Chapter 7: Historic and Cultural Resources

A. INTRODUCTION

This chapter assesses the potential for the proposed Innovation QNS project to affect historic and cultural resources. As described in Chapter 1, "Project Description," the Applicant is requesting a rezoning and other discretionary actions (the "Proposed Actions") to facilitate the construction of the Proposed Development, a series of mixed-use buildings and publicly accessible open space on five blocks bounded by 35th Avenue to the north, 43rd Street/Northern Boulevard to the east, 36th Avenue to the south, and 37th Street to the west (the "Project Area"). The Project Area includes the Development Site (the 21 lots controlled by the Applicant) and the Additional Affected Area (the 22 lots not controlled by the Applicant) (see **Figure 7-1**).

The 2020 *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. Since the Proposed Actions would result in in-ground disturbance and new construction, an analysis of potential effects to archaeological and architectural resources under CEQR was undertaken.

The historic and cultural resources analysis presented below compares the Future without the Proposed Actions (the No Action condition) and the Future with the Proposed Actions (the With Action condition) on the Development Site, the Additional Affected Area, and the surrounding study area. Absent the Proposed Actions, in the Future without the Proposed Actions (the No Action condition), the Applicant would redevelop underutilized parcels on Projected Development Sites C and D to the maximum extent feasible under the existing zoning. The remainder of the Project Area is assumed to continue in its existing conditions.

PRINCIPAL CONCLUSIONS

There are no known or potential architectural resources on the Development Site, and thus the Proposed Actions would not result in any adverse impacts to such resources on the Development Site. In addition, in comments dated March 25, 2021, the New York City Landmarks Preservation Commission (LPC) determined that the lots within the Development Site and the Additional Affected Area have no archaeological significance.

The Proposed Actions would not result in any significant adverse visual or contextual impacts to the known architectural resource in the study area. The Proposed Actions would result in the construction of a number of new buildings within the Project Area, including buildings that would be larger and taller than the known and potential architectural resources within the study area. In particular, the Proposed Development would include new buildings up to 27 stories tall; this would

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INNOVATION QNS
ASTORIA, QUEENS
COMMUNITY DISTRICT 1

Architectural Resources
Figure 7-1

be a notable change to the context of these resources, which are all between two and four stories tall. However, the massing and articulation of the proposed buildings is intended to minimize the perceived scale of the new development. Development resulting from the Proposed Actions would not obstruct public views of any known or potential architectural resources in the study area, and would not introduce incompatible visual, audible, or atmospheric elements to a historic resource's setting. Therefore, the Proposed Actions would not result in any significant adverse impacts to historic and cultural resources.

B. METHODOLOGY

As noted above, historic and cultural resources include both archaeological and architectural resources. The study area for archeological resources is the Development Site and the Additional Affected Area, where in-ground disturbance from excavation and construction can be anticipated. In comments dated March 25, 2021, the New York City Landmarks Preservation Commission (LPC) determined that the lots within the Development Site and the Additional Affected Area have no archaeological significance (see **Appendix B**). Therefore, this analysis focuses on standing structures only.

Study areas for architectural resources are determined based on the area of potential effect for construction period impacts, as well as the larger area in which there may be visual or contextual impacts. The *CEQR Technical Manual* sets the guidelines for the study area as being typically within an approximately 400-foot radius of the Project Area (see **Figure 7-1; Figures 7-2a through 7-2f** indicate 90-foot radii around the individual Projected Development Sites). Consistent with the guidance of the *CEQR Technical Manual*, within the study area, architectural resources analyzed include New York City Landmarks (NYCLs), Interior Landmarks, Scenic Landmarks, and New York City Historic Districts (NYCHDs); resources calendared for consideration as one of the above by LPC: resources listed on or formally determined eligible for inclusion on the State and National Registers of Historic Places (S/NR), or contained within a district listed on or formally determined eligible for listing on the Registers; resources recommended by the New York State Board for listing on the Registers; and National Historic Landmarks (NHLs). In addition, a survey of the study area was conducted to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria ("potential architectural resources").

Impacts on architectural resources can include both direct physical impacts and indirect impacts. Direct impacts can include physical destruction, demolition, alteration, or neglect of all or part of a historic property. Direct impacts can include construction-period impacts, including damage from vibration (i.e., from construction blasting or pile driving) and damage that could occur from falling objects, subsidence, collapse, or damage from construction machinery. Adjacent construction is defined as any 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*.[1] Chapter 33 of the New York City Building Code outlines measures to ensure protection of adjoining property and includes additional safeguards for historic structures located within 90 feet.

