X | | | | |

**Notes:**
NYCL: New York City Landmark
NYCHD: New York City Historic District
NYCL-eligible: Determined to appear eligible for designation as a New York City Landmark
NHL: National Historic Landmark
S/NR: Listed on the State and National Registers of Historic Places
**Sources:** National Park Service Online Resources, Department of City Planning Online Resources.



341 Hudson Street. View southwest (6) **5**




341 Hudson Street. View southwest (6) **6**

Historic Resources
Photographs
Figure 7-6



189 Varick Street. View north (7) **7**




180 Varick Street. View south (8) **8**

# Historic Resources Photographs

Figure 7-7

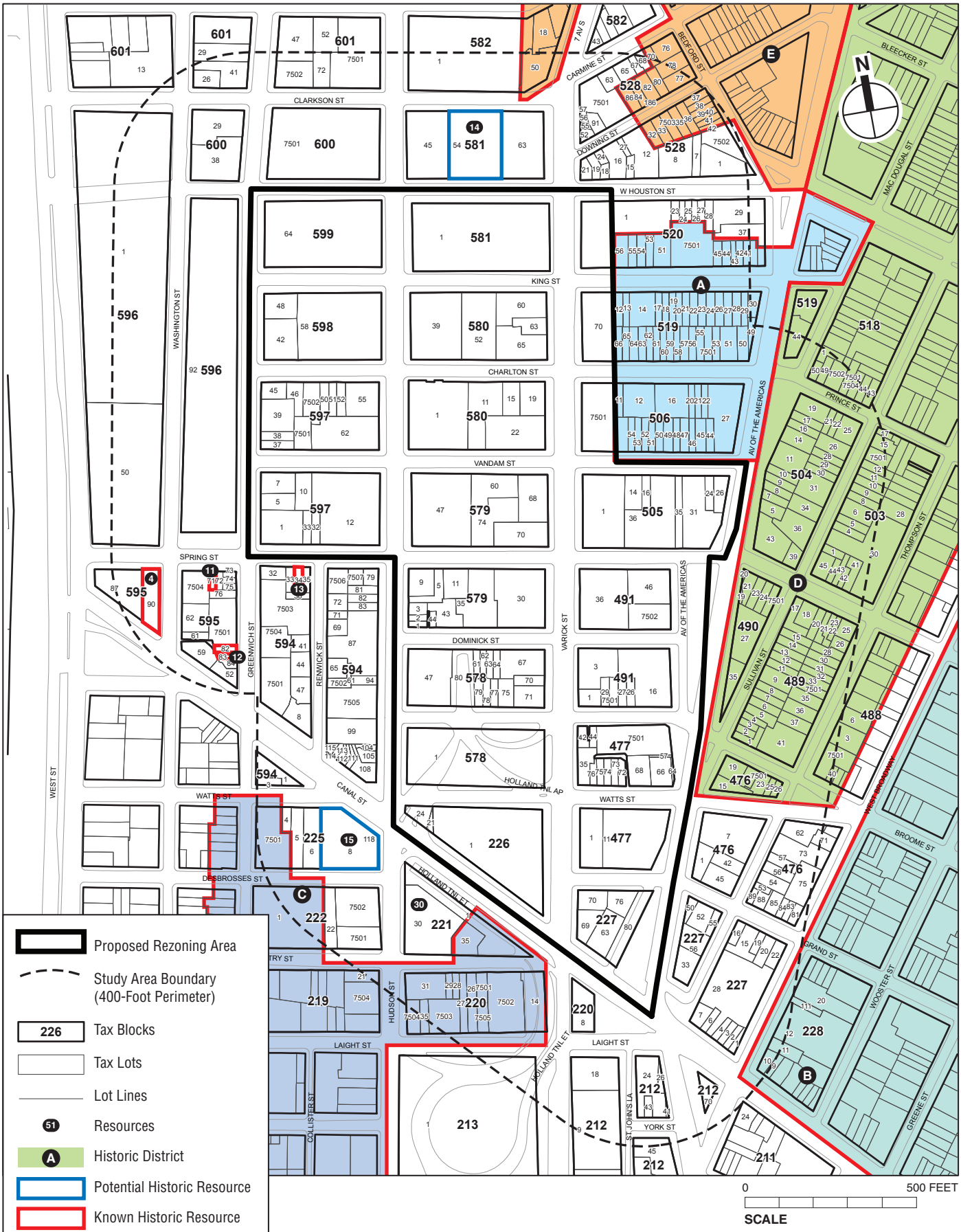


78 Vandam Street. View of southwest corner (9) **9**



431 Canal Street. View northwest (10) **10**

Historic Resources
Photographs
Figure 7-8




# Known and Potential Historic Resources Study Area

Figure 7-9

**HUDSON SQUARE REZONING**




Charlton-King-Vandam Historic District (A). View of north side of King Street at Avenue of the Americas **11**



20-30 Charlton Street. View south **12**

Historic Resources
Photographs
Figure 7-10



SoHo-Cast Iron Historic District and Extension (B). View southeast on Greene Street **13**



View southeast on West Broadway **14**

Historic Resources
Photographs
Figure 7-11




Tribeca North Historic District (C). View northwest on Laight Street between Varick and Hudson Streets **15**



