A. INTRODUCTION

This chapter assesses the potential effect of the Proposed Action on historic and cultural resources, including both architectural and archaeological resources. The *City Environmental Quality Review* (CEQR) *Technical Manual* identifies architectural resources as historically important buildings, structures, objects, sites, and districts. Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods. The *CEQR Technical Manual* states that, as a general rule, archaeological resources do not include 20th and 21st Century artifacts. According to *CEQR Technical Manual* guidelines, impacts on historic and cultural resources are considered on those sites directly affected by the Proposed Action and in the area surrounding identified development sites. As discussed in Chapter 1, "Project Description," the 8.7-acre project site would contain five building sites on which new development would occur pursuant to the proposed project.

B. PRINCIPAL CONCLUSIONS

Architectural Resources

Based on consultation with LPC it was determined that there are no designated or potential architectural resources within or in close proximity of the project site. Therefore, the Proposed Action would not result in potential impacts to architectural resources.

Archaeological Resources

A Phase 1A archaeological documentation study concluded that portions of the project site (Block 906, Lot 1; Block 908, Lot 12; and Block 909, Lot 35) could contain potentially sensitive archaeological resources. To determine if archaeological resources are present, Phase 1B archaeological testing will be carried out in these potentially archaeologically sensitive areas; the Phase 1B testing protocol has been reviewed and approved by the New York City Landmarks Preservation Commission (LPC). The Phase 1B testing would be conducted in coordination with the LPC prior to construction of the affected blocks. If LPC determines that no resources of significance are encountered, no further archaeological study would be warranted. Should the Phase 1B archaeological field testing find significant archaeological resources on the project site, further testing would be conducted under LPC oversight to identify the boundaries and significance of the findings. If required, data recovery would be conducted in accordance with a LPC-approved recovery plan. With implementation of all of the above measures which will be incorporated into the Restrictive Declaration, there would be no significant adverse impacts to archaeological resources.

C. METHODOLOGY

For the purposes of CEQR, the following are always considered historic and cultural resources: designated New York City landmarks; properties calendared for consideration as landmarks by the LPC;

properties listed on the State/National Registers of Historic Places or contained within a district listed on or formally determined to be eligible for State/National Registers of Historic Places listing; properties recommended by the New York State Board for listing on the State/National Registers of Historic Places; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements.

Architectural Resources

According to the *CEQR Technical Manual*, regardless of whether any known historic resources are located near the site of the project, architectural resources should be surveyed and assessed if a proposed project would result in any of the following:

- New construction, demolition or significant physical alteration to any building, structure, or object;
- A change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature;
- Construction, including but not limited to, excavating vibration, subsidence, dewatering, and the possibility of falling objects;
- Additions to or significant removal, grading, or replanting of significant historic landscape features;
- Screening or elimination of publicly accessible views; or
- Introduction of significant new shadows or significant lengthening of the duration of existing shadows on a historic landscape or on an historic structure if the features that make the structure significant depend on sunlight.

The Proposed Action would result in demolition and construction activities and the development of new mixed-use buildings that would be of a larger scale than those that currently exist within the project site. LPC was consulted in January 2011 and determined that there are no significant historic landscape features within the project site, no culturally or historically significant publicly accessible view corridors, nor any historic landscapes or structures with features that depend on sunlight.

The *CEQR Technical Manual* recommends a study area directly related to the anticipated extent of the project's potential impacts and large enough to permit examination of the relationships between the proposed project and the existing historic resources, typically this is defined by the radius of 400 feet from the borders of the project area. LPC was consulted to identify any architectural resources within the study area. Coordination with LPC staff included photo documentation of the project site along with a detailed description. No designated architectural resources or resources potentially eligible for designation by LPC were identified. Therefore, in accordance with CEQR guidelines, no further analysis of architectural resources is required.

Accordingly, this chapter focuses on the potential for significant impacts to archaeological resources.

Archaeological Resources

If a proposed action would generate development that could result in new in-ground disturbance, there is a potential to affect archaeological resources. Based on LPC review of archaeological sensitivity models and historic maps, several potentially sensitive archaeological sites are located on lots within the project site. Research conducted for this analysis indicates that potentially sensitive archaeological resources such as the remains from 19th Century and Native American occupation may be located within the project site.