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

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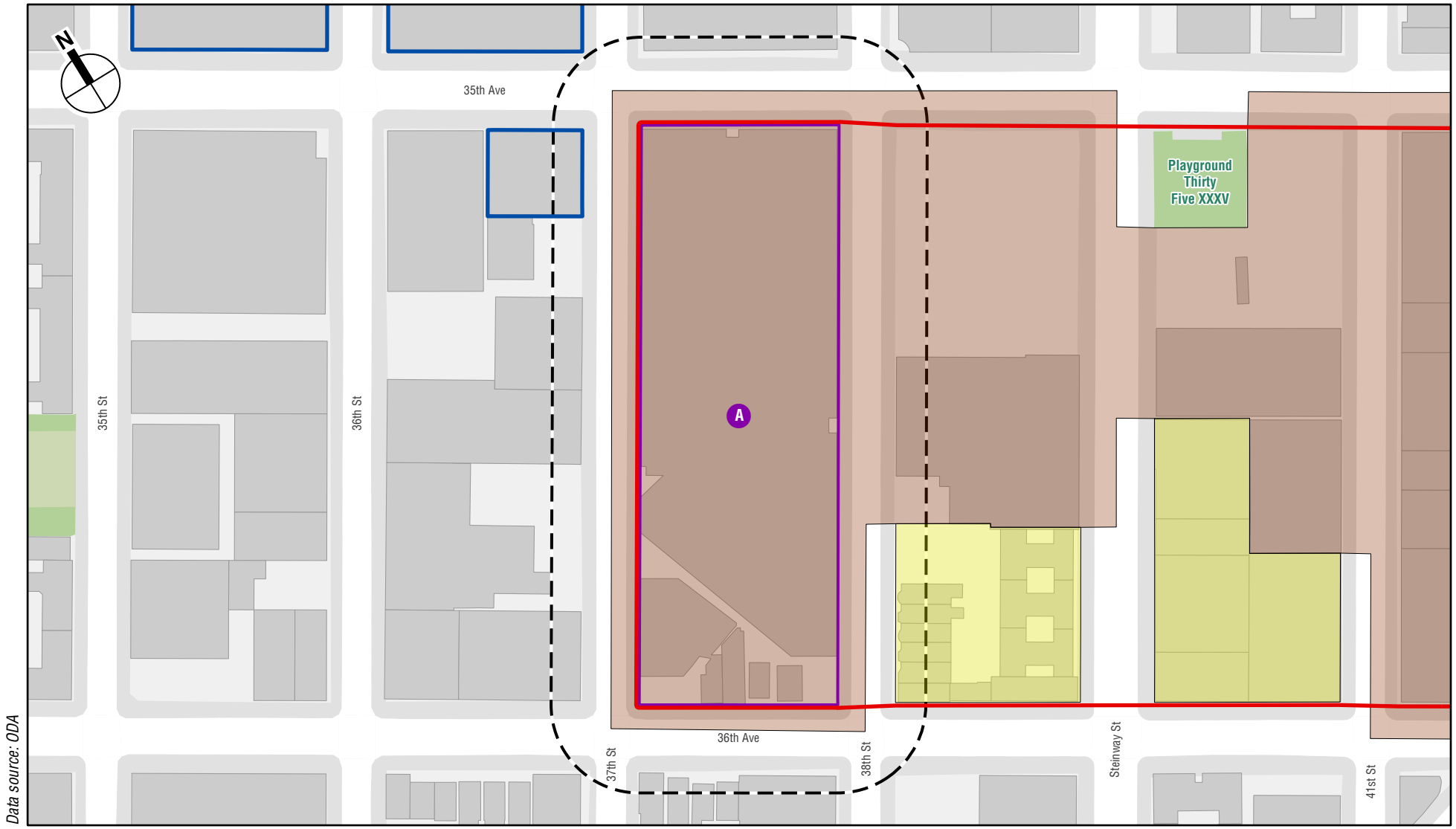

INNOVATION QNS
ASTORIA, QUEENS
COMMUNITY DISTRICT 1

Projected Development Site A
Figure 7-2a

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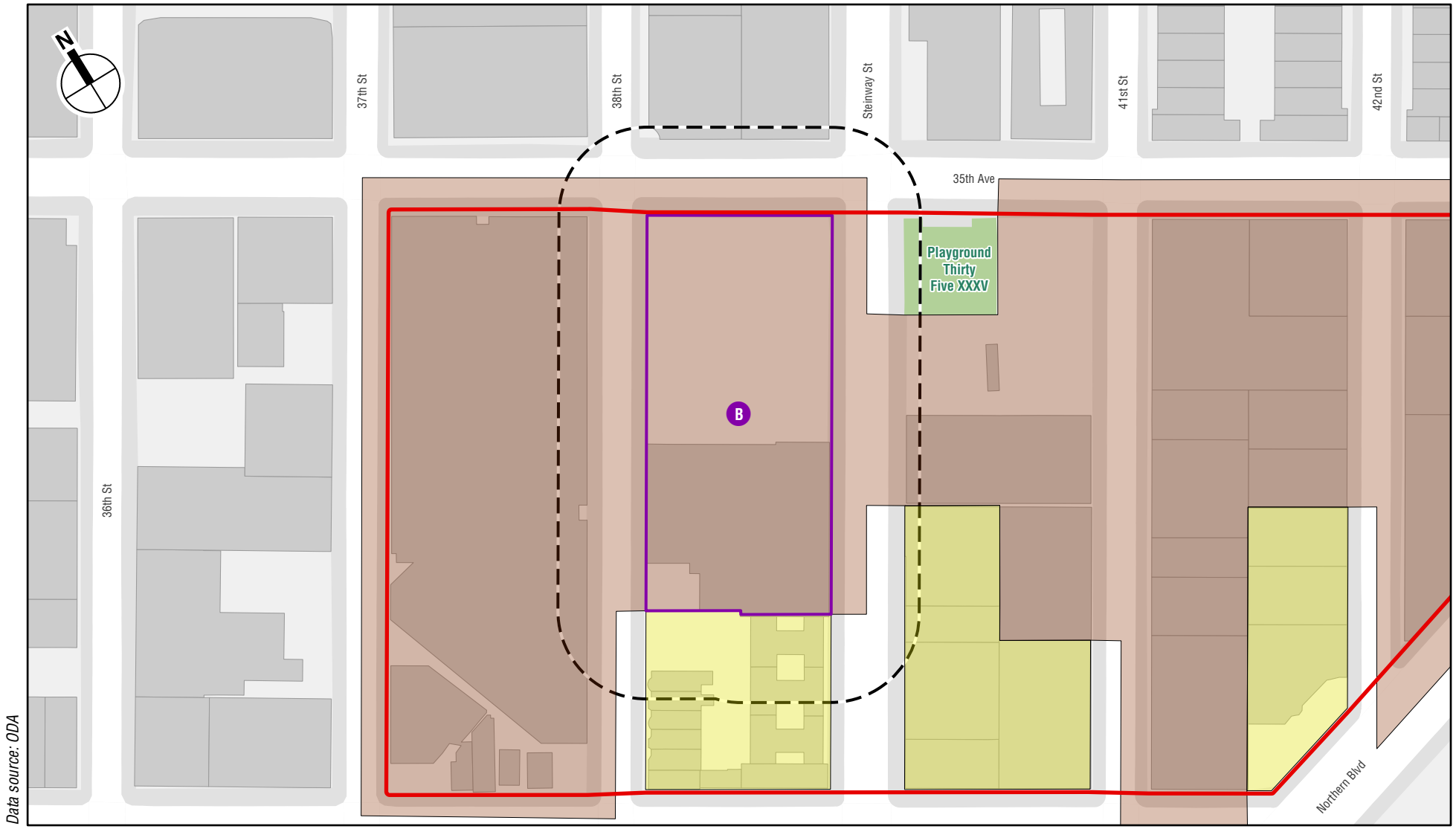

INNOVATION QNS
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COMMUNITY DISTRICT 1