View southwest corner of Vestry and Hudson Street **16**

Historic Resources
Photographs
Figure 7-12




South Village Historic District (D). 204 Spring Street. View south **17**

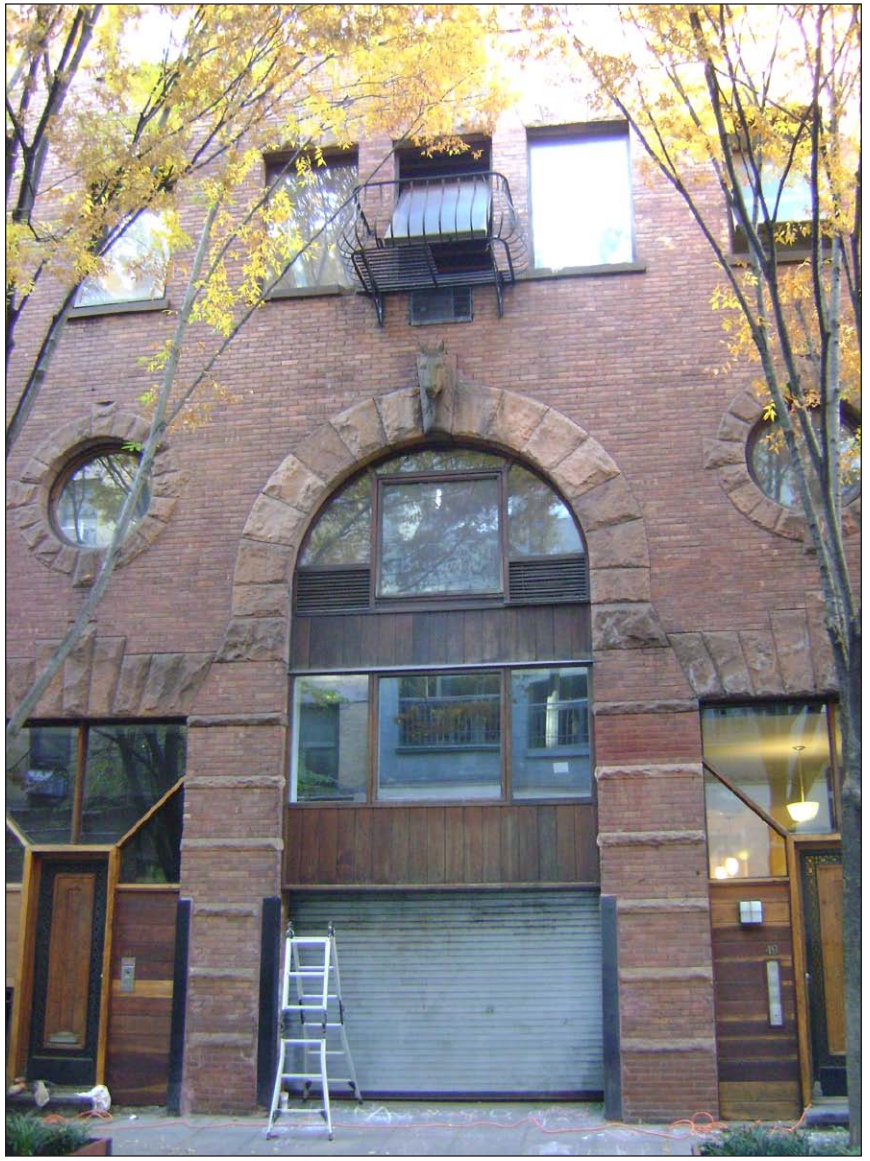


Greenwich Village Historic District Extension II (E) – Tony Dapolito Recreation Center – 1 Clarkson Street. View northwest **18**

Historic Resources
Photographs
Figure 7-13

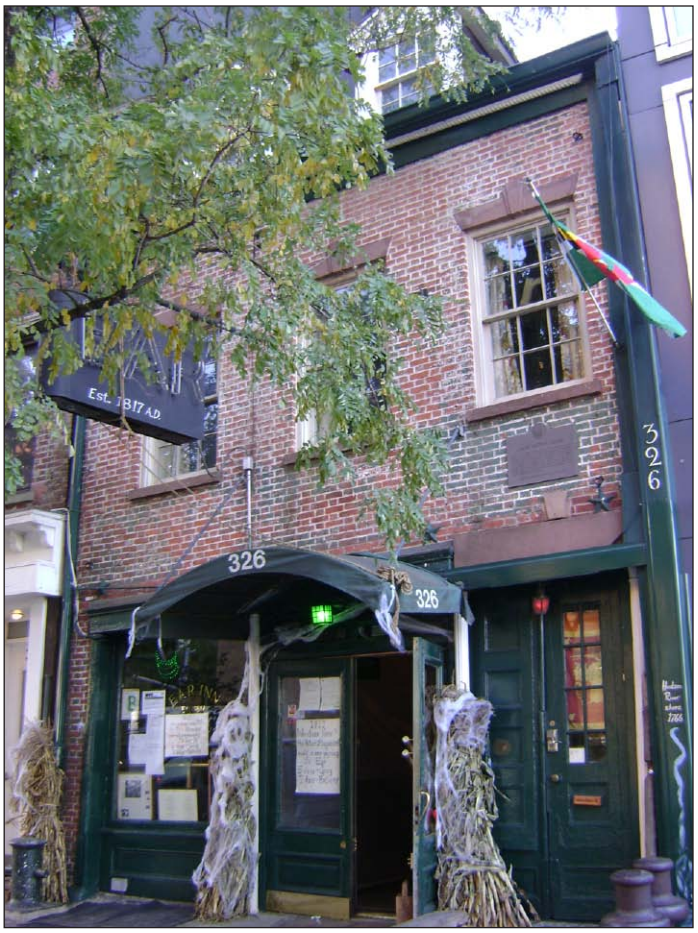


Greenwich Village Historic District Extension II (E). **19**
The Tassi Garage – 45 Downing Street. View northwest



Greenwich Village Historic District Extension II (E). **20**
Stable at 49 Downing Street. View northwest