The study area for archaeological resources is the area that would be disturbed for construction. In coordination with the LPC, it was determined that the potential exists for archaeological resources on three of the six tax lots that make up the project site. These sites—Lot 1 on Block 906, Lot 12 on Block 908, and Lot 35 of Block 909—are identified herein as the "area of potential effect" (APE) (see Figure 7-1). In accordance with LPC's recommendation, a Phase IA archaeological documentation study[1] (Phase IA) was conducted and concluded that there is potential for archaeological resources on the lots identified by LPC (see Appendix D). The pertinent information—environmental setting, prehistoric, and historic—from the Phase IA report are presented below.

Significant adverse impacts on archaeological resources are physical—disturbance or destruction—and typically occur as a result of construction activities. As stated in the *CEQR Technical Manual*, if any potential significant archaeological resources were identified on an APE site, and the project may disturb or destroy those resources in any way, a significant adverse impact would occur.

D. HISTORY[2]

The project site is located in the Atlantic coastal lowland physiographic province, north of the line of boulders and glacial till deposited during the last ice age and known as the Harbor Hill moraine. This terminal moraine marks the edge of the Wisconsin ice sheet, which reached its maximum extent during the Pleistocene era some 20,000 years ago. It ran roughly along the line of the Interboro and Grand Central Parkways, reaching approximately from south of Little Neck Bay southwestward through Ridgewood to Prospect Park in Brooklyn. With the return of warmer temperatures and the melting of the ice sheets some 18,000 years ago, Glacial Lake Flushing was formed, as well as many melt water streams and rivers. Lake Flushing extended as far south as the western portion of Long Island Sound engulfing Manhattan, the Bronx and roughly the northwestern quarter of Queens. The lake drained ca. 12,500 years ago, leaving salt, brackish and fresh water marshes and ponds. The glacially-formed promontory on which the Astoria Cove project site is located is composed of fertile Galveston clay and sand over a bedrock of schist, gneiss and granite. In historic periods, the clay in this section of Astoria, Queens was used for brick-making: William Hallett, who owned the spit of land including the project site area, as well as a large tract of land to the east, "burned out bricks by the thousands" here.

The Astoria promontory bulges out into the East River opposite Manhattan's Upper East Side at the point where the River is interrupted by Ward's Island. The base of the Astoria promontory is indented, forming Hallett's Cove on the south and Pot Cove on the north, where the project site is located. Before the area was built up, there were brooks on either side of the promontory. Sunswick Creek ran south of Astoria Boulevard and west of 12th Street, emptying into Hallets Cove opposite the northern tip of Roosevelt Island. Linden Brook ran south of 25th Avenue into Pot Cove immediately northeast of the Astoria Cove project site. The bend in the East River around the north side of the promontory, facing the project site, is called Hell Gate, an anglicized form of the common Dutch toponym, *Hellegat*.

