

## 3.6 HISTORIC RESOURCES

### INTRODUCTION

The proposed action would not result in significant adverse impacts to archaeological resources; however, it has the potential to result in unmitigated significant adverse impacts to designated New York City landmarks and S/NR-listed and eligible architectural resources due to demolition, conversions/expansions and/or construction-related activity.

This chapter assesses the potential effect of the proposed action on historic architectural and archaeological resources. The *CEQR Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated NYC Landmarks; properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed on the State/National Registers of Historic Places (S/NR) or contained within a district listed on or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements.

As discussed below, several designated and eligible historic resources and portions of four designated or eligible historic districts are located either within, or in the vicinity of, the proposed rezoning area. Because the proposed action would generate development that could result in new in-ground disturbance and construction of a building type not currently permitted in the affected area, the proposed action has the potential to affect archaeological and architectural resources.

According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the proposed action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the area to be rezoned plus an approximate 400-foot radius around the proposed rezoning area. This is the area in which it is expected that new development could affect physical, visual, and historic relationships of architectural resources. Archaeological resources are considered only in those areas where excavation is likely and would result in new in-ground disturbance; these are limited to sites that may be developed in the rezoning area, including projected and potential development sites. This is also referred to as the area of potential effect.

### Archaeological Resources

The *CEQR Technical Manual* requires a detailed evaluation of an action's potential effect on archaeological resources if it would result in an in-ground disturbance to an area not previously excavated, and includes new excavation deeper and/or wider than previous excavation on the same site. For any actions that would result in new ground disturbance, assessment of both prehistoric and historic archaeological resources is generally appropriate.

The area of subsurface work of the proposed action is considered the impact area. As some of the projected and potential development sites would involve excavation or other types of in-ground disturbance on sites which may have not been previously excavated, LPC reviewed the sites to determine the potential for effects on archaeological resources. LPC determined that the impact area is not archaeologically sensitive for prehistoric and historic archaeological resources, therefore the proposed action does not have the potential to result in significant adverse archaeological impacts and no further analysis is necessary. Please refer to the LPC Archaeological Environmental Review letter attached in Appendix B. Accordingly, this chapter focuses exclusively on the potential for the proposed action to result in significant adverse impacts to architectural resources within the study area.

### **Background/History<sup>1</sup>**

Dutch governor Peter Stuyvesant established Nieuw Haarlem in 1658 on land comprising most of northern Manhattan Island. The actual village settlement centered on what is today's East Harlem near present day East 125<sup>th</sup> Street. As early as 1683, Harlem was considered a part of New York City and County even though it remained a sparsely populated rural district. By the early nineteenth century, Harlem still retained a rural character and the village continued to prosper. The opening of the New York & Harlem Railroad in 1837 marked the beginning of Harlem's development as a suburb for the well-to-do. As New York City's population grew and residential development pushed north through Manhattan Island, the urbanization of Harlem became inevitable. Between 1878 and 1880, the arrival of elevated rail lines along Second, Third and Eighth Avenues precipitated land speculation and the start of speculative residential construction.

The metamorphosis of Harlem into prestigious residential neighborhoods occurred in the late 1880s and early 1890s. Intensive development occurred on the streets to the west of Mount Morris Park (renamed Marcus Garvey Memorial Park in 1973), on Convent Avenue and adjacent streets, and in the West 130s between Seventh and Eighth Avenues, creating three of New York City's finest row house neighborhoods. In 1903, the *New York Herald* newspaper favorably compared the houses along Mount Morris Park West with the mansions along Fifth Avenue. This development, and residential construction elsewhere in Harlem, was undertaken almost entirely by speculative builders, most of whom borrowed money to erect houses that were then either sold individually to a prospective homeowner or as a group to a middle man who then sold or rented individual units. A few freestanding mansions also appeared in Harlem.

The row house builders in Harlem sought to attract middle- and upper-middle-class buyers. The new homeowners and renters were drawn to Harlem by its quiet ambiance, its abundant park land, and the low cost of housing in comparison to other Manhattan neighborhoods. The vast majority of these new homeowners were American-born, white Protestants, although the area

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<sup>1</sup> *The Background and Development History section was largely drawn from the following resources:*  
Dolkart, Andrew and Sorin, Gretchen *Touring Historic Harlem, Four Walks in Northern Manhattan* New York: City and Company, 1997  
White, Norval and Willensky, Elliot *AIA Guide to New York City* New York: Three Rivers Press, 4<sup>th</sup> edn 2000  
*Historic Site Survey and National Register Files of the New York State Office of Parks, Recreation and Historic Preservation*

also attracted a significant number of successful immigrants. Households were often fairly large, consisting of the immediate family, extended family members, and one or more servants. Most of the servants were young women, generally recent immigrants from Ireland, although German and Swedish servants were also common and there were a few instances of live-in African-American servants, mostly migrants from Virginia and Maryland.

Simultaneously, Harlem experienced development through the construction of multiple family dwellings. Some of these are early examples of apartment houses designed for middle-class families, while many others were tenement-style dwellings. These tenements were generally of a higher quality than those on the Lower East Side and in other poor immigrant districts, and tended to attract civil servants, small business owners, and other middle- and working-class people. The new residents established neighborhood institutions that catered to their religious and social needs. As residential development increased, 125<sup>th</sup> Street became the community's central commercial thoroughfare, characterized both by small shops and larger department stores.

The beginning of construction on the IRT subway in 1900, with a route along Lenox Avenue in Central Harlem, and another route along Broadway on Harlem Heights, led to what one real estate report identified as rampant speculation on undeveloped property and a significant increase in tenement construction. In Harlem, the vast majority of these new tenements were sited north of 135th Street in what had once been marshlands. Between 1901 and 1907, over 450 tenements were erected between 135th and 155th streets. Unfortunately for developers and property owners, the opening of the subway in 1904 did not have the desired effect on apartment rentals. By the early 20th century, as mass transit facilities out of Manhattan improved, many of Harlem's middle-class residents moved to other boroughs or to the suburbs. While the subway certainly made Harlem more convenient for those commuting to jobs downtown, it also opened up vast new territories in Washington Heights and in the Bronx where new and often better or less expensive housing competed with the older tenements of Harlem.

The abundant supply of Harlem tenements resulted in the inability of owners to find renters among the white ethnic groups who had previously inhabited most of Harlem's multiple dwellings, and led directly to Harlem's emergence as a center of urban African-American America. Real estate agent Philip Payton, and his company, Afro-American Realty are considered to be the single most influential element that spurred the migration of African-Americans into Harlem from other neighborhoods. From this new impetus in what had been a restricted housing market, thousands of African-Americans moved to Harlem, seeking tenement apartments that were far superior to accommodations elsewhere. In other cities, the African-American population would often be relegated into the oldest and most dilapidated neighborhoods or to what were generally less accessible or commodious neighborhoods where transportation and social facilities were often lacking, but Harlem became New York City's major African-American community when its housing stock was relatively new and public transportation was available.

So rapid was the migration that the African-American population of Harlem was estimated at about 50,000 by 1914, with African-American residents residing on an increasingly large number

of blocks. Large numbers of African-Americans and other Afro-Caribbean migrants including immigrants from British, Dutch and French colonies in the West Indies migrated to Harlem during and after World War I. Southern African-Americans journeyed to northern cities seeking new lives and good jobs, and between the years 1910 and 1920, the African-American population of Manhattan increased by more than eighty percent, and another substantial population jump occurred in the next decade. With all these immigrants, Harlem began its emergence as the African-American capital of America. By 1920, central Harlem was predominantly African-American and, by 1930, African-Americans lived as far south as 110th Street at Central Park. By this time, more than twenty percent of Harlem's African-American residents were from the Caribbean. This vibrant new community fostered intense pride and self-determination and encouraged political activism.