## Historic Resources Photographs
Figure 7-14




James Brown House – 326 Spring Street. View south (11) **21**

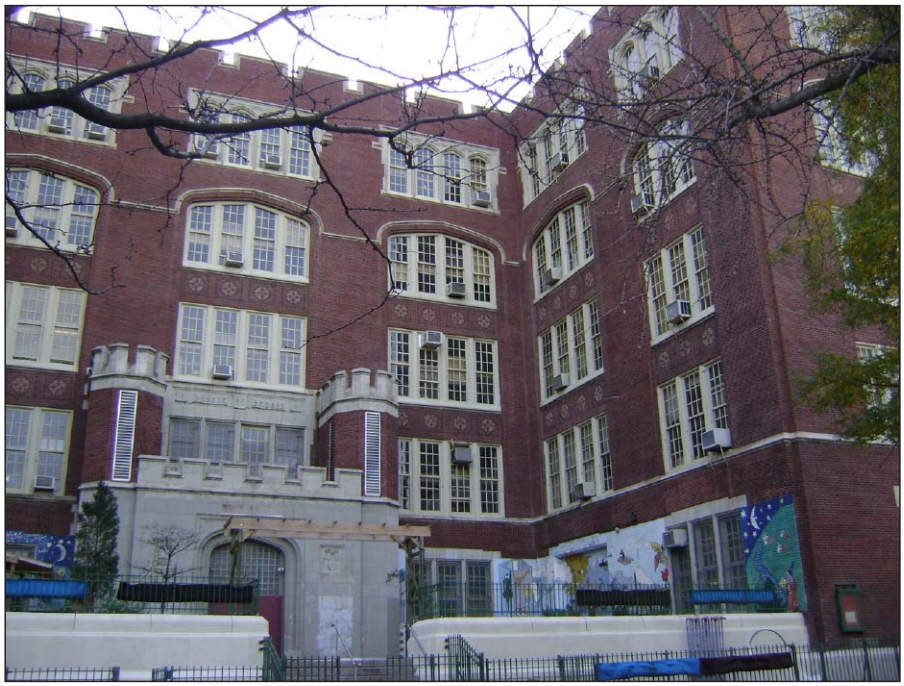


486-488 Greenwich Street. View west (12) **22**

Historic Resources
Photographs
Figure 7-15



310 Spring Street. View south (13) **23**



Hudson Park School – 16 Clarkson Street. View south (14) **24**

Historic Resources
Photographs
Figure 7-16

*Charlton-King-Vandam Historic District (A)*

The Charlton-King-Vandam Historic District (NYCHD, S/NR) is roughly bounded by Vandam Street to the south, Varick Street to the west, West Houston Street to the north, and Avenue of the Americas to the east, with a small trapezoidal portion bound by West Houston Street, MacDougal Street, King Street, and Avenue of the Americas. With the exception of the trapezoidal portion, nearly the entire district is located in the study area. The residential district consists of primarily 2-, 3-, and 4-story buildings and is one of the oldest developments in this area of the city (see images 11 and 12 of **Figure 7-10**). The district also encompasses one of the largest contiguous collections of Federal style buildings in the city, with a number of Greek Revival houses on King Street. The district was almost completely developed between 1820 and 1829. The area was originally part of a country estate centered around a Georgian mansion built in 1767 called "Richmond Hill." The estate was owned by Major Mortier, and George Washington used it as his headquarters during the Revolutionary War. The estate was subsequently purchased by Aaron Burr, who mapped out the property for future development in 1797. Development stalled until John Jacob Astor purchased the land from Burr in 1817, after which a majority of the lots were sold to local builders who constructed houses as investments. Characteristic building details include brick facades with limestone trim, rusticated basements, Italianate cornices, dormer windows, and cast iron railings.

*SoHo-Cast Iron Historic District and Extension (B)*

The SoHo-Cast Iron Historic District and Extension (NHL, S/NR, NYCHD) is a commercial district that developed during the mid- to late 19th century, serving the wholesale dry goods trade. The portion of the historic district in the study area includes only a small section of the southwest corner of the district along West Broadway between Grand and Canal Streets. The historic district is bounded by Canal Street on the south, West Broadway on the west, West and East Houston Streets on the north, and Lafayette Street, Cleveland Place, and Centre Street on the east. The historic district primarily comprises mid- and late 19th-century commercial and industrial buildings and includes the largest collection of cast iron-faced buildings in the world. Many of the buildings in the SoHo Cast-Iron Historic District were built between the 1850s and 1880s when cast-iron façades were the prevailing industrial building design. Much of the cast-iron parts were mass-produced at local foundries and assembled at the building sites. Most of the cast-iron buildings in this historic district were designed in the Italianate and French Second Empire styles. By the 1890s, cast iron had fallen out of favor and architects and builders were designing loft buildings with steel framing and brick and terra cotta facing. Many of these later structures housed garment factories and are also contributing buildings to the historic district (see images 13 and 14 of **Figure 7-11**).

*Tribeca North Historic District (C)*

One of five Tribeca Historic Districts, the Tribeca North Historic District (NYCHD, S/NR) is roughly bounded by Watts, Vestry, Hudson, Varick, Hubert, West, and Washington Streets. The portions of the district roughly bounded by Laight and Vestry Streets to the south and Greenwich Street to the west are located in the study area. At the end of the 18th century, Trinity Church owned much of what is now the western section of Tribeca. In the 19th century, the church mapped out a street grid and began to sell lots for residential development. At the same time, the Lispenard family, who owned much of the land that is now the Tribeca neighborhood east of Hudson Street, undertook a separate process on a different street grid. Beginning in the 1850s, Tribeca transformed into a commercial district of store and loft buildings, becoming by the next decade the thriving hub of a national system for the distribution of wholesale dry goods. The Tribeca North Historic District is primarily characterized by large warehouses erected in the late

19th and early 20th centuries near the Hudson River Railroad freight terminal that was formerly located at Hudson Square. The district also contains some early 19th-century residential buildings that were converted to commercial use in the later 19th century. One notable building located in the study area is 38-44 Laight Street, designed and built by Clinton & Russell in 1896 (see image 15 of **Figure 7-12**). The building is a 7-story warehouse building designed in the Renaissance Revival style with a brown brick façade and round-arched windows on the seventh floor. The sign band for the Grabler Manufacturing Company, a pipe fitting company who leased the building from Russell in the early 20th century, is still visible above the fifth floor windows. Another notable building in the study area is the 7-story warehouse designed by James E. Ware and built by John H. Wray in 1893 (see image 16 of **Figure 7-12**). The Renaissance Revival building has a red brick façade with granite and terra cotta trim. The windows on the seventh floor are framed with pilasters and engaged brick columns, above which are terra cotta shell motifs. From the 1910s to the 1950s John A. Roebling's Sons of New York leased the building.

*Proposed South Village Historic District (D)*

The South Village Historic District (NYCHD-eligible, S/NR-eligible), proposed by the Greenwich Village Society for Historic Preservation and determined to appear to meet the criteria for listing on the S/NR by OPRHP, is located east of the proposed Rezoning Area. The district is roughly bounded by West Fourth Street to the north, West Broadway to the east, Watts Street to the south, and Avenue of the Americas to the west. A portion of the southwestern section of the historic district is located within the study area, roughly bound by Prince Street to the north, Thompson and West Broadway Streets to the east, Watts Street to the south, and Avenue of the Americas to the west. Within the historic district, including the section located within the study area, the dominant building type is the tenement from the late 19th and early 20th centuries. As written in OPRHP's *South Village Historic District Resource Evaluation* (May 2007), "The district's period of significance—ca. 1820 to the mid-1960s—incorporates the architectural, historical, and cultural evolution of the neighborhood. The district meets Criterion A in the areas of social history and ethnic heritage…. It also meets Criterion C, most notably for its collection of pre-law, old law, and new law tenements in a range of popular styles including Neo-Grec, Italianate, Romanesque Revival, and Beaux Arts…. Row houses (many transformed to commercial and multi-family uses), churches, institutional and ecclesiastical buildings, and other structures also add to the architectural significance of the district." Historic district buildings in the study area typically range from three to eight stories and include tenements, apartment buildings, and loft buildings (see image 17 of **Figure 7-13**). Many of these buildings are missing their original cornices and have altered ground floors. Also located within the portion of the historic district in the study area are some modern apartment buildings with ground-floor retail. In 2009, LPC determined that the proposed South Village Historic District also appears eligible for NYCHD designation.

*Greenwich Village Historic District Extension II (E)*

The Greenwich Village Historic District Extension II (NYCHD) encompasses approximately 235 buildings roughly bound by Seventh Avenue, Bedford Street, and Commerce Street to the west, West Fourth Street to the north, and Avenue of the Americas to the east, with a small are along Downing Street west of Bedford Street and a small cluster of blockfront parcels at Seventh Avenue and Clarkson Street. The areas of the district located in the study area include the small area along the western most portion of Downing Street and the parcel at the corner of Seventh Avenue and Clarkson Street occupied by the Tony Dapolito Recreation Center, originally a public bath house (see image 18 of **Figure 7-13**). The buildings in the district include row

houses, tenements, stables, and public institutions that illustrate the transition of this section of Greenwich Village from an affluent residential neighborhood to a working-class community of immigrants and artists in the 19th century. In the study area are mostly row houses and tenements dating from the 19th century. Additional buildings in the study area include the Tassi Garage, designed in 1910 by George Provot, a Romanesque Revival stable designed by Werner & Windolph in 1896, and a public bath (now the Tony Dapolito Recreation Center) designed by Renwick, Aspinwall, & Tucker in 1906 (see images 19 and 20 of **Figure 7-14**).