Projected Development Site B
Figure 7-2b

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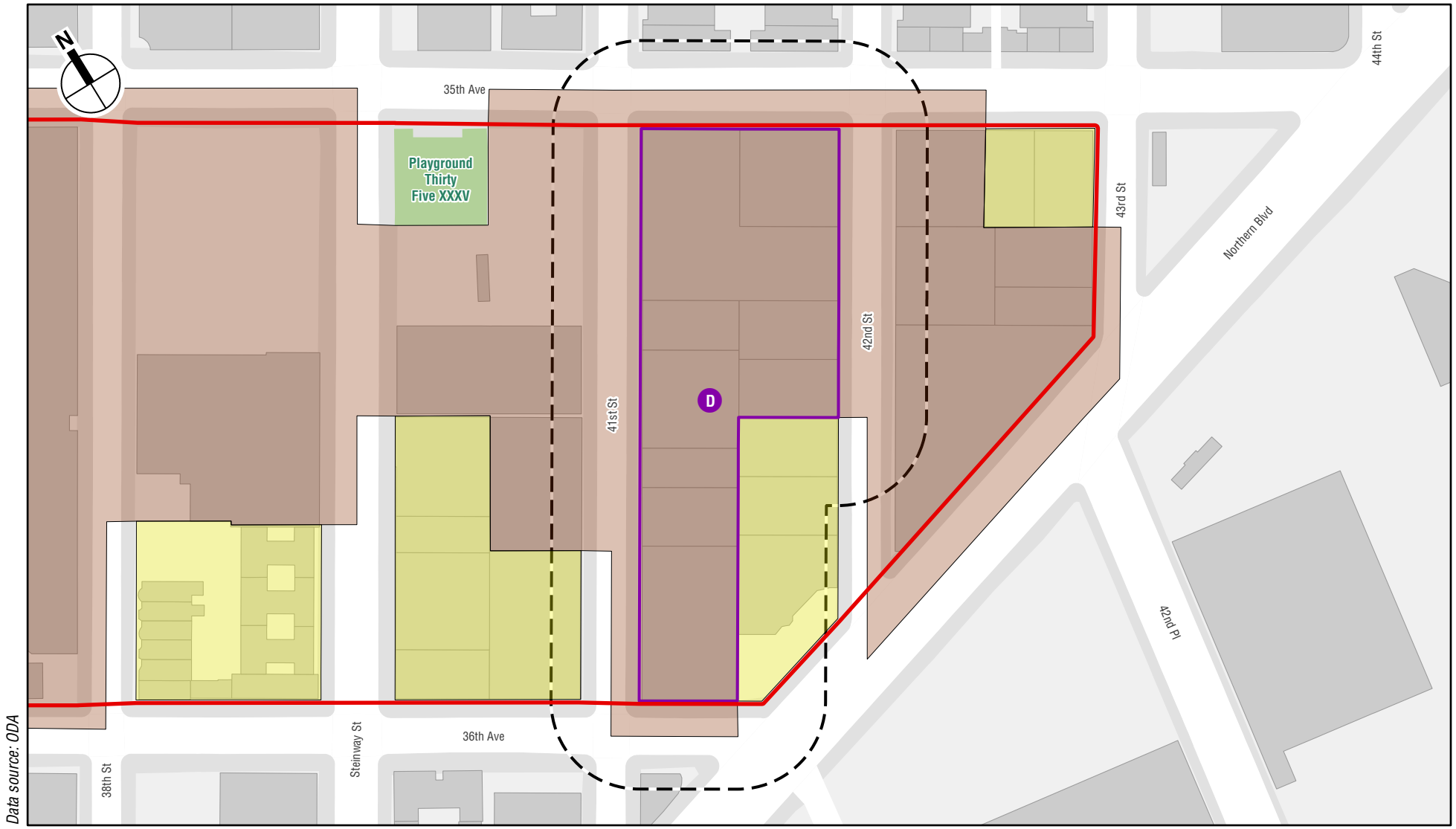

INNOVATION QNS
ASTORIA, QUEENS
COMMUNITY DISTRICT 1

Projected Development Site D
Figure 7-2c

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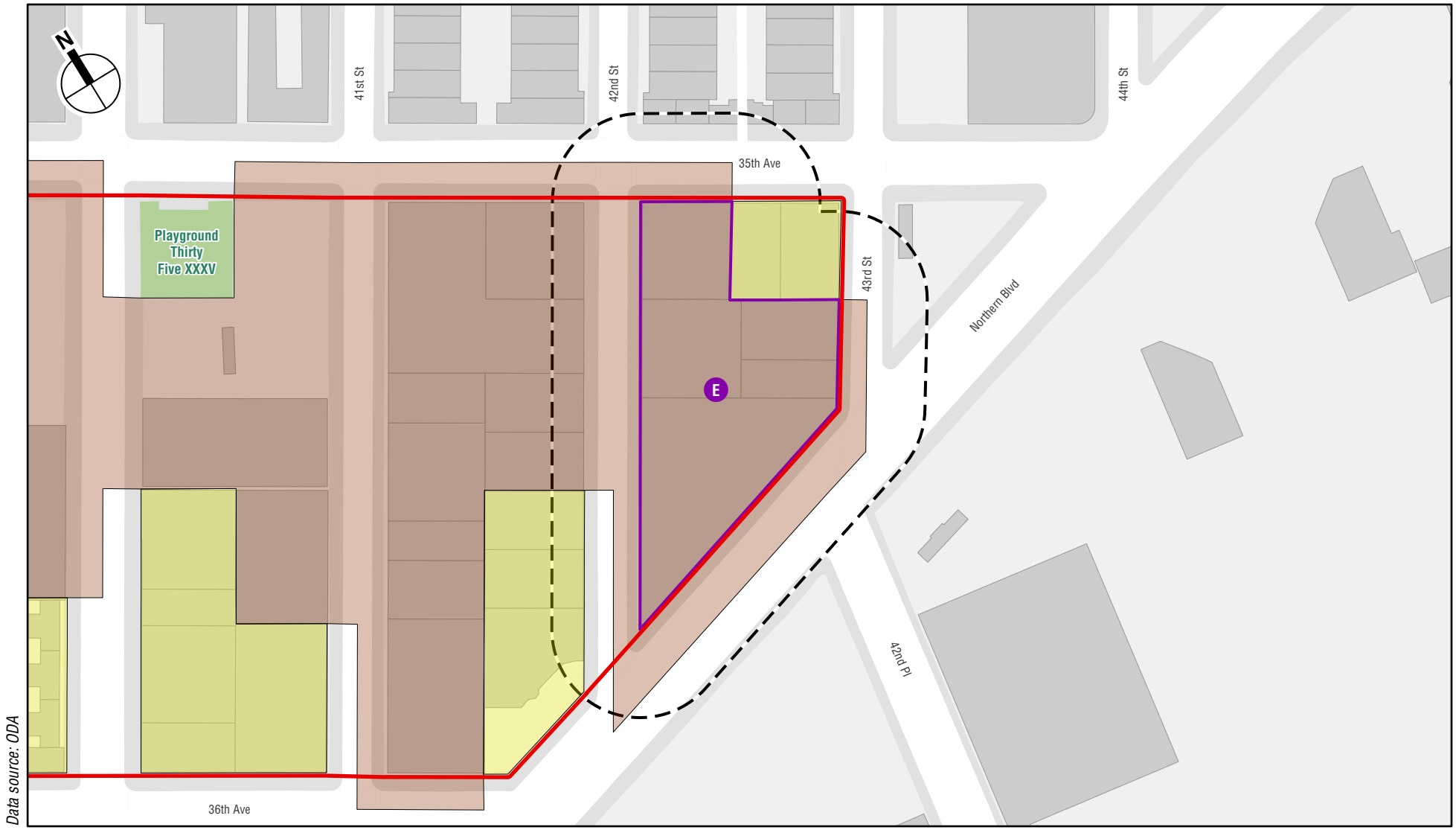