Churches have traditionally been vital centers for the community's spiritual, social and cultural life. The Abyssinian Baptist Church, under the leadership of the Reverend Adam Clayton Powell Sr. and later his son Adam Clayton Powell Jr. is perhaps Harlem's best known house of worship becoming by the mid-20th century the nation's largest Protestant congregation. The Abyssinian Baptist Church became a center of spiritual life and social action throughout most of the 20th century, a role which continues to the present day. Funded in 1989, the Abyssinian Development Corporation, the reinvestment arm of the Church's outreach, is responsible for much of the recent new housing in Harlem, representing public and privately-leveraged development that led the first investment in Harlem in about 50 years. The Church is celebrating its bicentennial in 2007.

The early decades of the 20th century also created a movement that is popularly known as the Harlem Renaissance. The movement produced great artistic and literary accomplishments exposing African-American performing and creative artists to an audience far beyond the traditional confines of the African-American community. The Harlem Renaissance was fomented by the shift of the Black intellectuals from the rural South to the urban North. Langston Hughes, in 1930, published *Not Without*, the first novel of the Harlem Renaissance to gain wide renown. Ralph Ellison relocated from Alabama to Harlem in 1936. Ellison's view was that the African-American culture and sensibility was far from the downtrodden, unsophisticated picture presented by writers, sociologists and politicians, both black and white. Among his works is *The Invisible Man*, written as an allegory of African-Americans in a segregated society.

Beginning in 1935, the Apollo Theatre on 125th Street presented a variety show format and soon became the center for Harlem's black entertainment. In 1935, Bessie Smith made her Apollo debut followed by a then unknown vocalist by the name of Billie Holiday. The Apollo Theater quickly became known as the place "*Where Stars are Born and Legends are Made;*" the legendary venue has launched the careers of icons such as Stevie Wonder, Michael Jackson, James Brown and Lauryn Hill.

The artistic achievements were coupled throughout the twentieth century with political and social activism. In the early twentieth century, many African-Americans in Harlem were inspired by Marcus Garvey, a leader of the Back-to-Africa movement. Garvey sought to improve the conditions of those of African ancestry "at home and abroad" and encouraged those of African

descent to return to their ancestral African homelands. The Reverend Adam Clayton Powell Jr., Harlem's multi-term congressman from 1945 to 1971, and social activist Malcolm X galvanized the community, the City of New York and the nation in the struggle for racial equality. In spite of the years of artistic firmament, in the 1920s, maintenance on many neighborhood buildings declined and crime, disease and overcrowding were rampant. In the early 1930s, the onset of the Great Depression only worsened existing economic conditions. The 1930s were the beginning of community demands for improved housing conditions, better social welfare, higher standards of health care and more opportunities for education and employment.

Protests held in the 1930s in front of Blumstein's Department Store on 125th Street for the right to work would prove to be a turning point in Harlem's history. In 1885, Louis Blumstein opened a department store on West 125th Street between Seventh and Eighth Avenues, already a major regional shopping corridor. In the late 1920s black religious and civic leaders pointed out that the 125th Street merchants hired only or mostly whites, and in 1929 Blumstein's did hire its first blacks -- as elevator operators and porters. In the spring of 1934, as more New Yorkers lost jobs because of the Depression, the Rev. John H. Johnson, vicar of the Protestant Episcopal St. Martin's Church, began a "Buy-Where-You-Can-Work" campaign. The New York Age newspaper backed this movement; noting that 75 percent of Blumstein's sales were to blacks but that it refused to hire African-American clerks or cashiers, it called for a boycott of Harlem's most important store.

Picketing at the store began in the second week in June, 1934. The Rev. Adam Clayton Powell Jr. preaching to 2,000 at his Abyssinian Baptist Church supported the boycott as did other prominent members of the Harlem community. Of the boycott, Arthur Schomburg, the historian, said: "In years to come our children will look into our records to see if we have done our part. Do not let them find us lacking." On July 26, William Blumstein, then head of the store, capitulated, promising to hire 35 African-Americans for clerical and sales positions by September. Adam Clayton Powell soon organized the Greater New York Coordinating Committee for Employment, and in 1938 won agreement from Woolworth's, Kress, A. S. Beck and other major businesses not to discriminate against African-Americans.

Little private development occurred in Central Harlem after the early 20th century. Most of the land had already been built upon and the discriminatory policies of most banks resulted in the rejection of mortgages for new construction in Harlem as well as other African-American neighborhoods, a practice known as "red-lining".

As housing stocks declined and private market interest waned, development became a matter of public policy intervention in Harlem and other locales. Political pressure resulted in legislation for several capital improvement programs funded by city, state and federal agencies. Under the Roosevelt Administration, the Works Progress Administration (WPA) Program was especially effective in physical development projects. The Harlem River Houses, 557 units of low-rise housing completed in 1937, were Harlem's first public housing project built with federal assistance. In 1944, one of Harlem's first master plans was produced by a team of architects and planners headed by William Lescaze. Focused on Central Harlem between 110th and 125th Streets from Morningside to Fifth Avenues, the plan laid the framework for the strip of

superblock public housing between 112th and 115th Streets, extending from Lenox Avenue to the Harlem River. The Urban Renewal Act of 1949 raised hope with its promise to provide decent housing for every American family. In the decade that followed, however, slum clearance programs resulted in the relocation of as many, if not more, families as they housed, establishing at the same time a pattern of monolithic architectural design in superblock housing developments with few design amenities.

In part as a result of previous slum clearance policies, the 1960s were characterized by a period of community suspicion and concern, as well as a desire for control over and a change in the approach to urban planning and development. Although the middle of the decade saw a large number of new urban renewal projects designated in Harlem, often at the request of involved community groups, large areas are still unaffected by such plans.

Despite Harlem's prominent role in African-American culture and political and social activism during the 20th century, it was not immune to the problems faced by many U.S. inner-city neighborhoods in the 1960s to the 1980s. Indeed, urban riots, rising crime rates and the influx of drugs into Harlem during this time were at least partially responsible for Harlem's population to drop by one-third. Many abandoned buildings in Harlem were then taken over by New York City. At one time in Harlem's history, the City owned an estimated forty percent of the community's housing stock. The buildings, vacant as a result of foreclosure, sat boarded up and abandoned.

More community-based planning and revisions in public policy slowly changed the development climate in Harlem. The Mount Morris Park Historic District, established in 1971 at request of local residents, drew attention to the community's historic architecture. The Mount Morris Park Community Improvement Association (MMPCIA) was established in 1981 to address the quality of life in and around the district's neighborhood; community residents successfully fought in earlier years to preserve and maintain the neighborhood's historic architecture.

To solidify New York City's remembrance of the slain civil rights leader and underscore the role of Harlem as the African-American capital of the US, four blocks of 125th Street between Park Avenue and Frederick Douglass Boulevard were renamed Martin Luther King, Jr. Boulevard. These blocks are complemented by the renaming of several of the north-south routes that intersect with Martin Luther King, Jr. Boulevard, with the names of one of King's predecessors and two contemporaries in American civil rights movements. These streets are, from the west, Frederick Douglass Boulevard, Adam Clayton Powell Jr. Boulevard and Malcolm X Boulevard.

The Upper Manhattan Empowerment Zone (UMEZ) Legislation introduced in 1994 in Congress by Representative Charles Rangel, Adam Clayton Powell's successor, has been a catalyst for rebirth. Among the major projects which have received a portion of the 300 million dollars in available funds is Harlem USA, a major retail and entertainment complex on West 125th Street. Completed in June 2000, the complex is a centerpiece of commercial and recreational activity whose operations have created 500 permanent jobs, most targeted to local residents. In October 2005, ground was broken for West Harlem Piers, for which UMEZ also provided funding. Stretching along the Hudson River from 125th Street to 135th Street, West Harlem Piers is

transforming a parking lot into an attractive and much needed area of waterfront recreation. Harlem made national and international news in July 2001 when former President Bill Clinton officially opened his post-presidential office on West 125th Street choosing to locate in the empowerment zone which was created under his presidential administration.