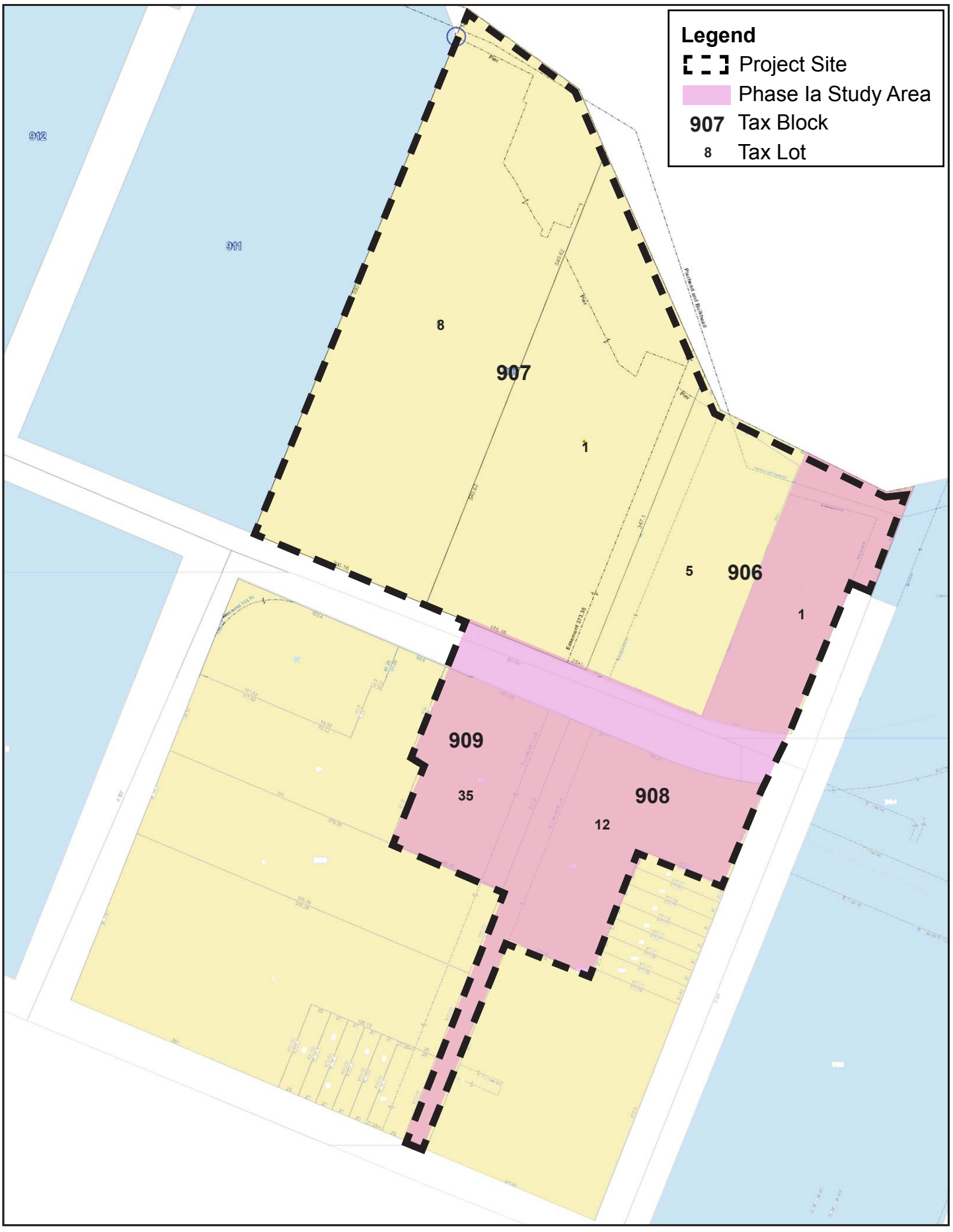
Local Indians related that their ancestors were able to cross Hell Gate by leaping from rocks to reefs. The locations of these many colorfully named hazards such as "Hog's Back," the "Frying Pan," Shellbrake Rock, Way's Reef, Pot Rock, etc. were plotted on the detailed maps of the U.S. Coast and Geodetic

[1] Phase 1A Archaeological Assessment - Astoria Cove (Block 906, lot 1, Block 908, lot 12, and Block 909, lot 35), prepared by Celia J. Bergoffen, Ph.D., R.P.A., July 9, 2013.

[2] This material was taken from the Phase IA Archaeological Assessment prepared for the proposed project. Citations to sources of information have been removed to improve readability of the text. Please see Phase IA report for citations to the data contained in this section.

Figure 7-1

Areas of Archaeological Sensitivity



Survey. On the 1836 Colton map, Pot Rock is simply labeled "The Pot." This notorious rock was responsible for the most famous shipwreck in Hell Gate—the sinking of the frigate Hussar with its entire payroll aboard. Pot Rock extended 130 feet across Hell Gate at an average depth of ten feet below surface, with its tip up to eight feet at low tide. Although it is nowhere explicitly stated, it is possible that "Pot Cove" was named after Pot Rock, which rose in the middle of Hell Gate, opposite the cove. The rocks and reefs were blasted out of the channel in 1876 by General John Newton of the army engineers. His method required sinking a shaft 30 feet below low water and then cutting a network of tunnels and galleries off it to place the charges. The preparations took six years to complete, but resulted in the clearing of the channel to a depth of 26 feet. There is no record of negative impacts on local residents or the project site as a result of the explosion.