INNOVATION QNS
ASTORIA, QUEENS
COMMUNITY DISTRICT 1

Projected Development Site E
Figure 7-2d

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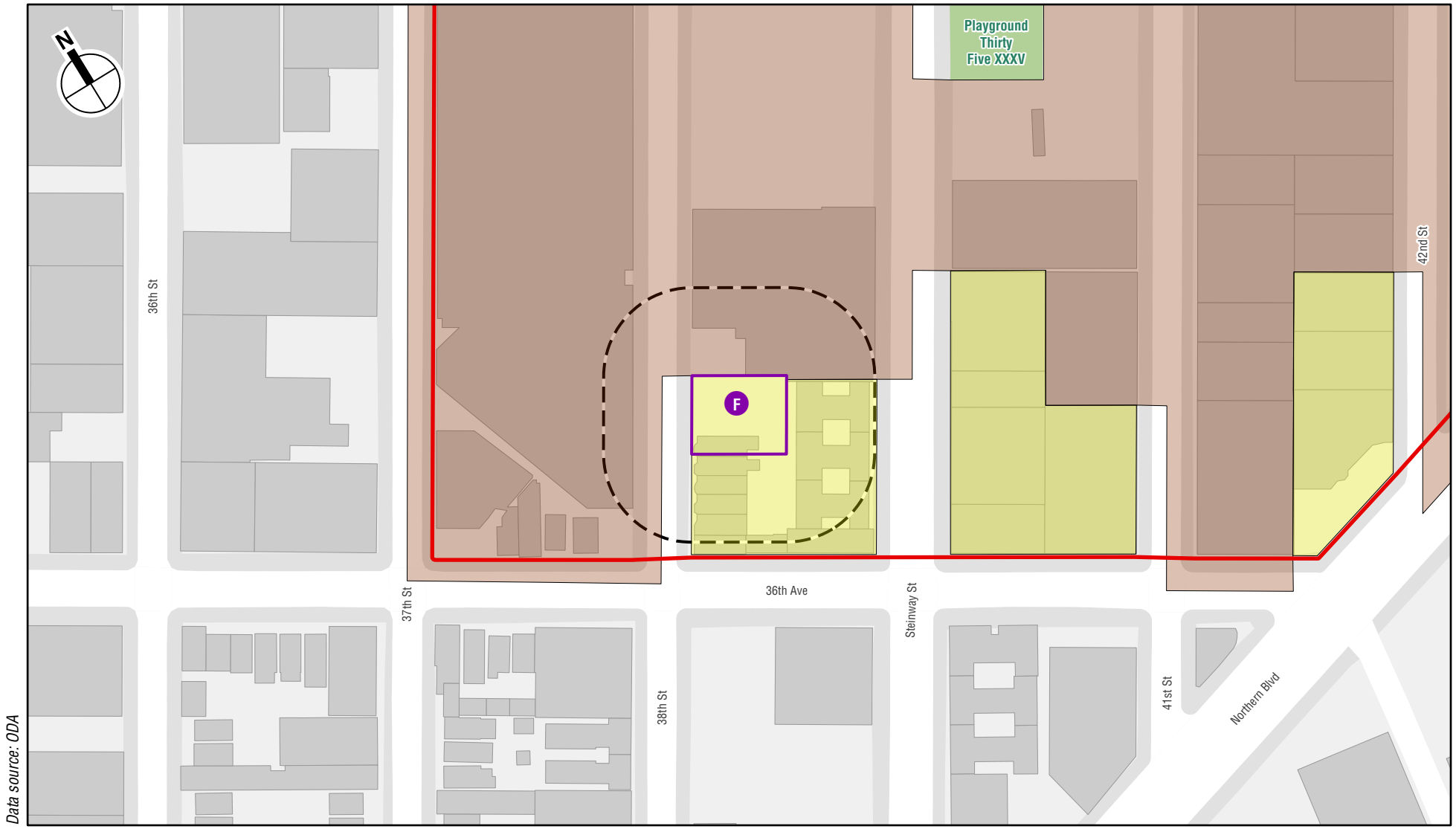