The empowerment zone funding dovetails with on-going private development; the closing months of the 20th century witnessed the opening of a Starbucks on West 125th Street and Lenox Avenue and a Pathmark Store several blocks away at Lexington Avenue and East 125th Street. Within the past ten years, nationwide retailers including Blockbuster Video, H&M, and Marshalls have become a part of the West 125th Street thoroughfare.

Harlem remains in the minds of many the cultural capital of Black American, this position solidified by the community's long-standing role in the civil rights movement and in its advancement in the creative and performing arts. It remains nationally and internationally known as a center of visual and performing arts, a reputation which grows with each passing decade. The Apollo Theatre became and remains a magnet for popular entertainment. The community has remained the long-time home to such vital institutions as the Schomburg Center for Research in Black Culture and the Studio Museum in Harlem. In the late 1960s, the Boys Choir of Harlem (also known as the Harlem Boys Choir) and the Dance Theatre of Harlem were founded, each bringing the performing arts to the local community and sharing the community's gift with audiences world wide.

The public and private commercial development coincides with ongoing residential development and restoration and rehabilitation of existing single and multi-family residences. Some of the older buildings, especially tenement-style dwellings, have deteriorated, but many of the row houses of Harlem's finest residential neighborhoods are well-maintained and are attracting a new generation of residents interested in preserving the architecture and history of the community. As a result of its well established transportation system, central location, architecture and housing prices, Harlem has re-emerged as a residential and commercial center in the City.

### **3.6.1 EXISTING CONDITIONS**

#### **Architectural Resources**

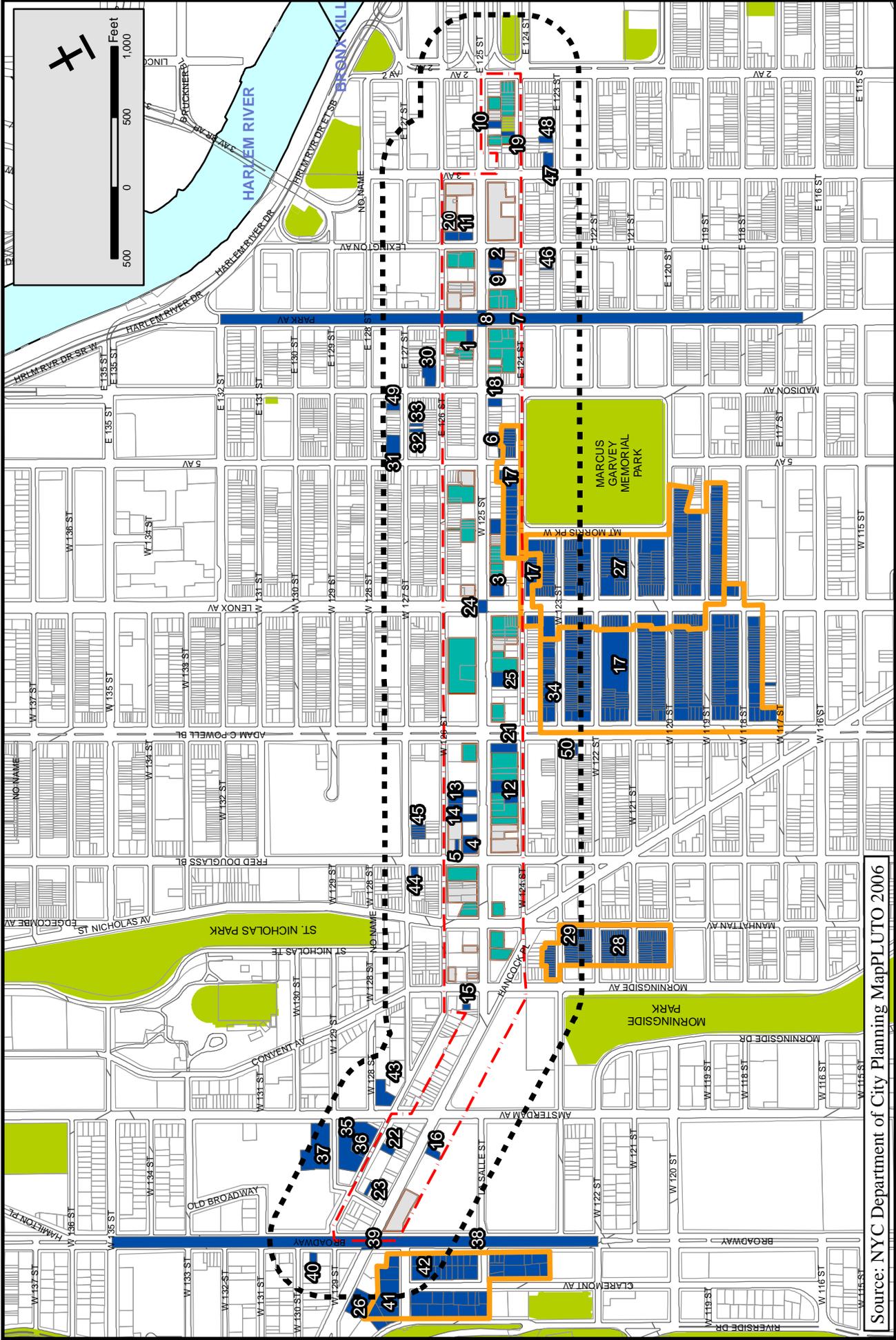
In order to assess the potential architectural impacts of the proposed action, a study area was defined by drawing a 400-foot radius around the boundary of the proposed rezoning area (see Figure 3.6-1). The identified resources are also shown on this figure. For ease of reference, the resources are shown in enlarged format on Figures 3.6-1a, Figure 3.6-1b and Figure 3.6-1c.

There are six State and National Register (S/NR)-listed or New York City Landmarks Preservation Commission (LPC)-designated historic resources located in the proposed rezoning area; nineteen resources in the proposed rezoning area that have been identified as being eligible for listing in the National Register and two resources which are potentially eligible for National Register listing. Five of these resources are on projected or potential development sites and

twenty seven of the historic resources are not on projected or potential development sites.

Within 400 feet of the proposed rezoning area, there are twenty-three additional architectural resources. These include seven listed or designated resources, eleven eligible resources and five potentially eligible resources. LPC has concurred with the identification and listing of designated, eligible and potentially eligible resources in the proposed rezoning area and 400 foot study area. (Refer to LPC Architectural Environmental Review letter attached in Appendix B. Eligible resources are those buildings, structures, sites and objects which have been officially determined as eligible for listing in the National Register of Historic Places by the New York State Historic Preservation Office (SHPO). Potentially Eligible resources include those resources which LPC and/or SHPO indicate may meet National Register criteria.

These resources are listed in Table 3.6-1 and their approximate locations are shown on Figure 3.6-1. The numbers shown on the figures are keyed to the numbers listed for each resource in the table. When initially referenced in the text, the resources are listed by the number used to identify them in the table and figure.