Prehistoric Periods

The earliest evidence of occupation in Queens dates to the Paleoindian period, ca. 12,000-10,000 B.C.E. At this time, small bands of nomadic people depended for their subsistence on hunting. Elsewhere their presence is signaled by small encampments, food processing and tool-making stations of a temporary nature.

The beginning of the Archaic period (ca. 8,000 to 1,000 B.C.E.) is marked by a shift from a forest-based economy to one that exploited the food gathering potential of rivers, coasts and lakes. The Indians often settled at the head of coastal estuaries or by the seashores, places which offered plentiful supplies of shellfish. The glacial melt waters had subsided and the large herbivores of the Late Pleistocene became extinct, but swamps and mudflats attracted wildfowl and beaver. The material culture of the Archaic Indians is characterized by a wider range of equipment including plant processing tools such as grinding stones, mortars and pestles. In the Transitional or Terminal Archaic phase (ca. 1,500-1,000 B.C.E.), carved stone vessels were introduced.

The growth in population during the Late Archaic period (ca. 2,500-1,000 B.C.E.) resulted in larger and functionally more diversified settlements, although these were still concentrated in coastal areas and in the interior near streams. Site types included "Spring fishing camps along major streams, fall open air hunting camps, rock shelter habitations, shellfish collecting and processing stations, mortuary sites, and quarry and workshop sites." Semi-permanent villages also appeared.

The end of the Woodland Period is marked by the arrival of the Europeans (ca. 1,000 B.C.E. to 1,600 C.E.). A rise in shell gathering during this period may signal the beginning of the trend towards increasing sedenterization. Piles of discarded shells called middens attest to the lengthy periods spent in the harvesting localities. The Indians may have begun domesticating some plants already during the first millennium C.E. Agriculture superceded hunting and gathering as the main source of subsistence during the Late Woodland period, between ca. 900 and 1,600 C.E., although groups also still travelled seasonally to their hunting or fishing camps. Smoking pipes and bows and arrows, which replaced the earlier spears and throwing stick, are characteristic of this period as is pottery, which replaced the earlier stone vessels.

The project site area was inhabited by the Maspeth Indians, who were part of the larger, Munsee-speaking Algonquin tribe and probably also related to the Canarsie of Brooklyn. Before the arrival of the Europeans, Long Island City and surrounding area as far as Corona and Flushing Bay was a "great tract of forest land." The Indians called this land *Wandownock* meaning "the fine land between the long streams," the "streams" being the East River and Flushing Bay. Other Indian names of localities in the project site area are "Sunswick," on the south side of Hallett's Cove, meaning "stone house" and "Sint Sinck," meaning "a stony place." This last was associated with a gravelly tract of land on the north side of the Sunswick Creek probably including the area of the Astoria Cove project site. This land was in the territory of the Rockaway chieftaincy, whose domain extended from the East River to Jamaica.

The Indian site closest to the project site is the shell midden recorded by Parker at Sanford's point. The location of this site is not precisely known. The New York State Historic Preservation Office (SHPO) mapped it as a five by seven block area in north Ravenswood, east of Hallett's Cove, while the State Museum places it more specifically west of the Main Avenue and Vernon Boulevard intersection, i.e. near the innermost part of Hallett's Cove. Parker merely noted that this "shell heap" was "opposite the north end of Blackwell's island." A second site has also been recorded at Hallett's Cove, Bolton noted the presence of "various Indian objects" here.

The location of the only historically attested village at the time of the European conquest is somewhat vague. It must have been quite large, since the Dutch killed one hundred and twenty natives here in their 1644 attack. Here they excavated a shell pit and recovered material culture remains representing six phases of Indian occupation from the pre-ceramic Early, Middle and Late Archaic through the Early, Middle and Late Woodland periods. The site lay at the foot of a low hill, between 15 and 20 feet above sea level, near the shore and just south of a creek that ran roughly along the line of 57th "Creek" Street. The topographical features of this location are very similar to those of the blocks and lots in the project site that have been flagged for potential archaeological sensitivity.

The setting of the project site, partly on a hill rising at the head of a cove on the East River Shore with a brook nearby and the existence of other inventoried prehistoric archaeological sites located less than a mile away indicate a high degree of likelihood for prehistoric uses.