INNOVATION QNS
ASTORIA, QUEENS
COMMUNITY DISTRICT 1

Projected Development Site F
Figure 7-2e

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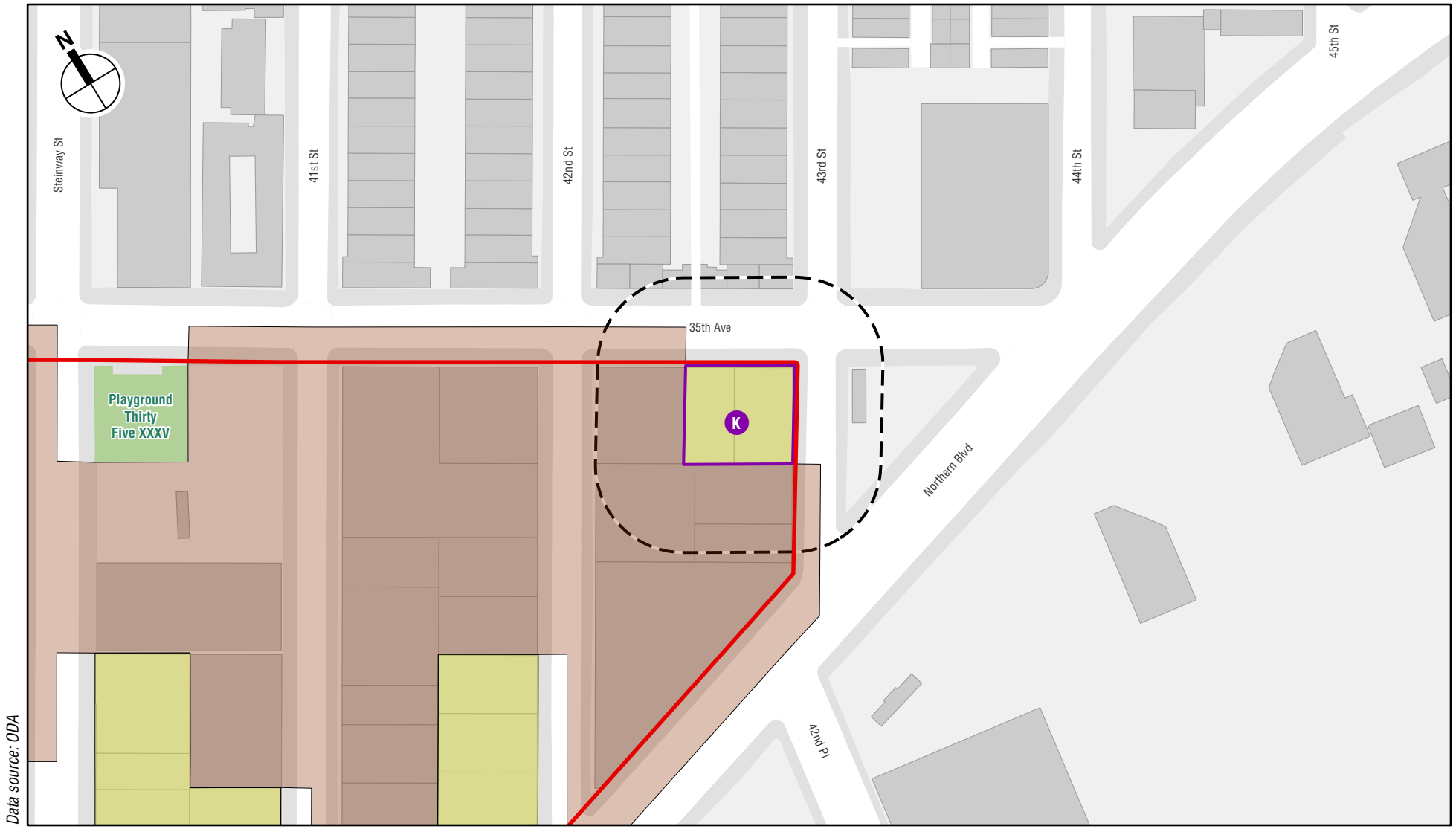

INNOVATION QNS
ASTORIA, QUEENS
COMMUNITY DISTRICT 1

Projected Development Site K
Figure 7-2f

Indirect impacts on architectural resources 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 (e.g., a house of worship with stained-glass windows).

C. EXISTING CONDITIONS

ARCHITECTURAL RESOURCES

PROJECT AREA

The Project Area includes the Development Site and the Additional Affected Area. The Project Area encompasses five city blocks, comprising 43 lots. See **Figure 7-1** for a map of the Project Area. As detailed below, there are no known or potential architectural resources located within the Project Area.[2]

Development Site

Projected Development Site A (Block 641, Lots 1, 4, 9, 51, 52, and 56) comprises the westernmost portion of the Project Area, the full block bounded by 37th and 38th Streets and 35th and 36th Avenues. Projected Development Site A is primarily occupied by a two-story movie theater (Regal Cinema) building, built in 1998. The late-twentieth century building is not eligible for S/NR listing or NYCL designation due to its age. Along 37th Street, Projected Development Site A is developed with circa 1920 masonry warehouses that are stripped of ornament (see photos 1 and 2, **Figure 7-3**). The 36th Avenue frontage of Projected Development Site A is occupied by three two-story residential and manufacturing buildings constructed in the early 20th century (see photos 3 and 4, **Figure 7-4**). The buildings are significantly altered with stucco and vinyl recladding, replacement windows and doors, and replacement front steps. Due to these substantial alterations, these buildings do not appear to meet the criteria for S/NR listing or NYCL designation. Projected Development Site A also includes a brick-clad two-story building at 37-11 36th Avenue, constructed in the early 20th century. The building's second-story windows have been infilled with glass blocks, and the ground floor storefront has also been altered with glass block infill, and the removal of a storefront window. The building retains a cast iron frieze and bracketed cornice along the roofline. Due to the substantial alterations to the building, it does not appear to meet the criteria for S/NR listing or NYCL designation.

Projected Development Site B (Block 668, Lot 5), located on the northern portion of the block bounded by 38th Street, Steinway Street, 35th Avenue, and 36th Avenue, is occupied primarily by a large retail store (P.C. Richards and Sons) built in 1984, and a large parking area. The late-

[2] One potential architectural resource was identified in the Additional Affected Area: a partial row of five houses at 35-47 to 35-55 38th Street and a three-story mixed-use building at 35-57 38th Street, all built in 1909, were identified as a potential historic district. In a comment letter dated January 28, 2022, LPC stated that the potential 38th Street historic district was not of interest to LPC at this time for landmark designation (see **Appendix B**).



Warehouses along 37th Street on Projected Development Site A **1**



The corner of 37th Street and 36th Avenue on Projected Development Site A **2**



The 36th Avenue frontage of Projected Development Site A, including two two-story masonry buildings **3**



The corner of 36th Street and 36th Avenue on Projected Development Site A **4**

twentieth century building is not eligible for S/NR listing due to its age and does not appear to meet the criteria for NYCL designation.