Source: NYC Department of City Planning MapPLUTO 2006

**Legend**

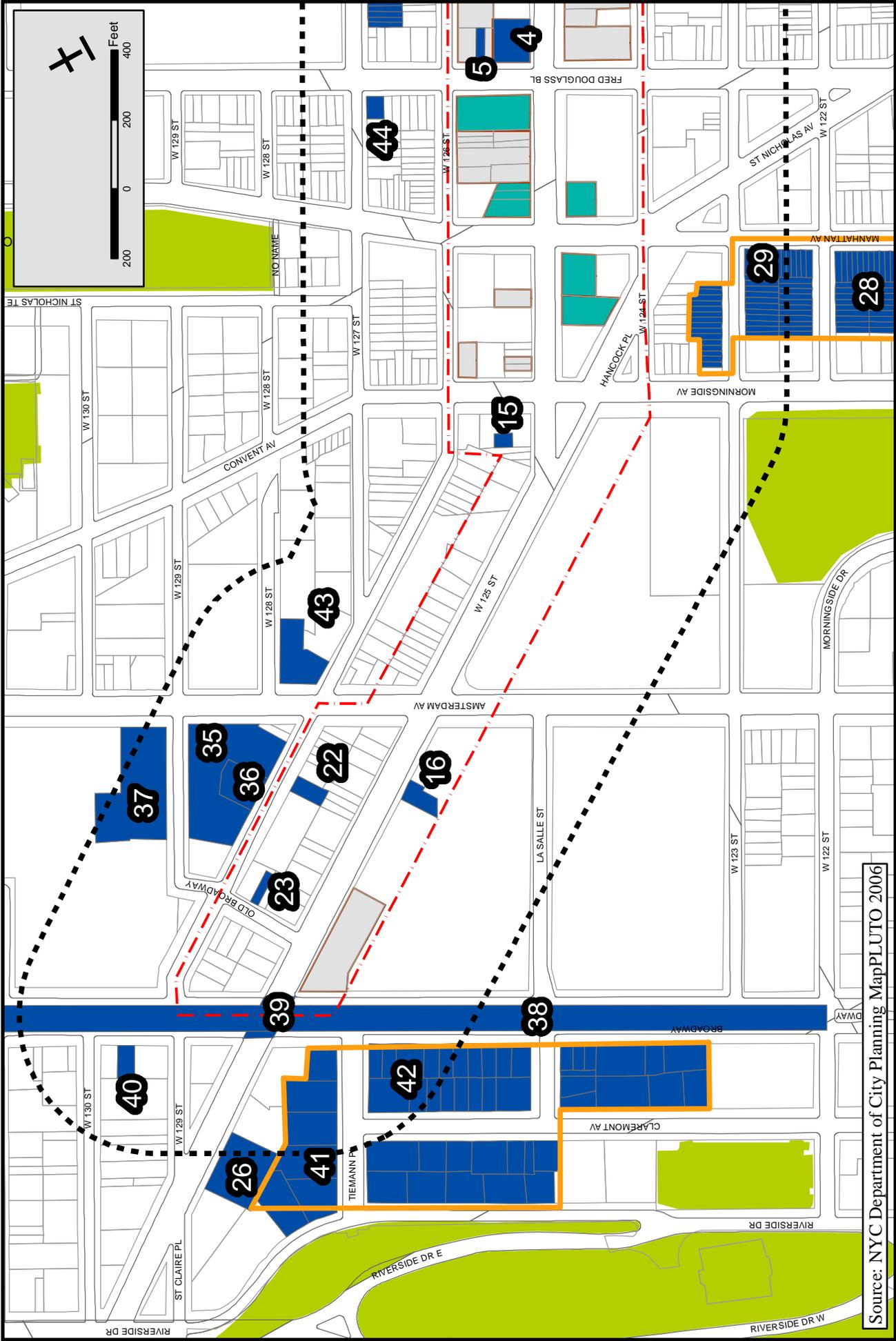
- Proposed Rezoning Area
- 400-Foot Radius around Proposed Rezoning Area
- Projected Development Sites
- Potential Development Sites
- Historic Districts
- Historic Properties

**Figure 3.6-1 - Historic Resources**

**125th Street Corridor Rezoning and Related Actions EIS**

NYC Department of City Planning

Note: Historic resources are keyed to Table 3.6-1



Source: NYC Department of City Planning MapPLUTO 2006

**Legend**

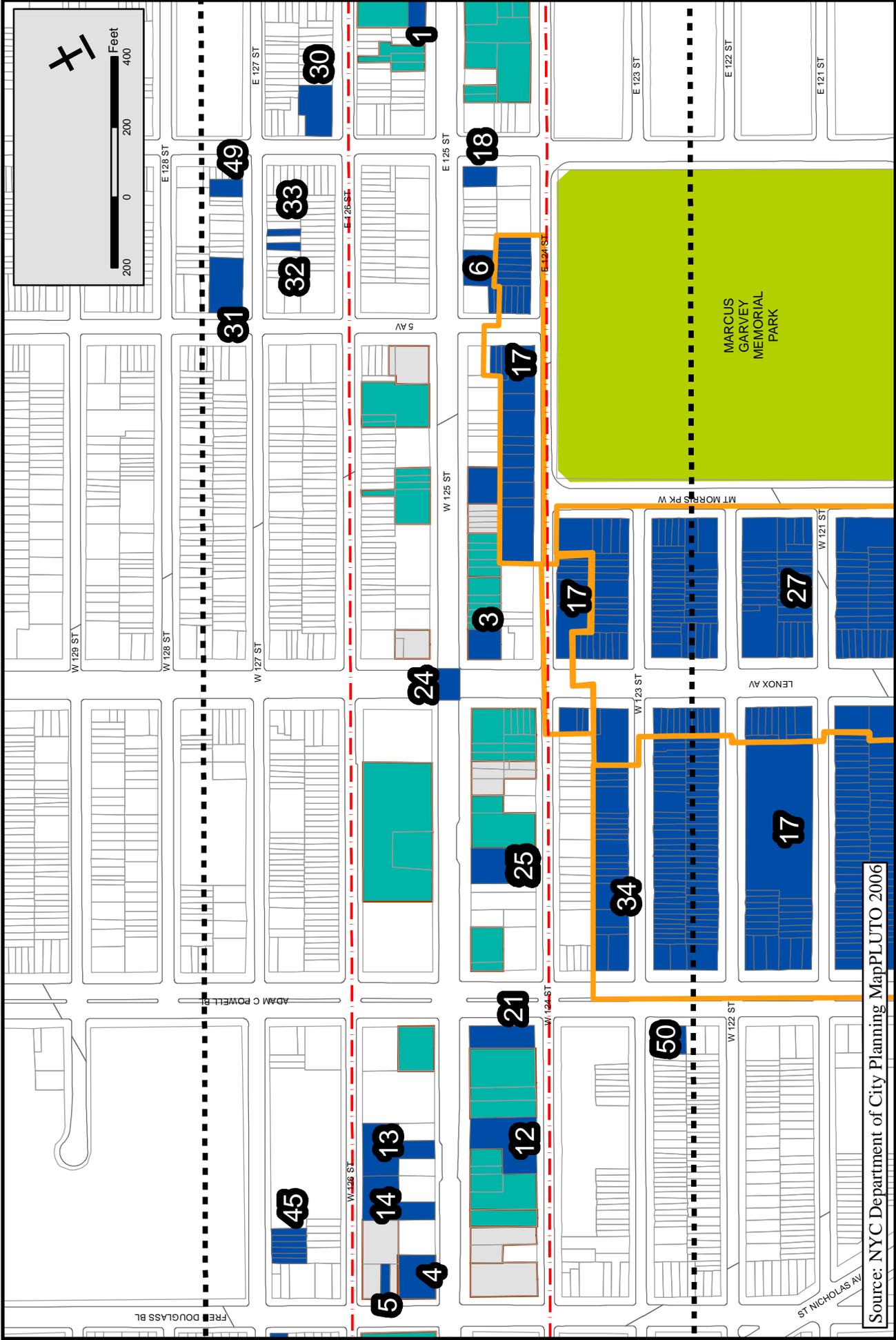
	Proposed Rezoning Area		Projected		Historic Districts
	400-Foot Radius around Proposed Rezoning Area		Potential		Historic Properties