*James Brown House/326 Spring Street (#11)*

Built in 1817, the James Brown House (NYCL, S/NR) at 326 Spring Street is a 2-½ story Federal style house with a Flemish bond brick façade, wooden storefront, dormer windows, and brownstone splayed lintels with double keystones (see image 21 of **Figure 7-15**). The house, originally only five feet from the Hudson River, was constructed by James Brown, an African-American Revolutionary War veteran. The commercial space on the ground floor was used by Brown as a tobacco shop. Brown sold the house in 1833, after which a bar was opened in the shop space below. By the late 19th century, Thomas Cloke, an Irish immigrant, was brewing his own beer in the rear yard and selling it to local longshoremen in the area. The bar, nameless for many years, was purchased in 1977 by Rip Hayman, who painted the "B" in the nonconforming exterior signage reading "BAR" to read "EAR" to avoid having to get approval from the LPC for new signage. The bar is known today as The Ear Inn.

*486-488 Greenwich Street (#12)*

Built between the 1820s and 1840s, the two Federal style 2½-story residences at 486-488 Greenwich Street (NYCL, S/NR) are rare examples of this housing type in lower Manhattan (see image 22 of **Figure 7-15**). Although the ground floor of both structures have been altered to accommodate commercial uses and the windows have all been replaced, the general form of the buildings and some of the details, including the dormer windows, simple brownstone lintels, and Flemish bond detailing on No. 486 and 5-course American bond on No. 488 remain intact.

*310 Spring Street (#13)*

The 3-story Federal style house at 310 Spring Street (NYCL) was most likely built in the early 19th century (see image 23 of **Figure 7-16**). An 1857 Perris map shows a wood-frame structure with similar dimensions located on the site. Hence, it is possible a brick veneer was later added to the building. The structure has been significantly altered, including the addition of the commercial storefront on the ground floor, replacement of all the windows, and possibly the reconstruction of the second floor façade as the Flemish bond pattern stops just below the lintels of the second floor windows and the rest of the second floor is laid in an all-American bond brick pattern. The decorative brownstone lintels appear to be original.

*Potential Architectural Resources*

LPC determined that an additional two potential architectural resources are located in the study area that may meet the criteria of eligibility for S/NR listing and/or NYCL designation. The individual architectural resources include a public school and manufacturing building constructed in 1928. These properties are mapped on **Figure 7-9** and listed and described in **Table 7-4**.

**Table 7-4**
**Potential Architectural Resources Within the Study Area**

| Map Ref. # | Address/ Block & Lot | Name/Type and Description |
|---|---|---|
| 14 | 16 Clarkson Street – B581, L54 | P.S. 95, named the Hudson Park School in 1916, is a 5-story Tudor Revival-style building with a crenellated cornice and entrance bay designed by C.B.J Snyder and built in 1910-12 (see image 24 of **Figure 7-16**). As part of the Progressive era movement, the city erected numerous schools for immigrant children during the early 20th century. Snyder, the Superintendent of School Buildings for the Board of Education, specialized in designing school buildings in various revival styles on small urban lots that maximized the amount of light and air throughout the building. |
| 15 | 111 Watts Street – B225, L8 | A 12-story Art Deco stone and brick building with a chamfered corner to match the shape of the lot constructed in 1928 (see image 25 of **Figure 7-17**). Alterations include the replacement of the original windows. |

## D. THE FUTURE WITHOUT THE PROPOSED ACTION

### ARCHAEOLOGICAL RESOURCES

In the Future Without the Proposed Action (the No-Action condition), it is assumed that there would be no subsurface disturbance to 8 of the 10 archaeologically significant properties identified by LPC and the sites will remain in their current condition. Therefore, any potential archaeological resources that may be located on those sites would not be disturbed or destroyed in the No-Action condition. However, it should be noted that absent the Proposed Action, subsurface disturbance could potentially occur on these properties as part of as-of-right development, for which there are no mechanisms available through CEQR to require that such additional archaeological investigations (i.e., a Phase 1B survey) be completed.

Two of the lots identified as archaeologically sensitive in the Phase 1A study (Block 477 Lots 44 and 76) are included within Projected Development Site 5, which will be redeveloped in the No-Action condition. This as-of-right development is not subject to CEQR and therefore is under no obligation to complete any additional archaeological investigations (i.e., a Phase 1B survey) to confirm the presence or absence of archaeological resources on those lots. This development could therefore disturb or destroy any archaeological resources on Lots 44 and 76 in the No-Action condition.

### ARCHITECTURAL RESOURCES

*OVERVIEW*

In the No-Action condition, the status of architectural resources could change. S/NR-eligible resources could be listed on the Registers, NYCL-eligible properties could be calendared for a designation hearing, and properties pending designation as Landmarks could be designated. It is also possible, given the project's completion year of 2022, that additional sites could be identified as architectural resources and/or potential architectural resources in this time frame.

In the No-Action condition, changes to architectural resources or to their settings could occur. For instance, indirect impacts from future projects could include blocking public views of a resource, isolating a resource from its setting or relationship to the streetscape, altering the setting of a resource, introducing incompatible visual, audible, or atmospheric elements to a resource's settings or introducing shadows over an architectural resource with sun-sensitive features. It is also possible that some architectural resources in the Rezoning Area could




111 Watts Street. View southeast (15) **25**



Historic Resources
Photographs
Figure 7-17

deteriorate or experience direct impacts through alteration or demolition, while others could be restored.

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

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. While these regulations serve to protect all structures adjacent to construction areas, they do not afford special consideration for historic structures. A second protective measure, *TPPN #10/8*, applies to New York City Landmarks, properties within New York City Historic Districts, and National Register-listed properties. *TPPN #10/88* supplements the standard building protections afforded by the Building Code by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

As described in Chapter 2, "Land Use, Zoning, and Public Policy," there are several No-Action projects planned for completion in the area by 2022. The No-Action projects located in both the proposed Rezoning Area and the study area are listed in **Table 7-5** and mapped on **Figure 7-18**. A demolition permit has been filed for Our Lady of Vilnius church located at 570 Broome Street, so it is assumed the building will be demolished in the No-Action condition and impacts on the building in the future with the Proposed Action (the With-Action Condition) will not be assessed.