Projected Development Site C (Block 669, Lots 13, 16, and 36), located on the northern portion of the block bounded by Steinway Street, 41st Street, 35th Avenue, and 36th Avenue, contains three warehouses and a billiards hall. The two one-story brick warehouses and one two-story brick warehouse face 41st Street, each with garage bays that open to the sidewalk (see photos 5 to 7, **Figures 7-5 and 7-6**). The masonry buildings are not architecturally distinct, and the buildings have been altered with new garage bays and modern replacement windows. The billiards hall is located on Steinway Street. The building is stripped of ornament, and has modern replacement windows and stucco cladding (see photo 8, **Figure 7-6**). Due to their loss of integrity and lack of significance, the buildings located within Projected Development Site C do not appear to meet the criteria for S/NR listing or NYCL designation.

Projected Development Site D (Block 670, Lots 4, 8, 20, 27, 30, and 47), which occupies the majority of the block between 41st and 42nd Streets and 35th and 36th Avenues, contains one- and two-story masonry warehouses and automotive repair shops. The buildings have been substantially altered with replacement windows, altered fenestration patterns, and stripped ornament (see photos 9 to 19, **Figures 7-7 to 7-12**). The buildings within Projected Development Site D do not appear to meet the criteria for S/NR listing or NYCL designation.

Projected Development Site E (Block 671, Lots 1, 8, 12, 20, and 23), which occupies the majority of the easternmost Project Area block, bounded by 42nd and 43rd Streets, Northern Boulevard, and 35th Avenue, is primarily occupied by a large one-story auto showroom and dealership at the southern end of the block. The remainder of Projected Development Site E is occupied by one-story automotive repair shops along 42nd Street, 35th Avenue, and 43rd Street. These buildings have been altered with replacement windows and altered fenestration patterns, and the buildings are stripped of ornament (see photos 20 to 24, **Figures 7-12 to 7-14**). Although the buildings meet age criteria, they do not appear to meet historic or architectural criteria for S/NR listing or NYCL designation.

Additional Affected Area

The Additional Affected Area includes the remaining portions of Blocks 668, 669, 670, and 671 (see **Figure 7-1**).

The Additional Affected Area on Block 668 includes a partial row of five houses at 35-47 to 35-55 38th Street and a three-story mixed-use building at 35-57 38th Street, all built in 1909 (see potential 38th Street historic district, **Figure 7-1**). The two-story with raised basement rowhouses are faced in brick, with continuous limestone sills and water tables, and splayed lintels on each window (see photos 25 and 26, **Figure 7-15**). Each building is four bays wide, with a primary entrance at the northern bay. The three southern bays project in either a canted or a bowed bay. Each building has an ornate limestone door surround and a bracketed ornate metal cornice and frieze. Adjacent to this partial row of houses, at the intersection of Steinway Street and 36th Avenue, 35-57 38th Street is a three-story brick-clad building with a modern storefront on the ground floor, channeled brickwork and splayed limestone lintels on the upper stories, and a bracketed metal cornice across the roofline. These buildings appear to meet historic and



Warehouses along the west side of 41st Street on Projected Development Site C, 35-42 41st Street **5**



Warehouses along the west side of 41st Street on Projected Development Site C, 35-28 41st Street **6**



Warehouses along the west side of 41st Street on Projected Development Site C, 35-26 41st Street **7**



Billiards Hall along Steinway Street on Projected Development Site C, 35-25 Steinway Street **8**



The Queensboro Farm Products building, 35-18 41st Street **9**



Warehouse along the east side of 41st Street on Projected Development Site D, 35-13 41st Street **10**



The Queensboro Farm Products garage, 35-42 41st Street **11**



Warehouse along the east side of 41st Street on Projected Development Site D, 35-13 41st Street **12**



Retail building on the east side of 41st Street on Projected Development Site D, 35-13 41st Street, 35-33 41st Street **13**



Retail building at 41-01 36th Avenue on Projected Development Site D, located at the corner of 41st Street and 36th Avenue **14**



Warehouse at the corner of 35th Avenue and 41st Street on Projected Development Site D **15**



Buildings along 35th Avenue, on Projected Development Site D **16**



35-02 42nd Street, on Projected Development Site D **17**



35-22 42nd Street, on Projected Development Site D **18**

Development Site
Figure 7-11



35-28 42nd Street, on Projected Development Site D **19**



42-08 35th Avenue, on Projected Development Site E **20**



35-17 42nd Street on Projected Development Site E **21**



42-07 Northern Boulevard on Projected Development Site E **22**



35-18 43rd Street on Projected Development Site E **23**



35-10 43rd Street on Projected Development Site E **24**



Partial row of five houses at 35-47 to 35-55 38th Street and a three-story mixed-use building at 35-57 38th Street, Projected Development Site F **25**



The corner building at 35-57 38th Street, Projected Development Site F **26**

architectural criteria for S/NR listing or NYCL designation as a historic district. The northernmost of the rowhouses—35-47 38th Street—is located within Projected Development Site F. [3]

The southern portion of Block 668 (within the Additional Affected Area, but not within any Projected Development Sites) is developed with a two-story commercial building and apartments (see photos 27 and 28, **Figure 7-16**). The two-story commercial building, at the northwest corner of Steinway Street and 36th Avenue, is substantially altered on both the south and east streetfronts, with new storefront windows and recladding. Due to these substantial alterations, the building does not appear to meet the criteria for S/NR listing or NYCL designation. Along Steinway Street, three four-story apartment buildings, built circa 1909, are faced in brick, with limestone water table, brickwork pilasters, and ornate terracotta at the main entrance surround. Modern replacement windows have been installed, and the buildings' cornices have been stripped of decorative brickwork and substantially altered. Due to these substantial alterations, these buildings do not appear to meet the criteria for S/NR listing or NYCL designation.

The Additional Affected Area on Blocks 669, 670, and 671 comprises Projected Development Sites G, H, I, J, and K and contains one- and two-story masonry automotive shops, warehouses, and retail buildings (see photos 29 to 32, **Figures 7-17 and 7-18**). The warehouses and automotive shops were built in the mid-20th century. The utilitarian buildings are not architecturally distinct, and have been substantially altered, with recladding, replacement windows and garage bays, and stripped ornament. The buildings within this area do not appear to meet the criteria for S/NR listing or NYCL designation.

STUDY AREA

Known Architectural Resources

There is one known architectural resource located in the 400-foot study area. This resource is described below and mapped on **Figure 7-1**.