**Figure 3.6-1a - Historic Resources**

**125th Street Corridor Rezoning and Related Actions EIS**

NYC Department of City Planning

Note: Historic resources are keyed to Table 3.6-1



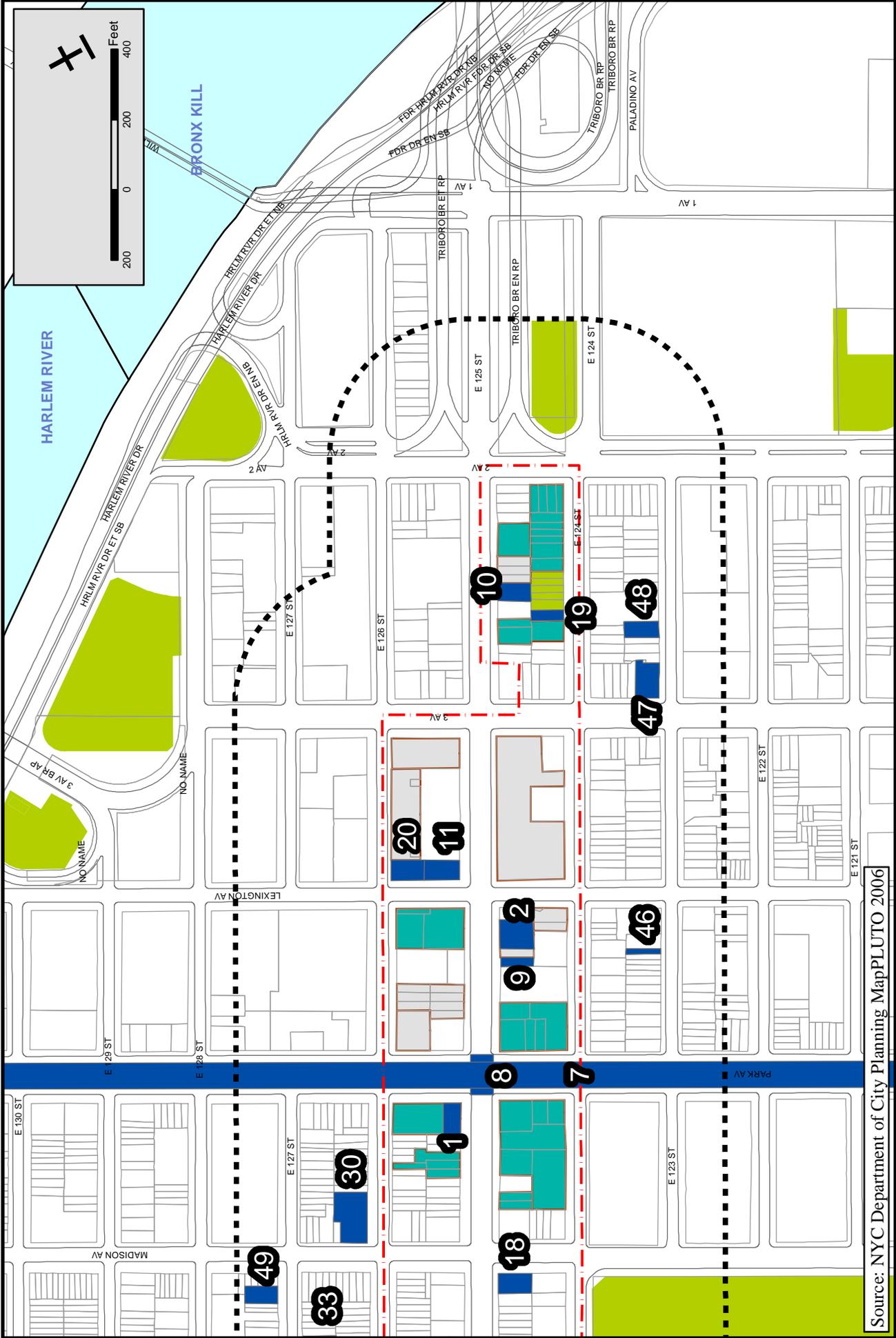
Source: NYC Department of City Planning MapPLUTO 2006

**Legend**

	Proposed Rezoning Area		Historic Districts
	400-Foot Radius around Proposed Rezoning Area		Historic Properties
	Development Sites		
	Projected		
	Potential		

Note: Historic resources are keyed to Table 3.6-1

**Figure 3.6-1b - Historic Resources**  
**125th Street Corridor Rezoning and Related Actions EIS**  
 NYC Department of City Planning



Source: NYC Department of City Planning Map PLUTO 2006

**Legend**

	Proposed Rezoning Area		Projected		Historic Districts
	400-Foot Radius around Proposed Rezoning Area		Potential		Historic Properties

**Development Sites**

Note: Historic resources are keyed to Table 3.6-1

**Figure 3.6-1c - Historic Resources**  
**125th Street Corridor Rezoning and Related Actions EIS**  
 NYC Department of City Planning

**Table 3.6-1 – 125th Street Corridor Listed and Eligible Historic Resources**

<b>Listed and Eligible Resources Located in the Proposed Action Area and Directly Affected by the Proposed Action</b>		<b>National Register Listed and Eligible Resources Located in the 400 Foot Study Area</b>	
1	Mount Morris Bank, 81 E. 125th St. (Block 1750, Lot 34) - NYCL and NR listed	26	Former Sheffield Farm Dairy, 632 W. 125th St. (Block 1995 Lot 44) - NR Eligible
2	Former Harlem Savings Bank, 124 E. 125th St. (Block 1773, Lot 58) - NR eligible	27	Mount Morris Park Historic District - NYCL and NR
3	Marion Building, 78-84 W. 125th St./290 Lenox Ave (Block 1722, Lot 69) - NR eligible	28	Manhattan Ave W. 120-123rd Sts. Historic District, Multiple block and lot numbers - NR listed
4	The Bishop Building, 275 W. 125th St. (Block 1931, Lot 1) - NR eligible	29	553 Manhattan Ave (Block 1949 Lot 53) - NR listed, located in Manhattan Avenue West 120-123 Historic District
5	Amsterdam News Building, 2340 Frederick Douglas Blvd. (Block 1931, Lot 63) - NR eligible	30	Metropolitan Community United Methodist Church, 1975 Madison Ave E. 126th St. (Block 1751 Lot 20) - NR eligible
<b>Other National Register Listed and Eligible Resources Located in the Proposed Action Area</b>		31	St. Andrew's Episcopal Church, 2067 5th Ave (Block 1752 Lot 1) - NYCL and NR listed
6	Flats & Stores, 4-12 E. 125th St. (Block 1749, Lot 66) - NR eligible	32	16 E. 127th St, (located in potential St. Andrews Historic District), (Block 1751 Lot 65) - NR eligible
7	Park Avenue Viaduct, From E. 97th St. to E. 132nd St. - NR eligible	33	Langston Hughes House, 20 E. 127th St. (Block 1751 Lot 65) - NYCL and NR listed
8	Metro North 125th Street Station, Park Ave E. 125th St. between 125th and 126th St. - NR eligible	34	St. Paul's German Evangelical Lutheran Church, 147 W. 123rd St. (Block 1908 Lot 9) - NYCL, located in Mount Morris Park Historic District
9	Engine Co. 36 (Firehouse), 120 E. 125th St. (Block 1773 Lot 62) - NYCL and NR eligible	35	Former Engine Company No. 37, 509 W. 126th St. (Block 1983 Lot 6) - NR eligible
10	New York Public Library, 125th St. Branch, 224 East 125th St. (Block 1789, Lot 37) - NYCL and NR eligible	36	St. Mary's Episcopal Church, 521 W. 126th St. (Block 1983 Lot 11) - NR eligible
11	Former Twelfth Ward Bank, 141-147 E. 125th St./2075-2087 Lexington Ave (Block 1774, Lot 20) - NR eligible	37	Manhattanville Junior High School (P. S. 43), 509 W. 129th St. (Block 1984 Lot 33) - NR eligible
12	Blumstein's Department Store, 230 W. 125th St. (Block 1930 Lot 44) - NR eligible	38	IRT Broadway Line Viaduct North, Between W. 122nd and W. 135th St. - NYCL and NR
13	Victoria Theatre, 233-237 W. 125th St. (Block 1931, Lot 17) - NR eligible	39	Broadway IRT Broadway Subway Station, at W. 125th St. - NR
14	Apollo Theatre, 253 W. 125th St. (Block 1931, Lot 10) - NYCL and NR listed	40	Former Sheffield farms stable (present Hudson Moving & Storage Company Building), 3229 Broadway (Block 1996 Lot 34) - NR eligible
15	Church of St. Joseph of the Holy Family, 405 W. 125 <sup>th</sup> St./168 Morningside Ave (Block 1966 Lot 70) - NR Eligible	41	Tiemann Estate Historic District, Multiple block and lot numbers - NR eligible
16	NY Public Library, George Bruce Branch, 518 W. 125th St. (Block 1980 Lot 22) - NR eligible	42	Whitestone Apartments, Manhattanville, 45 Tiemann Pl. (Block 1995 Lot 16) - NR eligible
17	Mount Morris Park Historic District Extension - NR	43	Former Yuengling Brewery, Multiple block and lot numbers - Potential NYCL - 1361 Amsterdam Ave (Block 1967 Lot 40) - Potential NR
18	Flats & Stores, 1944 Madison Ave (Block 1749, Lot 56) - NR eligible	44	Former Provident Loan Society, 2365 Frederick Douglas Boulevard, Block 1953, Lot 35, NR eligible