*Potential Direct Effects From Known Development Projects in the Rezoning Area*

There are eight development projects planned for development within the Rezoning Area by 2022 in the No-Action condition (see **Figure 7-18 and Table 7-5**). Of these, four development projects would occur within 90 feet of four potential architectural resources.




**HUDSON SQUARE REZONING**

No-Action Condition
Figure 7-18

**Table 7-5**
**Planned Projects in the Rezoning and Study Areas by 2022**

| Ref. No. | Project Address | Project Location | Program/Uses | Build Year/Status[1] | Description |
|---|---|---|---|---|---|
| A | 551-561 Greenwich Street (Projected Development Site 4) | Rezoning Area | 21,394 sf retail; 21,394 sf other commercial | By 2022 | 2-story commercial building |
| B | Varick/Vandam/Spring (Projected Development Site 3) | Rezoning Area | 12,100 sf retail; 86,216 other commercial; 381 hotel rooms | By 2022 | New buildings; 453' high |
| C | 145 Avenue of the Americas (Projected Development 18) | Rezoning Area | 5,032 sf commercial | By 2022 | Commercial enlargement in existing building |
| D | 353 Spring Street | Study Area | 398,000 sf commercial (DSNY facility) | By 2022[1] | New 11-story building |
| E | 482 Greenwich Street | Study Area | 10 residential units; 730 sf retail; 410 sf commercial | 2014 | New 11-story building |
| F | 22 Renwick Street | Study Area | 19 residential units | 2010 | New 12-story building |
| G | 94-104 Varick Street (Projected Development Site 5) | Rezoning Area | 202 hotel rooms; 2,750 gsf retail | 2013 | New 20-story building |
| H | 114 Varick Street (Projected Development Site 2) | Rezoning Area | 13,328 sf retail; 13,328 sf other commercial | By 2022 | 2-story commercial building |
| I | Canal/Varick/6th Ave (Projected Development Site 1) | Rezoning Area | 419 hotel rooms; 16,409 sf retail; 50,666 sf other commercial | By 2022 | New buildings; 492' high |
| J | 43 Grand Street | Study Area | 3,300 sf retail; 17,515 sf hotel | By 2022[1] | New 7-story building |
| K | 83 Thompson Street | Study Area | 4 residential units; 3,700 sf commercial; 750 sf commercial facility | By 2022[1] | New 7-story building |
| L | 603 Greenwich Street | Study Area | 1 residential unit | 2022 | Renovation of existing building |
| M | 326-330 Hudson Street | Rezoning Area | 20,000 sf retail; 330,000 sf commercial | 2022 | Commercial enlargement in existing building |
| N | 523 Greenwich Street (Projected Development Site 17) | Rezoning Area | 124 hotel rooms | 2013 | New 19-story building |

**Notes:** [1] Projects with unknown build years are assumed to be completed by 2022.
Projected Development 19 (537 Greenwich Street) would be retenanted with storage uses and would not involve any construction or subsurface disturbance; therefore, it has not been considered in the No-Action condition for this analysis.
**Sources:** AKRF, Inc., Trinity Development Corp., New York City Department of City Planning, New York City Department of Buildings, New York City Economic Development Corporation, New York University

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19.

The second protective measure applies to NYCLs, properties within NYCHDs, and S/NR-listed properties. For these structures, *TPPN #10/88* applies. *TPPN #10/88* supplements the standard

building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent NYCLs and NR-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Four potential architectural resources are located within 90 feet of the No-Action projects planned for completion by 2022. These potential resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since the resources are not NYCLs or listed S/NR properties, they are not afforded special protections under *TPPN #10/88*. Additional protective measures afforded under *TPPN #10/88* would only become applicable if the four resources located within 90 feet of the planned No-Action projects are designated or listed in the future prior to the initiation of adjacent construction. If the four resources are not designated or listed, they would not be subject to *TPPN #10/88* and may, therefore, be adversely impacted by adjacent development resulting from the Proposed Action. The four No-Action projects that could result in potential adverse impacts to resources are:

- 551-61 Greenwich Street (A) is planned to occur on two vacant parcels located within 90 feet of a potential architectural resource at 341 Hudson Street (#6).
- The development planned at Varick/Vandam/Spring (B) is located within 90 feet of a potential architectural resource at 278 Spring Street (#5).
- 523 Greenwich Street (N) is planned to occur within 90 feet of a potential architectural resource located at 78 Vandam Street (#9).
- The development planned on five empty lots at Canal/Varick/6th Ave (I) would occur within 90 feet of 431 Canal Street (#10).

*Potential Direct Effects from Known Development Projects in the Study Area*

There are six projects planned for development within the study area by 2022 in the No-Action condition (see **Figure 7-18**). Of these, two are planned to occur within 90 feet of known architectural resources.

Of the two projects planned within 90 feet of known architectural resources, one is at 353 Spring Street (D), which is located approximately 90 feet from the Holland Tunnel/Washington Street Land Ventilation Building on the corner of Washington and Spring Streets, a designated NHL and listed on the S/NR (#4). The second project is 83 Thompson Street (K), which is located in the proposed South Village Historic District (D in **Table 7-3**), determined NYCL-eligible eligible by the LPC in 2009.

As mentioned above, for NYCLs, properties within NYCHDs, and S/NR-listed properties, *TPPN #10/88* applies, which supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent NYCLs and S/NR-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the Holland Tunnel/Washington Street Land Ventilation Building located in the study area. Regarding the NYCHD-eligible proposed South Village Historic District, protection under *TPPN #10/88* would not be afforded until the district is officially designated. As with the other potential resources, buildings in the district would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since those resources are not NYCLs or listed S/NR properties, they are not afforded special protections

under *TPPN #10/88*. Additional protective measures afforded under *TPPN #10/88* would only become applicable if the district is designated or listed in the future prior to the initiation of adjacent construction. If the district is not designated or listed, they would not be subject to *TPPN #10/88* and may, therefore, be adversely impacted by adjacent development.

In general, the replacement of empty lots with buildings that are similar in height or are slightly larger than adjacent buildings is not expected to have an adverse impact on the context of adjacent known or potential architectural resources.