Historic Period

The project site was part of a grant of 160 acres of land that Governor Van Twiller made to Jacques Bentyn in ca. 1633-38. Bentyn abandoned the farm possibly ca. 1643 following the Indian uprising in that year. As noted above, the Indians in project site area were overpowered by the 1644 massacre. In 1652, Governor Stuyvesant made a second grant, of 160 acres extending north to the brook just south of 25th Avenue, which included the Astoria Cove project site, to William Hallett (b. 1616). The deed records certain features of the property's topography:

> ...a plat of ground at Hellegat upon Long Island, called Jacques's farm, and, beginning at a great rock that lies in the meadow, goes upward southeast to the end of a very small swamp, two hundred and two rods. From thence northeast two hundred and thirty rods; on the north it goes up to a running water, two hundred and ten rods.

The "running water" at the northern boundary of the property was Linden Brook, which ran into Pot Cove, northeast of the project site, while the southern limit was Sunswick Creek. Hallett's farm, located at the head of Hallett's Cove, near the shore, was destroyed in the Indian uprising of 1655. But after spending some nine years in Flushing, Hallett returned to the area in 1664 and bought a very large tract of some 2,200 acres from the Indians Shawestcont and Erramorhar, upon the authority of Chief Mattano, the sachem of the Staten Island and Fort Hamilton (Noyack) Indians. It may be noted that the sellers did not reside in this area but rather at Shawcopshee on Staten Island.

William Hallett's descendants married the children and grandchildren of Robert Blackwell, who had become a freeholder in Newton by 1656. Through his marriage to Mary Manning in 1672, Blackwell acquired the Island in the East River that bore his name until 1921, when it was renamed Roosevelt Island. Between them, the Halletts and the Blackwells owned most of Astoria throughout the 18th Century. Hallett's lime works and brick manufacture was the only industry in the area until, in 1753, he and Captain Jacob Blackwell built a grist mill at Sunswick Creek and established a ferry service to Manhattan.

After the Americans lost the Battle of Long Island, 10,000 British troops under General Robertson encamped on the north side of Hallett's Cove facing the East River, whence they blasted the Americans in Manhattan with cannon balls. In early September 1776, the British advanced to Blackwells Island but after a particularly intense bombardment from the Americans, were forced to retreat to Hallett's Cove. Shortly afterwards, they decamped. A 1776 map shows the location of the British batteries on the southwest corner of the promontory. The location of the four forts corresponds to the south side of 27th Avenue near 1st Street.

The most intriguing event connected with the Revolutionary War was the sinking of the frigate Hussar after hitting Pot Rock. The ship was carrying the troops' payroll, which sank in the mud and was never recovered. In 1814, Governor De Witt Clinton laid the cornerstone of Fort Stevens on the spit of land at the northwest corner of the Astoria promontory. The fort was named after Major-General Erasmus Stevens of the State Militia, who was placed in charge of the artillery division during the war of 1812. A block house or fort named Castle Bogardus was erected just southwest of the project site, on the south side of 27th Avenue west of 8th Street.

The early1830s, when Astoria re-emerged after two decades of obscurity, found the Blackwells still the principal landowner in the area, including the plot containing the areas of potential archaeological sensitivity on the project site, which were as yet undeveloped. In 1835, however, Stephen Alling Halsey moved to Hallett's Cove and bought the Perrot and Blackwell farms, including almost all the land up to Pot Cove. Known as the "Father of Astoria," Halsey not only laid out the streets and built wharves, houses, stores, and factories, but also promoted settlement in the village. He bought the ferry to New York, saw to it that an omnibus service ran via the ferry to City Hall in Manhattan, and was "instrumental" in opening Fulton Street. Among many other ventures that developed the village's infrastructure and promoted its growth, Halsey built and organized the Astoria Gas Company, a major employer in the area.

The 1836 Colton map depicts a small village with four docks on the east side of Hallett's Cove. A short section of the road that would later become Fulton Street led down to the dock of Hell Gate Ferry. There was only one property with a large house on it north of Fulton Street, and no buildings on the areas of potential archaeological sensitivity within the project site. The only building on the promontory, at its northwest point, was Fort Stevens. In his 1836 Gazeteer of the State of New York, Gordon notes that there were twenty or thirty "good dwellings" in Hallett's Cove Village, a New Episcopal Church, a carpet manufacture and a wool card manufacture. There was also a Presbyterian congregation. Its church was erected in 1846-47 south of 27th Avenue, opposite the project site.