19	221 E. 124th St. (Block 1789 Lot 10) - NR eligible	45	272-282 West 127th Street Historic District, 272-282 West 127th Street, (multiple block and lot numbers), NR eligible
20	Apartment Building, 2075-2087 Lexington Ave (Block 1774, Lot 51) - NR eligible	<b>Additional Resources of Interest Located in the 400 Foot Study Area</b>	
21	Hotel Theresa, 2082-2090 Adam Clayton Powell Blvd (Block 1930 Lot 30) - NYCL and NR listed	46	127 East 123rd Street (Block 1772 Lot 112) - Potential NR
22	516 W. 126th St. (Block 1982 Lot 36) - NR eligible	47	Ligia's Place Adult Care Facility, 2265 Third Ave (Block 1788 Lot 1) - Potential NR
23	Old Broadway Synagogue, 15 Old Broadway (Block 1982 Lot 49) - NR	48	Chambers Memorial Baptist Church, 219 E. 123rd St. (Block 1788 Lot 8) - Potential NR
<b>Additional Resources of Interest Located in the Proposed Action Area</b>		49	31-33 E. 127th St. (Block 1752 Lot 14) - Potential NR
24	Lenox Ave W. 125th St. Subway Station, Lenox Ave and 125th St. - Potential NR	50	2052 Adam Clayton Powell Blvd/Seventh Ave (Block 1928 Lot 33) - Potential NR
25	HCF Koch Department Store, 132 W. 125 <sup>th</sup> St. (Block 1909 Lot 12) - Potential NR		
<p><b>Legend</b>          NR - Listed in the National Register of Historic Places          NYCL - Landmark designation by the NYC Landmarks Preservation Commission          NR Eligible - Previously determined eligible for listing in National Register of Historic Places          NR Potential - Potentially eligible for listing in the National Register of Historic Places</p>			

## Resources in the Proposed Rezoning Area

As shown in Table 3.6-1, there are 25 historic resources either listed by LPC and/or listed in the National Register, or previously determined eligible for listing in the National Register or potentially eligible for National Register listing. Keyed photographs are provided to illustrate the present appearance of each of these resources. Seventeen of these resources form all or part of a projected or potential development sites and/or lie within close proximity to projected and/or potential development sites. Photographs of all designated New York City Landmarks (NYCL) S/NR landmarks and all eligible resources are shown on Figure 3.6-2, with number references as noted in the following descriptions.

1. The former **Mount Morris Bank** (Corn Exchange), (Photograph 1, NYCL and NR listed). The structure is located on the corner of East 125<sup>th</sup> Street and Park Avenue and is a five-story red brick building raised on a high basement of rock-faced stone. Originally constructed in 1883, the now vacant building remains a distinctive example of mix-used commercial residential building that recalls Harlem's transition into a prosperous urban neighborhood. The former Mount Morris Bank is located on a portion of Projected Development Site 19.
2. The former **Harlem Savings Bank** (Photograph 2, NR eligible), built in the Classical Revival style, is located at 124 East 125<sup>th</sup> Street and formerly housed the Harlem Savings Bank. This small but grandly executed structure was designed by the architectural firm of Bannister & Schell and constructed in 1906-07. The two-story building reflects both the history of one of Harlem's founding financial institutions and the prominence of east 125<sup>th</sup> Street as the community's principal commercial thoroughfare. This resource is located on a portion of Potential Development Site 46 and is within 90 feet of Potential Development 47.
3. The **Marion Building** (Photograph 3, NR eligible), located at 78-84 West 125<sup>th</sup> Street/290 Lenox Avenue, reflects the Harlem building boom brought about by the opening of the subway. The three-story brick and terra cotta structure was built in 1904 and retains many of its Beaux Arts style elements including its rustication, lintels with scrolled keystones and shields and ornate frieze and cornice. This resource is located on Potential Development Site 39 and is adjacent to Projected Development Site 16.
4. The **Bishop Building** (Photograph 4, NR eligible), located at 275 West 125<sup>th</sup> Street is a four-story brick commercial building which was deigned by prominent architect Ernest Flag and constructed in 1906. Built for Cortland Field Bishop, one of the founders of the Aero Club of America (ACA), the structure displays restrained Beaux Arts detailing. This resource is located on Potential Development Site 33 and is within 90 feet of Potential Development Site 32.
5. **Amsterdam News Building** (Photograph 5, NR eligible), is located at 2340 Frederick Douglass Boulevard. The four-story building was constructed in the late 19<sup>th</sup> century. The building has housed the Amsterdam News since 1938. The Amsterdam News is one

of the largest and most influential African-American newspapers in the United States. This resource is located on Potential Development Site 32 and is within 90 feet of Potential Development Site 33.

6. **Flats & Stores** (Photograph 6, NR eligible), is located at 4-12 East 125th Street. Designed by D. & J. Jardine and constructed in 1888, the five-story building is an outstanding example of Italian Renaissance-inspired design. The structure features arched openings, rock-faced masonry, handsomely ornamented terra cotta panels and a prominent cornice. This resource is not immediately adjacent to any projected or potential development sites.
7. **Park Avenue Viaduct** (Photographs 7A and 7B, NR eligible) Built in 1897 and extending along Park Avenue from 111<sup>th</sup> Street to the Harlem River, the four track railroad viaduct replaced a shallow open cut which had been created when the New York Central Railroad was extended to Harlem, then a quiet hamlet, in 1837. The viaduct was erected over the existing Park Avenue track bed and was constructed under the supervision of Walter Katte, the railroad's chief engineer. A rehabilitation of the viaduct was completed by Metro-North in 1998. This resource is within 90 feet of Projected Development Sites 19, 21 and 23, and Potential Development site 42.
8. **Metro-North 125<sup>th</sup> Street Station** (Photograph 8, NR eligible) was designed by railroad architect Morgan O'Brien and completed in 1897 for the New York and Central & Hudson River Railroad. The station is a distinctive example of the Classical Revival style and features fluted pilasters and a denticulated cornice. The station was built as part of a major reconstruction of the railroad. The 40 by 200 foot station is one-story in height and is located at street level under the viaduct. This resource is within 90 feet of Projected Development Sites 19, 21 and 23, and Potential Development Site 42.
9. **Engine Company No. 36** (Photograph 9, NYCL; NR eligible). This fire station, formerly known as Fire Hook and Ladder Company No. 14, is located at 120 East 125<sup>th</sup> Street and is an intact representative example of a late 19<sup>th</sup> century urban firehouse. Completed in 1889, this was one of many firehouses designed by the prominent architectural firm of Napoleon LeBrun and Son for the New York City Fire Department. The four-story brick Romanesque Revival fire house has a highly ornamented façade with a single vehicular entrance on the first story and multi-use upper floors. This resource is adjacent to Potential Development Site 46.
10. **The New York Public Library, 125<sup>th</sup> Street Branch** (Photograph 10, NYCL and NR eligible), located at 224 East 125<sup>th</sup> Street has served East Harlem since 1924. The Neo-Classical façade is clad in limestone and is elegantly detailed. The library was built with funds provided by philanthropist Andrew Carnegie and designed by the premier architectural firm of McKim, Mead and White. This resource is within 90 feet of Projected Development Sites 24 and 26 and Potential Development Site 49.