The **Paramount Studios Complex** (S/NR-listed) comprises 9 buildings, including the **Paramount Studio Building No 1** (NYCL) at 35-11 35th Avenue.[4] The complex is located northwest to the Project Area on the block bounded by 34th Avenue to the north, 35th Avenue to the south, 35th Street to the west, and 36th Street to the east, as well as portions of the adjacent blocks to the east, west and south. Building Number 6 (36-12 35th Avenue), Building Number 13 (36-01 35th Avenue), and a portion of the Paramount Studio Building 1 (35-11 35th Avenue), are located within the study area; the remainder of the Paramount Studios Complex lies outside the study area (see **Figure 7-1**). The Paramount Studios Complex is significant for its associations with the history and evolution of the motion picture and entertainment industry, and for serving

[3] In a comment letter dated January 28, 2022, LPC stated that the potential 38th Street historic district was not of interest to LPC at this time for landmark designation. (see **Appendix B**).

[4] Building Number 23 (34-33 36th Street) and Building Number 24 (35-12 35th Avenue) are part of the S/NR-listed complex as described in the National Register of Historic Places Nomination Form. However, Building Number 23 is identified in the S/NR nomination form as a two-story brick storage building constructed in 1951, and the building at this address is a three-story structure clad in corrugated metal siding. Therefore, it is anticipated that Building Number 23 has been either substantially altered or demolished. Building 24 has been demolished, and its site—located on the south side of 35th Avenue—has been redeveloped with a modern brick and glass school building, the Frank Sinatra School of the Arts.



Retail buildings at the corner of 36th Avenue and Steinway Street on Block 668 **27**



Three apartment buildings along Steinway Street on Block 668 **28**



Buildings along the east side of Steinway Street, Projected Development Sites G and H **29**



Projected Development Site H along 41st Street **30**



Projected Development Site J **31**



Projected Development Site I **32**

Additional Affected Area
Figure 7-18

as the headquarters of the U.S. Army Signal Corps Pictorial Center during World War II, where educational, entertainment, training and propaganda films were produced for the war effort.

Paramount Studios Building 1 (S/NR-listed, NYCL) was designed and built by Fleischman Construction Company in 1919–1921, and is currently in use as Kaufman Astoria Studios. The building was constructed of reinforced and cast concrete, with terra cotta and masonry block for decorative and facing materials. The main façade on 35th Avenue is three stories and has a double-height classically inspired porte-cochere clad with terra cotta (see photo 33, **Figure 7-19**). Building Number 6 (S/NR-listed) is located at the southwest corner of 37th Street. The two-story on a raised basement reinforced concrete structure was built in 1920 and housed film vaults, offices, and projection rooms. The building's primary façade on 35th Avenue has five bays framed by simple pilasters and a watertable, with large multi-light windows on three levels, and a low parapet along the roofline (see photo 34, **Figure 7-19)**. The building's east façade, on 37th Street facing Projected Development Site A, has four bays of large multilight windows, framed by pilasters and a water table. Building Number 13 (S/NR-listed) is located on the north side of 35th Avenue between 36th and 37th Streets (see photo 35, **Figure 7-20)**. The three-story reinforced concrete building was constructed in 1918 to house processing laboratories and offices. The building's 35th Avenue frontage has multiple bays of multilight windows on three stories, each framed by square pilasters and paneled spandrels, and a flat roofline. The building is now in use as the Museum of the Moving Image. The rear of the building has been reclad in powder coated siding.

Potential Architectural Resources

A survey of the study area was conducted to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria ("potential architectural resources"). No potential architectural resources were identified within the study area.[5]

The study area is developed with walk-up apartments built between 1910 and 1930, brick warehouses built between 1920 and 1940, and modern commercial buildings. While some warehouses display the vernacular industrial windows or brickwork, generally most of the industrial buildings lack a clear style or have been altered, removing character-defining features. The apartment buildings have also been altered with the removal of character-defining features such as ornate cornices or original windows. Therefore, no other potential architectural resources were identified within the remainder of the study area.

D. FUTURE WITHOUT THE PROPOSED ACTIONS

PROJECT AREA

In the No Action condition, the Project Area would not undergo a rezoning and no new land uses would be permitted within the Project Area. The Applicant would redevelop underutilized parcels on Projected Development Sites C and D to the maximum extent feasible under the existing zoning.

[5] One potential architectural resource was identified in the study area: a potential historic district along 42nd and 43rd Streets, between 34th and 35th Avenue. In a comment letter dated January 28, 2022, LPC stated that stated that the potential 42nd/43rd Street historic district was not of interest to LPC at this time for landmark designation. (see **Appendix B**).



The Paramount Studios Complex, view of Paramount Studio Building Number 1 **33**



The Paramount Studios Complex, view of Paramount Studio Building Number 6 **34**



The Paramount Studios Complex, **35**
view of Paramount Studio Building Number 13 showing the new addition to the rear

On Projected Development Site C, the Applicant would develop a 1-story, approximately 30,000-gross-square-feet (gsf) grocery store with a primary elevation facing onto Steinway Street, and a 100-space surface parking lot at the rear, facing onto 41st Street. This development would not affect known or potential architectural resources.

On Projected Development Site D, the Applicant would develop 35th Avenue with retail storefronts, and a 1-story, approximately 68,000 gsf warehouse would occupy the remainder of the site. The No Action development on Projected Development Site D would be constructed approximately 90 feet from the southeastern edge of the potential 42nd and 43rd Street historic district, across 35th Avenue. It is anticipated that this potential architectural resource would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities; however, the protections to avoid construction-related damage to historic structures under *TPPN #10/88* would not be required, as the potential historic district is not a NYCL and is not listed on the S/NR.

No other development is anticipated to occur in the Project Area in the future without the Proposed Actions. The remainder of the Project Area is assumed to continue in its existing conditions.

STUDY AREA

As described in Chapter 2, "Land Use, Zoning, and Public Policy," in the future without the Proposed Actions, a 25-unit, 5-story residential building is planned on the west side of 41st Street near 34th Avenue, and a 61,649 gross square foot (gsf) vertical enlargement of an existing 4-story office building would be developed on the southeast corner of 36th Street and 35th Avenue. The office building enlargement would be located within 90 feet of the Paramount Studios Complex, including Building 6 located at the southwest corner of 37th Street and 35th Avenue. These S/NR-listed buildings would be protected under DOB's *TPPN #10/88*, as described above.