Stephen Halsey made his fortune in the fur trade, having learned the business from John Jacob Astor. It was at Halsey's instigation that upon its incorporation in 1839, Hallett's Cove, as the village was then known, should be named Astoria in honor of his mentor. Astor was however not much involved in local affairs – although he did own a home at Hallett's Cove where Washington Irving came to visit him. Several sources relate that Halsey approached Astor with the idea of renaming the village in exchange for a contribution to a "ladies seminary" then under construction, but Astor declined.

During the later 19th Century, the names of the streets bounding the Astoria Cove project site blocks were as follows:

- 4th Street – formerly Perrot Avenue (1852), then Boulevard (1885);
- 9th Street – formerly Wardell Street;
- 27th Avenue – formerly Franklin Street (called Owen Street east of Wardell Street);
- 26th Avenue – formerly Orchard (mapped 1885).

In 1852, the northern boundary of the village was at 25th Avenue, just north of the project site. The streets

had not been paved, and there were no sewers, but there were water pumps for use in case of fire. By this date, two houses had been built on the areas of potential archaeological sensitivity within the site. The 1852 Quilitch map shows the home of A.O. Whittemore near the southern end of what is now Block 906, Lot 1. Whittemore's property included part of 26th Avenue, which was not yet opened. The remainder of the unimproved segment of 26th Avenue was located on the property of Josiah Blackwell, a dry goods merchant in New York. Blackwell's home was south of 26th Avenue, opposite the project site, but a second building stood on his property at the southern end of Block 908, Lot 12, at the foot of the easement for Stevens Street (8th Street), in one of the areas of potential archaeological sensitivity. This building is also shown on the 1850 *Map of Valuable Building Lots*… (the map stops a short distance north of 27th Avenue and includes, of the areas of potential archaeological sensitivity within the project site, only the southern end of the Stevens Street easement on Block 908, Lot 12).

Between 1852 and 1859 most of the salt meadow west of Perrot Avenue was filled to make way for Orchard Street (26th Avenue), which was then opened west of the line of later blocks 906 and 908, and the blocks and a few lots north of Orchard Street were laid out. In 1857, the Harbor Commissioners established a bulkhead and pier line. Under the mayoralty of Henry S. De Bevoise, who succeeded Abram Ditmars, a deep well was dug and iron water mains laid in the streets to supply the populace with fresh water. This followed after the village's charter was revised in 1855. By 1898 at the latest, water pipes had been laid in the streets adjacent to the project site.

The 1859 Slator map shows the newly laid out lot of John J. Halsey – son of the famous Stephen Halsey and Manager of the Astoria Gas Works. A portion of Block 909, Lot 35 overlapped his lot, but the only house on one of the areas of potential archaeological sensitivity on the project site shown on the 1859 Slator map is Whittemore's, on Block 906, Lot 1.

By 1866, Whittemore's property had been sold to the Graham family. In that year, Cornelia F. Graham was listed as the owner, when the property was assessed for expenses connected with the curbing, guttering, and grading of Wardell Street (Astoria Trustees). The former Whittemore lot is labeled "R.M.C. Graham" on the 1873 Beers and 1874 Dripps maps. Colonel Robert M.C. Graham Esq., a marine underwriter, was secretary of the New York and Long Island Bridge Company, and one of the village's Board of Trustees (Astoria Trustees). M.C. Graham, listed in the 1869-70 City Directory as "ins (NY)" at "ft Wardell" [foot of Wardell Street] no longer appears in the 1870-71 Directory. The 1880 Federal Census lists the then 50-year old Graham, his 37-year old wife Cornelia F., a sister, two sons and two daughters, at 321 23rd Street in New York.

In 1870, Astoria became a ward within Long Island City. The 1873 Beers map depicts a house on the south side of Orchard Street (26th Avenue) at the northeast corner of Block 909, Lot 35, in one of the archaeologically potentially sensitive areas of the project site. No property owner is listed for this lot, which adjoined Stephen Halsey's. A new, larger house on the north side of Franklin Street overlapped another of the archaeologically potentially sensitive areas of the project site, at the south end of the easement for Steven's Street (Block 908, Lot 12), on Josiah Blackwell's property.