## E. THE FUTURE WITH THE PROPOSED ACTION

### OVERVIEW

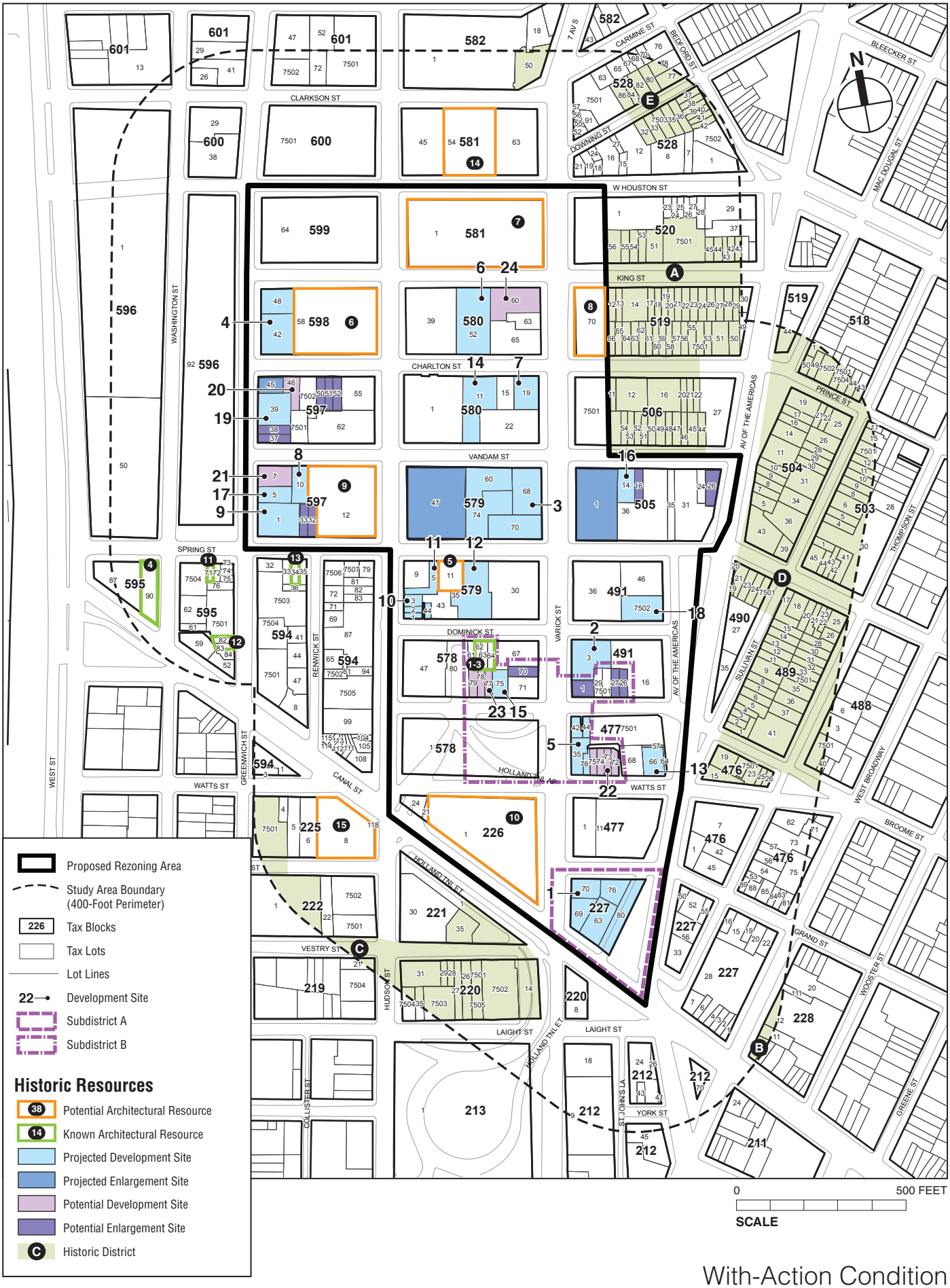
In the With-Action condition, development on the projected and potential development and enlargement sites pursuant to the Proposed Action could have potential adverse impacts on historic resources from direct physical impacts—disturbance to archaeological resources, demolition and alteration of architectural resources, or accidental damage to architectural resources from adjacent construction—and indirect impacts to architectural resources by blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource's setting; or introducing shadows over an architectural resource with sun-sensitive features. These potential impacts are examined below (see **Figure 7-19).**

As described in Chapter 1, "Project Description," the Proposed Action would include provisions to limit the demolition and/or conversion of existing non-residential buildings over 70,000 zoning square feet (zsf). These provisions would provide a powerful disincentive to demolition and would help to preserve the essential character of the area.

### ARCHAEOLOGICAL RESOURCES

In comment letters dated December 16, 2008, November 25, 2011, and January 10, 2012, LPC identified 10 lots within the Rezoning Area as archaeologically significant (see **Appendix 4**). The lots identified as archaeologically significant include portions of four projected development sites: Projected Development Site 13 (Block 477, Lot 66), Projected Development Site 5 (Block 477, Lots 44 and 76), Projected Development Site 10 (Block 579, Lot 44), and Projected Development Site 12 (Block 579, Lot 35). Portions of two potential development sites were also identified as archaeologically sensitive: Potential Development Site 22 (Block 477, Lots 73 through 75) and Potential Development Site 23 (Block 578, Lots 77 and 79). As described above, a Phase 1A Archaeological Documentary Study was completed by AKRF in February 2012 for these 10 modern lots. The Phase 1A study identified portions of each of these historic lots as archaeologically sensitive for resources associated with the 19th century occupation of the 20 historic lots included within those sites and recommended Phase 1B archaeological testing for these sites.

Since none of the two potential and four projected development sites identified as archaeologically sensitive are under the Applicant's control, future development on these properties could be as-of-right development, and there are no mechanisms available through CEQR to require that such development undertake archaeological field testing to determine the presence of archaeological resources (i.e. Phase 1B testing) or mitigation for any identified significant resources through avoidance or excavation and data recovery (i.e. Phase 2 or Phase 3 archaeological testing). Therefore, as-of-right development that is anticipated to occur as a result




With-Action Condition

Figure 7-19

**HUDSON SQUARE REZONING**

of the Proposed Action could result in unavoidable significant adverse impacts on archaeological resources.

However, it should be noted that if any of these sites were to be developed through future discretionary actions that would be subject to review under CEQR, Phase 1B testing would be completed to confirm the presence or absence of archaeological resources as part of any future discretionary action.

## ARCHITECTURAL RESOURCES

Overall, construction related to development that would occur as a result of the Proposed Action would have the potential to result in adverse physical impacts to 12 architectural resources. Five of these resources would be afforded special protections under *TPPN #10/88*, and therefore would not experience significant adverse construction-related impacts under the Proposed Action. As discussed in more detail below, under the standards of the *CEQR Technical Manual*, construction related to the Proposed Action could result in significant adverse construction-related impacts to one known resource (the proposed South Village Historic District) and 6 potential architectural resources, due to their locations within 90 feet of sites that may be developed under the Proposed Action and the fact that they would not be afforded special protections under *TPPN #10/88*. With respect to the proposed South Village Historic District, one projected development site and one potential enlargement site in the Rezoning Area are located approximately 90 feet from three buildings—110 Avenue of the Americas, 176-184 Avenue of the Americas, and 207 Spring Street—within the proposed South Village Historic District. **Table 7-6** summarizes the known and potential architectural resources that could be affected by construction related to development under the Proposed Action.