11. Located at the northeast corner of East 125<sup>th</sup> Street and Lexington Avenue, the former **Twelfth Ward Bank** (Photograph 11, NR eligible) at 147 East 125<sup>th</sup> Street was constructed in 1893-94. Designed to incorporate Romanesque Revival motifs, the six-story building reflects Harlem's emergence as an affluent late 19<sup>th</sup> century urban neighborhood. This resource is within 90 feet of Potential Development Site 44 and across the street from Projected Development Site 22.
12. The former **Blumstein's Department Store** (Photograph 12, NR eligible) at 230 West 125<sup>th</sup> Street was built in 1923; its design may have been inspired by the Secessionist architecture period of Germany and Austria. During the Great Depression, Blumstein's was boycotted as part of the "Buy Where You Can Work" campaign which brought attention to discriminatory hiring practices. Blumstein's soon agreed to hire African-Americans for sales and clerical positions and by the late 1940s had become a model for equal opportunity practices. This resource is adjacent to Projected Development Sites 8 and 9.
13. **Lowe's Victoria Theatre** (Photograph 13, NR eligible) is located at 233-237 West 125<sup>th</sup> Street and is historically and architecturally significant as one of Harlem's surviving vaudeville and motion picture theatres. Constructed in 1917, the theatre boasts a distinctive renaissance style design inspired by 18<sup>th</sup> century Adamesque sources. The Victoria was designed by Thomas M. Lamb, one of America's great theatre architects, and opened in 1917. This resource is not immediately adjacent to any projected or potential development.
14. The **Apollo Theatre** (Photograph 14, NYCL and NR listed) is located at 253 West 125<sup>th</sup> Street and is historically and culturally significant for its role as one of New York City and the nation's leading entertainment centers for over six decades. Designed in the neoclassical style, the Apollo was built in 1914. Beginning in 1935, the theatre presented a permanent variety show format featuring African-American entertainers. The Apollo became the center for Harlem's popular entertainment and one of the nation's most important arenas for the display of leading African-American performers. Harlem, it is said "recognized no popular entertainer until he or she had appeared or excelled at the Apollo." (<http://www.theblackmarket.com/ProfilesInBlack/Apollo.htm>). The Apollo was substantially renovated in the 1980s, but its significance as a cultural landmark continues. This resource is adjacent to Potential Development Site 32.
15. The **Church of St. Joseph of the Holy Family** complex (Photograph 15, NR eligible) at 405 West 125<sup>th</sup> Street/168 Morningside Avenue is a complex of buildings consisting of a church and rectory, both constructed in 1860 and fronting on West 125<sup>th</sup> Street and a discontinuous school (1886-1889) at 168 Morningside Avenue and convent at 406 West 127<sup>th</sup> Street. This resource is historically associated with the community's 19<sup>th</sup> century German immigrant population. This resource is not in close proximity to any projected or potential development sites.

16. The **NY Public Library, George Bruce Branch** (Photograph 16, NR eligible) located at 518 West 125th Street was designed by the noted architectural firm of Carrere & Hastings and opened in 1916; five years after the firm's monumental main branch of the New York Public Library had opened. The three-story brick building is an outstanding example of Georgian Revival civic architecture and displays a high degree of integrity of design, materials and craftsmanship. This resource is not in close proximity to any projected or potential development sites.
  
17. **Mount Morris Park Historic District Extension** (Photographs 17A and 17B, NR listed). The expansion of the historic district consists of all or part of 15 blocks; the expansion area is contiguous to the original Mount Morris Park Historic District. The buildings within the expanded area are part of the same historical development that shaped those structures within the original district. The streetscapes within the original and expanded district are solidly built up with late nineteenth century houses, religious institutions and related buildings.  
  
As shown on Figure 3.6-1, the northern portion of this historic district is located within the study area. This includes the block frontages along East and West 124<sup>th</sup> Street. Photographs 17A and 17B show views of selected buildings in the historic district located within the study area. The northern boundary of this resource is within 90 feet of Projected Development Sites 16 and 17, and Potential Development Sites 40 and 41.
  
18. The five-story commercial/apartment building known as **Flats & Stores** (Photograph 18, NR eligible) and located at 1944 Madison Ave was erected in 1888 to the design of C. Abbott French & Company. A similarly named structure is located at 4-12 East 125th St; each resource provides commercial space on the first story and apartment dwellings on the upper floors, hence the name. This building reflects late 19<sup>th</sup> century Renaissance Revival design and boasts a façade embellished by decorative terra cotta floral panels set above and below window openings. This resource is not immediately adjacent to any projected or potential development sites.
  
19. The multi-unit dwelling located at **221 East 124<sup>th</sup> Street** (Photograph 19, NR eligible) was built in 1883. This brick structure is an architecturally distinguished example of late 19<sup>th</sup> century tenement design in the Renaissance Revival style. This resource is adjacent to Projected Development Site 24.
  
20. The apartment building (Photograph 20, NR eligible) located at **2075-2087 Lexington Avenue** was constructed in 1899. This seven-story Flemish Revival brick structure displays ornamental limestone trim. This resource is adjacent to Potential Development Site 44 and across the street from Projected Development Site 22.
  
21. The **Hotel Theresa** (Photograph 21, NYCL and NR listed) is located at 2082-2090 Adam Clayton Powell Boulevard and is one of Harlem's most prominent structures. Constructed in 1912-13, the former hotel is a major work of the architectural firm of George & Edward Blum and a key landmark in the cultural history of Harlem's African

American community. The Theresa's white brick and terra cotta facades are adorned with distinctive geometric ornament. The Theresa remained a segregated "white only" establishment until 1940 when the discriminatory policy was dropped and it rapidly became what Ebony magazine referred to as the "Waldorf of Harlem," hosting African-American celebrities and community social events. This resource is immediately adjacent to Projected Development Site 9 and across the street from Projected Development Sites 6 and 11.