Between 1898 and 1903 the frame houses at: the foot of the Stevens Street easement; on Block 908, Lot 12, and on the Whittemore / Graham property all disappeared. The 1898 Sanborn map records that the lot immediately west of Block 906, Lot 1 was the "Tisdale Lumber & Coal Yard." By 1915, Tisdale occupied all the areas of potential archaeological sensitivity within the Astoria Cove project site. Aside from a few small sheds and a stable in the Stevens Street easement between Block 909, Lot 35 and Block 908, Lot 12, the areas of potential archaeological sensitivity of the project site were devoid of buildings.

In the areas of potential archaeological sensitivity there were: a frame stable building partly overlapping the section of Orchard Street on the project site; a small, one-story frame building on Block 908, Lot 12 in

the middle of the lot, just off Orchard Street (26th Avenue), and a two-story frame building set well back from Orchard Street mostly in the Stevens Street easement. Block 909, lot 35 was occupied only by a small one and a half story frame building on Orchard Street.

The one-story building currently occupying a portion of block 906, lot 1 was erected in the 1930s when the property was still owned by Tisdale (it does not appear on the 1934 Hyde map, updated from 1928, but does on the 1936 Sanborn map). Between 1936 and 1948, Morey Machine Co. Inc. acquired the commercial properties on Blocks 906 and 907. This company's name then appears on the insurance maps up to 1990. The Whittemore / Graham house was not impacted by the construction of the one-story structure on Block 906, Lot 1. This portion of the Astoria Cove project site is therefore considered archaeologically sensitive for 19th Century remains, in particular, for the cistern that must have provided water for the residents prior to the introduction of city water, and the family's privy.

A second historic building on one of the areas of potential archaeological sensitivity that was not impacted by subsequent building episodes was the one located at the foot of the Stevens Street easement. This structure, erected by 1850 on Josiah Blackwell's property, is depicted on the 1903 Hyde map as a two-story, brick-faced frame structure. A second, smaller building of the same description stood next to it, on the west side of the Stevens Street easement. These buildings were torn down between 1903 and 1908.

A third historic frame building stood on Block 908, Lot 12, one of the areas of archaeological concern. It was erected after ca. 1860 on the Whittemore / Graham property, and torn down ca. 1900. Except for a small shed, there has not been any subsequent building on this lot since ca. 1900.

E. EXISTING CONDITIONS

Architectural Resources

As stated above, LPC was consulted and it was determined that there are no designated or potential architectural resources within the study area for the proposed project.

Archaeological Resources

In a comment letter dated January 24, 2011, LPC identified three lots within the project site as potentially archaeologically significant. The lots identified by LPC of having a potential for the recovery of remains from 19th Century and Native American occupation include Block 906, Lot 1, Block 908, Lot 12, and Block 909, Lot 35.

A Phase IA Archaeological Assessment of the potentially archaeologically sensitive lots was prepared by Celia Bergoffen, Ph.D., R.P.A. in July 2013. The Phase 1A, which is included in its entirety in Appendix D, included extensive documentary research to document the development history of this area. Based on LPC review, they concurred with the conclusions of the Phase IA (LPC comment letter dated July 12, 2013), which are summarized below.

The Phase IA found that three areas within the lots identified by LPC could contain prehistoric and/or historic archaeological resources. Two areas of the site have the potential for prehistoric sensitivity: one area near the shore on Block 906, Lot 1 and one area on the hill in the southern parts of Block 908, Lot 12 and Block 909, Lot 35. In addition, it is likely that 19th Century remains are preserved in three separate areas within the site. The most significant historic remains in the site would be those connected to the owners of the Whittemore/Graham residence on Block 906, Lot 1 (privy or cistern). The second area that

is archaeologically sensitive for historic remains is the foot of the Stevens Street easement (currently the mapped but unbuilt 8th Street), where a building stood between 1836/1850 and 1898/1903. If this was also a residence, it would have been equipped with a cistern or privy. The third area that is archaeologically sensitive is the footprint and backyard installations of the former building on Block 908, Lot 12, dated ca. 1860 to ca. 1900.