### *POTENTIAL DIRECT IMPACTS AT PROJECTED DEVELOPMENT SITES*

There are no known or potentially eligible resources located on projected development sites.

Construction related to development at projected development sites under the Proposed Action could have adverse physical impacts on 12 architectural resources that are located within 90 feet of proposed construction activities, close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, and collapse. Although the 12 resources listed below could potentially experience adverse direct impacts, they would be provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities.

The six known architectural resources that could experience adverse construction-related impacts are:

- (A) The Charlton-King-Vandam Historic District (NYCHD, S/NR). The historic district buildings at 19, 21, 23, 25, 27, and 29 Vandam Street are located within 90 feet of Projected Development Site 16.
- (D) The proposed South Village Historic District (NYCHD-eligible, S/NR-eligible). The historic district building at 110 Avenue of the Americas is located within 90 feet of Projected Development Site 13.

**Table 7-6**
**Known and Potential Architectural Resources Potentially Affected by Construction Under the Proposed Action**

| Map Ref. # | Address | Rezoning Area/Study Area | Development/Enlargement Sites Affecting the Resource | Significant Adverse Impact |
|---|---|---|---|---|
| **Known Architectural Resources** | | | | |
| 1-3 | 32-36 Dominick Street | Rezoning Area | Projected Development Sites 12 and 15; Potential Development Site 23; Potential Enlargement Site on B578, L70 | No (protected by TPPN #10/88) |
| A | Charlton-King-Vandam Historic District | Study Area | Projected Development Site 16; Potential Enlargement Site on B505, L16; Potential Enlargement Site on B505, L26 | No (protected by TPPN #10/88) |
| D | Proposed South Village Historic District | Study Area | Projected Development Site 13; Potential Enlargement Site on B505, L26 | Yes |
| 13 | 310 Spring Street | Study Area | Projected Development Site 9; Potential Enlargement Site on B597, L32 and 33 | No (protected by TPPN #10/88) |
| **Potential Architectural Resources** | | | | |
| 5 | 278 Spring Street | Rezoning Area | Projected Development Sites 3*, 10, 11, 12 Projected Enlargement Site on B579, L47 | Yes |
| 6 | 341 Hudson Street | Rezoning Area | Projected Development Site 4*; Projected Enlargement Site on B597, L45; Potential Development Site 20; Potential Enlargement Site on B597, L50, 51, and 52 | Yes |
| 7 | 189 Varick Street | Rezoning Area | Projected Development Site 6; Potential Development Site 24 | Yes |
| 8 | 180 Varick Street | Rezoning Area | Projected Development Site 7; Potential Development Site 24 | Yes |
| 9 | 78 Vandam Street | Rezoning Area | Projected Development Sites 8, 9, 17; Potential Development Site 21; Projected Enlargement Site on B579, L47*; Potential Enlargement Sites on B597, L32 and 33 | Yes |
| 10 | 431 Canal Street | Rezoning Area | Projected Development Sites 1* and 5 | Yes |

**Notes**: * No significant adverse impacts would occur to historic resources as a result of the development of these sites because they are owned by the Applicant and CPPs would be implemented to protect nearby resources from adverse construction-related effects.

- (#1-3) The Federal-style houses at 32, 34, and 36 Dominick Street (NYCL) are located within 90 feet of Projected Development Sites 12 and 15.
- (#13) The Federal-style house at 310 Spring Street (NYCL) is located within 90 feet of Projected Development Site 9.

The 6 potential architectural resources that could experience adverse construction-related impacts are:

- (#5) The 3-story Beaux-Arts building at 278 Spring Street is adjacent to Projected Development Sites 11 and 12 and located within 90 feet of Projected Development Sites 3 and 10.
- (#6) The 16-story Art Deco building at 341 Hudson Street is adjacent to Projected Development Site 4.
- (#7) The 12-story Art Deco building at 189 Varick Street is located within 90 feet of Projected Development Site 6.
- (#8) The 16-story building at 180 Varick Street is located within 90 feet of Projected Development Site 7.

- (#9) The 9-story Classical Revival building at 78 Vandam Street is adjacent to Projected Development Site 8 and located within 90 feet of Projected Development Sites 9 and 17.
- (#10) The 16-story Art Deco building at 431 Canal Street is located within 90 feet of Projected Development Sites 1 and 5.

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19.

The second protective measure applies to NYCLs, properties within NYCHDs, and National Register-listed properties. For these structures, *TPPN #10/88* applies. *TPPN #10/88* supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent NYCLs and NR-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the Charlton-King-Vandam Historic District (A), 32-36 Dominick Street (#1-3), and 310 Spring Street (#22).

Three of the potential architectural resources that could experience adverse construction-related impacts are located within 90 feet of the applicant's projected development sites, including (#5) 278 Spring Street, (#6) 341 Hudson Street, and (#10) 431 Canal Street. With the preparation and implementation of a CPP for these potential architectural resources, the proposed project would not be expected to result in adverse impacts on these historic and cultural resources as a result of construction on the Applicant's projected development sites.

There are six non-designated or unlisted resources, which includes five potential resources and the proposed South Village Historic District, which is a known resource because it has been determined to be eligible but has not yet been designated, that could be adversely impacted by construction-related activities occurring on sites not owned by the Applicant under the Proposed Action. The five potential resources are: (#5) 278 Spring Street; (#7) 189 Varick Street; (#8) 180 Varick Street; (#9) 78 Vandam Street; and (#10) 431 Canal Street. The resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since the resources are not NYCLs or NR-listed properties, they are not afforded special protections under *TPPN #10/88*. Additional protective measures afforded under *TPPN #10/88* would only become applicable if the six resources are designated or listed in the future prior to the initiation of adjacent construction. If the six resources are not designated or listed, they would not be subject to *TPPN #10/88* and may, therefore, be adversely impacted by adjacent development resulting from the Proposed Action.

*POTENTIAL DIRECT IMPACTS AT PROJECTED ENLARGEMENT SITES*

There are no known or potentially eligible resources on projected enlargement sites.

Construction related to development at projected enlargement sites under the Proposed Action could have adverse physical impacts on three potential architectural resources that are located within 90 feet of proposed construction activities on projected enlargement sites, close enough to potentially experience adverse construction-related impacts from ground-borne construction-

period vibrations, falling debris, and collapse. Although the three resources listed below could potentially experience adverse direct impacts, they would be provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities.

The three potential architectural resources that could experience adverse construction-related impacts are:

- (#5) The 3-story Beaux-Arts building at 278 Spring Street, which is located within 90 feet of the Projected Enlargement Site on B579, L47.
- (#6) The 16-story Art Deco building at 341 Hudson Street, which is located within 90 feet of the Projected Enlargement Site on B597, L45.
- (#9) The 9-story Classical Revival building at 78 Vandam Street, which is located within 90 feet of the Projected Enlargement Site on B579, L47.