In the No Action condition, the status of architectural resources could change. S/NR-eligible properties could be listed on the Registers and potential architectural resources could be determined S/NR-eligible or considered for NYCL designation. Privately owned properties that are designated NYCLs, are located in NYCHDs, or pending designation as Landmarks are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur, regardless of whether the project is publicly or privately funded. Publicly owned resources are also subject to review by LPC before the start of a project. Resources that are only eligible for Landmark designation, however, are not protected under the Landmarks Law.

Architectural resources that are listed on the S/NRs 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.

The New York City Building Code, in Section BC 3309: Protection of Adjoining Property, 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.

E. FUTURE WITH THE PROPOSED ACTIONS

PROJECT AREA

DEVELOPMENT SITE

In the With Action condition, as described in Chapter 1, "Project Description," the Development Site would be redeveloped with the Proposed Development, a series of mixed-use buildings and publicly accessible open space. As there are no known or potential architectural resources on the Development Site, the Proposed Actions would not result in any adverse impacts to architectural resources on the Development Site.

ADDITIONAL AFFECTED AREA

As detailed in Chapter 1, "Project Description," in the future with the Proposed Actions, Projected Development Sites F, G, H, I, J, and K within the Additional Affected Area are expected to be redeveloped with buildings ranging from 80 feet to approximately 220 feet tall, each of which would contain ground floor retail space and residential units on the upper stories. The portions of the Additional Affected Area that are not identified as Projected Development Sites would remain as in existing conditions. As there are no known or potential architectural resources in the Additional Affect Area, the Proposed Actions would not result in any adverse impacts to architectural resources in the Additional Affected Area.

STUDY AREA

DIRECT IMPACTS

No architectural resources in the study area would be demolished or altered in the future with the Proposed Actions.

The Proposed Development on Projected Development Site A would be constructed less than 90 feet from Building Number 6 of the S/NR-listed Paramount Studios Complex. The Proposed Development on Projected Development Site D would be constructed within 90 feet of 41-05 35th Avenue and 34-58 42nd Street, within the potential 42nd and 43rd Street historic district. The Proposed Development on Projected Development Site E would be constructed within 90 feet of 42-03 42nd Street and 42-05, 42-11, and 42-17 35th Avenue within the potential 42nd and 43rd Street historic district. The Applicant controls Projected Development Sites A through E; therefore, the Applicant would develop and implement a CPP to avoid any inadvertent impacts associated with the construction of the new buildings on Projected Development Sites A, D, and E, including ground-borne vibration, falling debris, and accidental damage from heavy machinery. The buildings to be protected are identified in **Table 7-1** and mapped in **Figures 7-2a through 7-2f**.

Table 7-1
Known and Potential Architectural Resources within 90 Feet of Proposed Construction

Resource	Designation	Projected Development Site within 90 Feet	Projected Development Site Controlled by Applicant
Paramount Studios Complex, Building Number 6	S/NR-listed	Projected Development Site A	Yes

The CPP would be developed in coordination with LPC and implemented in consultation with a licensed professional engineer before any building excavation or construction activities would take place. The CPP would be prepared as set forth in Section 523 of the *CEQR Technical Manual* and in compliance with the procedures included in the DOB's *TPPN #10/88* and LPC's *Guidelines for Construction Adjacent to a Historic Landmark and Protection Programs for Landmark Buildings*. The CPP would describe the measures to be implemented during construction of the Proposed Project to protect the architectural resources identified above, including provisions for pre-construction documentation; monitoring including for cracks and vibration; stop work orders; protection measures for falling objects; and installation of physical protection as appropriate.

INDIRECT IMPACTS

The Proposed Actions' potential to result in indirect, or contextual, impacts was also evaluated. Indirect impacts are defined as those impacts that 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, such as a church with notable stained glass windows.

The Proposed Actions would result in the construction of a number of new buildings within the Project Area, including buildings that would be larger and taller than the known and potential architectural resources within the study area. The Proposed Development would include new buildings up to 27 stories tall; this would be a notable change to the context of these resources, which are all between two and four stories tall.

As described above, the Paramount Studios Complex is primarily located along 35th Avenue, with buildings located immediately west and northwest of the Project Area. As detailed in Chapter 1, "Project Description," the Proposed Development that would be nearest to the Paramount Studios Complex—Projected Development Site A—would have a 155-foot-tall (10-story) commercial building with a setback at the seventh floor (at 110 feet tall), and residential buildings ranging from 9 stories (110 feet tall) to 13 stories (140 feet tall). These would be taller than the approximately 60-, 64-, and 74-foot-tall buildings in the Paramount Studios Complex. Views of the Paramount Studios Complex on 35th Avenue also would include the proposed 11-story and 22-story buildings on Site B and the 16-story building on Site D, facing 35th Avenue. The tallest proposed buildings in the Project Area would be located along Northern Boulevard and would not be visible from 35th Avenue. The new buildings within the Project Area would be much taller than the Paramount Studios Complex buildings; however, the new buildings' massing and articulation are intended to minimize the perceived scale of the new development. Further, the Proposed Actions would change the context of this architectural resource by replacing the unarticulated concrete block façade of the building currently on Project Development Site A—the

redevelopment site closest to the Paramount Studios Complex—with a new 10-story building designed in consideration of the surrounding context. This change would not remove contextual elements that contribute to the integrity of this architectural resource.

The Proposed Development would not obstruct public views of the Paramount Studios Complex buildings. The architectural resource is located closest to Projected Development Site A, facing towards 35th Avenue, and the primary views to this architectural resource are along 35th Avenue. Construction of the Proposed Development to the east would not significantly alter any significant public views to this architectural resource along 35th Avenue, or diminish its visual prominence along this corridor. The Proposed Development would not result in changes to the Paramount Studios Complex to cause it to become a different visual entity, or isolate it from its setting or visual relationships with the streetscape, or otherwise impact the resource's visual prominence.

The Proposed Development on the Projected Development Sites would be up to 25 stories taller than the architectural resource in the study area. However, the Proposed Development would largely replace masonry warehouses and modern retail stores, with buildings that are designed in consideration of the surrounding context. In addition, the anticipated masonry cladding of the proposed buildings would be compatible with the terracotta and stone masonry block cladding of the Paramount Studios Complex. Therefore, the Proposed Development would not significantly affect the setting of architectural resource in the study area.

Overall, the Proposed Actions would not introduce incompatible visual, audible, or atmospheric elements to the setting of the known architectural resource in the study area, and the Proposed Actions would not result in any significant adverse indirect impacts to the architectural resource in the study area. ✷