F. FUTURE WITHOUT THE PROPOSED ACTION (NO-ACTION CONDITION)

Architectural Resources

There are no designated or potential architectural resources within the study area for the proposed project. No changes are anticipated in the future without the Proposed Action.

Archaeological Resources

In the future without the Proposed Action, it is assumed that there would be development on part of the project site and, as a consequence, subsurface disturbance would occur to two of the three archaeologically significant lots identified in the Phase 1A. As described in Chapter 1, "Project Description," it is assumed that as-of-right residential development would occur on the two upland parcels and would maximize the allowable Floor Area Ratio (FAR) absent the Proposed Action. The No-Action as-of-right development would comprise approximately 166,452 gsf (approximately 73,117 gsf on Block 909, Lot 35 and approximately 93,333 gsf on Block 908, Lot 12) and would include approximately 166 residential units and 83 required accessory parking spaces. In conjunction with the as-of-right residential development, it is further assumed that portions of the unbuilt segment of 8th Street to the south of 26th Avenue and/or portions of the unimproved segment of 26th Avenue would be built out in order to satisfy New York City Department of Buildings (DOB) building frontage requirements.

As Block 909, Lot 35 and Block 908, Lot 12 as well as the adjacent portions of 8th Street and 26th Avenue all fall within the Phase IA study area and both upland lots were identified as areas of potential archaeological significance by the LPC, No-Action subsurface disturbance on these lots (including foundation work and/or potential below-grade parking) could disturb or destroy archaeological resources that may be located on these parcels.

Block 906, Lot 1 on the waterfront parcel would remain in its current condition and therefore, any potential archaeological resources that may be located on this site would not be disturbed or destroyed in the future without the Proposed Action.

G. FUTURE WITH THE PROPOSED ACTION (WITH-ACTION CONDITION)

Architectural Resources

There are no designated or potential architectural resources within the study area for the proposed project. No changes are anticipated in the future with the Proposed Action.

Archaeological Resources

In a comment letter dated January 24, 2011, LPC identified three lots within the project site as archaeologically significant. The lots identified as archaeologically significant include Block 906, Lot 1, Block 908, Lot 12, and Block 909, Lot 35. As described above, a Phase IA Archaeological Assessment of the potentially archaeologically sensitive lots was prepared by Celia Bergoffen, Ph.D., R.P.A. in July 2013. The Phase IA identified portions of these lots as archaeologically sensitive for prehistoric resources as well as resources associated with the 19th Century occupation of these lots and recommended Phase IB archaeological testing for these sites. LPC concurred with the conclusions and recommendations of the Phase IA in a comment letter dated July 12, 2013.

A Proposal for Phase IB Archaeological Field Testing and Mitigation (Phase 1B Work Plan) was prepared by Celia Bergoffen, Ph.D., R.P.A and is included in Appendix D.. The Phase IB Work Plan, which was reviewed and approved by LPC in August 2013, specifies procedures to be followed for the testing of the archaeologically sensitive areas (see Figure 7-2). Phase 1B archaeological field testing in accordance with the LPC-approved Phase 1B Work Plan will be required per the Restrictive Declaration that will be recorded in connection with the Proposed Action. As the archaeologically sensitive lots noted above are currently leased to a tenant using the site in connection with their business operations, the Phase 1B archaeological field testing will occur prior to construction on the respective affected lots. Specifically, the Restrictive Declaration will require that the LPC-approved Phase 1B archaeological field testing on the two upland parcels occur prior to construction of Buildings 4 and 5 (the first phase of the project's construction), and testing on the waterfront parcel (Block 906, Lot 1) would occur prior to construction of Building 3 (the second phase of the project's construction). If no resources of significance are encountered, a testing report would be prepared summarizing the conclusions of the testing for submission to LPC for their review and concurrence. Should the Phase 1B archaeological field testing find significant archaeological resources on the project site, further testing would be conducted under LPC oversight to identify the boundaries and significance of the findings. If required, data recovery would be conducted in accordance with a LPC-approved recovery plan. With implementation of the aforementioned measures as part of the proposed project, there would be no significant adverse impacts to archaeological resources.

Phase 1B Testing Plan