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19.

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

Two of the potential architectural resources that could experience adverse construction-related impacts are located within 90 feet of the applicant's projected enlargement sites located on Block 579, Lot 47, including (#5) 278 Spring Street and (#9) 78 Vandam Street. With the preparation and implementation of a CPP for these potential architectural resources, the proposed project would not be expected to result in adverse impacts on these historic and cultural resources as a result of construction on the Applicant's projected enlargement site.

There is one non-designated or unlisted resources located within 90 feet of a potential enlargement site not owned by the Applicant that could be adversely impacted by construction-related activities. The resource is (#6) 341 Hudson Street. The resource would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since the resource is not NYCLs or NR-listed properties, they are not afforded special protections under TPPN #10/88. Additional protective measures afforded under TPPN #10/88 would only become applicable if the resource is designated or listed in the future prior to the initiation of adjacent construction. If the resource is not designated or listed, it would not be subject to TPPN #10/88 and may, therefore, be adversely impacted by adjacent development resulting from the Proposed Action.

*POTENTIAL DIRECT IMPACTS AT POTENTIAL DEVELOPMENT SITES*

There are no known or potentially eligible resources located on potential development sites.

Construction related to the development of potential development sites under the Proposed Action could have adverse physical impacts on seven architectural resources that are located within 90 feet of proposed construction activities, close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, and collapse. Although the seven resources listed below could potentially experience adverse direct impacts, they would be provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities.

The three known architectural resources that could experience construction-related impacts are the 2- and 3-story early 19th century Federal-style row houses at 32, 34, and 36 Dominick Street (#1-3), which are adjacent to Potential Development Site 23.

The four potential architectural resources that could experience adverse construction-related impacts are:

- (#6) The 16-story Art Deco building at 341 Hudson Street, which is located within 90 feet of Potential Development Site 20.
- (#7) The 12-story Art Deco building at 189 Varick Street is located within 90 feet of Potential Development Site 24.
- (#8) The 16-story Art Deco building located at 180 Varick Street is located within 90 feet of Potential Development Site 24.
- (#9) The 9-story Classical Revival building at 78 Vandam Street, which is located with 90 feet of Potential Development Site 21.

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19.

The second protective measure applies to NYCLs, properties within NYCHDs, and S/NR-listed properties. For these structures, TPPN #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent NYCLs and NR-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to 32-36 Dominick Street (#1-3).

For the four non-designated or listed resources, construction under the Proposed Action could potentially result in construction-related impacts to the resources. The resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since the resources are not NYCLs or listed S/NR properties, they are not afforded special protections under TPPN #10/88. Additional protective measures afforded under TPPN #10/88 would only become applicable if the four resources are designated or listed in the future prior to the initiation of adjacent construction. If the four resources are not designated or listed, they would not be subject to TPPN #10/88 and may, therefore, be adversely impacted by adjacent development resulting from the Proposed Action.

*POTENTIAL DIRECT IMPACTS AT POTENTIAL ENLARGEMENT SITES*

There are no known or potentially eligible resources located on potential enlargement sites.

Construction related to development at potential enlargement sites under the Proposed Action could have adverse physical impacts on eight architectural resources that are located within 90 feet of proposed construction activities, close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, and collapse. Although the eight resources listed below could potentially experience adverse direct impacts, they would be provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities.

There are six known architectural resources that could experience construction-related impacts. These are:

- (A) The Charlton-King-Vandam Historic District (NYCHD, S/NR). The historic district buildings at 19, 21, 23, 25, 27, and 29 Vandam Street, which are located within 90 feet of the potential enlargement site on B505, L16, and the properties located at 9, 11, and 13 Vandam Street, which are located within 90 feet of the potential enlargement site on B505, L26.
- (D) The proposed South Village Historic District (NYCHD-eligible, S/NR-eligible). The historic district building at 176, 180, 182, and 184 Avenue of the Americas and at 207 Spring Street, which are located within 90 feet of the potential enlargement site on B505, L26.
- (#1-3) The four 2- and 3-story early 19th century Federal-style row houses at 32, 34, and 36 Dominick Street (NYCL), which are located within 90 feet of the potential enlargement site located on B578, L70.
- (#13) The 3-story Federal-style row house at 310 Spring Street (NYCL), which is located within 90 feet of the potential enlargement site located on B597, L32 and 33.

The two potential architectural resources that could experience adverse construction-related impacts are:

- (#6) The 16-story Art Deco building at 341 Hudson Street, which is located within 90 feet of the Potential Enlargement Site on B597, L50, 51, & 52.
- (#9) The 9-story Classical Revival building at 78 Vandam Street, which is adjacent to the potential enlargement site on B597, L32 & 33.

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19.

The second protective measure applies to NYCLs, properties within NYCHDs, and S/NR-listed properties. For these structures, TPPN #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and

National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the Charlton-King-Vandam Historic District (A), 32-36 Dominick Street (#1-3), and 310 Spring Street (#13).

For the three non-designated or listed resources, which includes the two potential architectural resources noted above and the proposed South Village Historic District, which has been determined to be eligible but has not yet been designated, construction under the Proposed Action could potentially result in construction-related impacts to the resources. The resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since the resources are not NYCLs or listed S/NR properties, they are not afforded special protections under TPPN #10/88. Additional protective measures afforded under TPPN #10/88 would only become applicable if the three resources are designated or listed in the future prior to the initiation of adjacent construction. If the three resources are not designated or listed, they would not be subject to TPPN #10/88 and may, therefore, be adversely impacted by adjacent development resulting from the Proposed Action.

## VISUAL AND CONTEXTUAL IMPACTS

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

For the most part, the Proposed Action would not result in any of those types of visual and contextual impacts to the majority of the known and potential historic resources. As all of the new buildings that could be developed under the Proposed Action would be residential, commercial, or community facility structures of heights and bulk consistent with those urban design features of the area (see Chapter 8, "Urban Design and Visual Resources"), the Proposed Action would not introduce any incompatible visual, audible, or atmospheric elements to the settings of historic resources. The historic resources in the project area include a range of buildings of various types, sizes, and styles and the Proposed Action aims to encourage the design of new development that is in character with the area. Publicly accessible views of resources would not be blocked, because all new development would occur on existing blocks and lots, and maximum building heights would be limited to be compatible with existing building heights in the project area. In addition, as more fully described in Chapter 6, "Shadows," there would be no significant adverse impacts to historic resources with sunlight-dependent features. Some resources would not be affected by incremental shadow and where resources would be subject to varying amounts of incremental shadow as a result of the Proposed Action, the increments would not be significant due to their limited extent and other site specific factors. ✷