22. The five-story school building located at **516 West 126<sup>th</sup> Street** (Photograph 22, NR eligible) was originally built to house the experimental Speyer School, under the jurisdiction of nearby Teachers College. Constructed in 1902, structure remains a distinctive example of Renaissance Revival/Flemish Renaissance style. The building was acquired by St. Mary's Episcopal Church in 1964; renamed the Ackley Center it presently hosts an AIDS service facility. This resource is not proximate to any projected or potential development sites.
23. **Old Broadway Synagogue** (Photograph 23, NR) is located at 15 Old Broadway and is the sanctuary of Congregation Chevra Talmud Torah Ansheri Marovu, a congregation of Jewish residents of Manhattanville established in 1911. The building was consecrated in 1923 and represents the vernacular synagogue architecture built by immigrant congregations which were prevalent on Manhattan's Lower East Side. The two-story wood and brick structure is approximately 25 feet wide by 80 feet deep. The street elevation is dominated by a two-story high roman arch which encompasses the entrance door. The facade pediment displays a handsomely detailed blind arcade. This resource is not in close proximity to any projected or potential development sites.
24. The **125th Street/Lenox Avenue Subway Station** (Photograph 24, Potential NR), is located at the intersection of Lenox Ave and West 125th Street. The significant elements of this resource are primarily set below ground. Physical evidence suggest the four grade level entrances, one at each corner of Lenox Ave and West 125<sup>th</sup> Street, are substantially unaltered. This resource is within 90 feet of Projected Development Site 13 and Potential Development Sites 37 and 39.
25. The former **H. C. F. Koch & Company Department Store** (Photograph 25, Potential NYCL, Potential NR) is located at 132 West 125<sup>th</sup> Street and was once one of the city's major department stores. Constructed in 1890 and expanded in 1893, the lavish Renaissance Revival style department store, was the first to open on 125<sup>th</sup> Street in Manhattan and was Harlem's main department store for 30 years. This six-story through-block building was a retail forerunner in what was then an exclusively residential neighborhood. The primary West 125<sup>th</sup> Street façade is constructed of light-colored brick with terra cotta trim. Like the former Blumenstein's Department Store (Resource 12) Koch was a target of the "Buy Where You Can Work" campaign which brought attention to discriminatory hiring practices. Rather than accede to community demands for equal treatment and opportunity, the Koch Family chose to sell the department store in 1930. The inscription "Koch & Co." on the pedimented gable reflects the structure's original

use. This resource is adjacent to Projected Development Site 12 and across the street from Projected Development Site 10.

After the issuance of the DEIS, two additional historic resources within the historic resources study area were identified. The **McDermott-Bunger Dairy**, located at 527-535 West 125<sup>th</sup> Street (Block 1982, Lot 10), between Broadway and Amsterdam Avenue, is an S/NR-eligible three-story stone and brick-clad building. The building was designed by Joseph H. McGuire/Sass & Smallheiser in 1904. The main block of the building is flanked by one-story walls with large doorways that provided passageways for horses and carriages. The building is designed in a restrained Classical style, with simple ornamentation including stone rustication and keystones above the windows on the ground floor, and corbelling at the parapet. The McDermott-Bunger Dairy was operated by Sheffield Farms. The building is currently occupied by a charitable institution and other commercial uses.

In addition, a **residential building at 28-30 East 125<sup>th</sup> Street** (Block 1749 Lot 56) was determined to be S/NR eligible. For further information, please refer to LPC correspondence dated February 24<sup>th</sup>, 2008 in Appendix B.

#### ***Resources within 400 Feet of the Proposed Rezoning Area***

Outside of the proposed rezoning area, but within the 400-foot study area are twenty-four resources that are LPC-listed and/or S/NR listed, or eligible or potentially eligible. These resources are delineated on Figure 3.6-1 and identified in Table 3.6-1. None of these resources lie in close proximity to a projected or potential development site.

26. The former **Sheffield Farm Dairy** (Photograph 17, NR Eligible), located at 632 West 125th Street is constructed of brick with an elegant classical-inspired white terra cotta façade. This monumental building was designed by architect Frank Rooke and constructed in 1907; in 1934, a three bay addition, which matches the original design, was constructed to the west. In the early 20<sup>th</sup> century, Sheffield Farms was one of New York City's largest milk manufacturers; this building housed pasteurization and bottling facilities for milk distributed to Manhattan's Upper West Side and Harlem.
27. The streets of the **Mount Morris Park Historic District** (Photographs 27A and 27B, NYCL and NR) are lined with masonry row houses interspersed with institutional buildings of exceptional quality, all reflecting Harlem's late 19<sup>th</sup> century development as an affluent residential community. Almost every street contains examples of row houses in the neo-Greek, Romanesque Revival, and neo-Renaissance styles designed primarily by architects who specialized in speculative construction.

As shown in Figure 3.6-1, the northern boundary of the historic district runs immediately south of the study area; the northern portion of this historic district is located within the 400 foot historic study radius. This includes the block frontages along West 123<sup>rd</sup> Street and the east and west sides of Lenox Avenue. Photographs 27A and 27B show views of

selected buildings in the historic district that are located within the 400-foot historic resource radius.

28. The **Manhattan Avenue West 120-123rd Streets Historic District** (Photographs 28A and 28B, NR listed) is an architecturally significant enclave of 113 neo-Grec, Queen Anne and Renaissance style row houses completed during the years 1886 to 1896. The district is characterized by unbroken streetscape of row houses which are all three stories in height with basement. The intact block of houses form a cohesive identify distinct in both scale and quality of construction from surrounding tenements and apartment buildings. These dwellings represent the final period of large-scale speculative construction of single-family row house for middle and upper-middle classes. The northern one-third of the historic district lies within the 400 foot historic radius. This resource is not in close proximity to any projected or potential development sites.
29. The building located at **553 Manhattan Avenue** (Photograph 29, NR listed) is a contributing feature in Manhattan Avenue West 120-123 Streets Historic District and is one of several adjacent and similar designed buildings along this Manhattan Avenue block. The rowhouse is three stories high with a full basement and displays elements of the Queen Anne and neo-Grec styles. This resource is not in close proximity to any projected or potential development sites.
30. The **Metropolitan Community United Methodist Church** (Photograph 30, NYCL, NR listed) is located at 1975 Madison Avenue East 126th Street. Constructed in 1871 for the congregation of St. James Methodist Episcopal Church, the church and its adjoining parsonage retain a high degree of architectural integrity. The church is a fine example of Gothic Revival design and displays elements typical of the style including pointed arched openings, elaborate window surrounds, corner towers and buttresses. This resource is not in close proximity to any projected or potential development sites.
31. **St. Andrew's Episcopal Church** (Photograph 31, NYCL and NR listed) is located at 2067 5th Avenue. St Andrew's is one of the finest Victorian Gothic churches in new York City and one of the few 19<sup>th</sup> century Protestant churches in Harlem still occupied by its original congregation. In 1872-73, architect Henry Congdon designed St, Andrews for a site on East 127<sup>th</sup> Street between Park and Lexington Avenues. By the late 1880s, the congregation had outgrown the building; Congdon was rehired to dismantle the structure and supervise its reconstruction and enlargement on this more prestigious site at the corner of 5th Avenue and East 127<sup>th</sup> Street. This resource is not in close proximity to any projected or potential development sites.
32. The residential building at **16 East 127th St** (Photograph 32, NR eligible) is located in the potential St. Andrews Historic District and is a noteworthy representation of a mid 19<sup>th</sup> century Italianate style brownstone dwelling. Constructed about 1865, the three-story building displays many features typically associated with the style including a high stoop, round arched entrance with pilasters and heavy protruding door hood and console brackets, rhythmically spaced segmental arched windows with stone lintels and sills and

an imposing roofline cornice embellished with scroll brackets. This resource is not in close proximity to any projected or potential development sites.

33. **Langston Hughes House** (Photograph 33, NYCL and NR listed) is located at 20 East 127th Street. Constructed in 1869; this Italianate brownstone derives its significance from its association with Langston Hughes who lived on the top floor from 1947 until his death in 1967. Hughes, one of the leading figures of the Harlem Renaissance, wrote many works while residing on East 127<sup>th</sup> Street including his humorous pieces documenting the life of Harlem's common man. This resource is not in close proximity to any projected or potential development sites.
34. **St. Paul's German Evangelical Lutheran Church** (Photograph 34, NYCL) is located at 147 WEST 123rd Street and is a contributing resource in the Mount Morris Park Historic District. St. Paul's was designed by German immigrant architects; its construction in 1897-98 reflected the growth of the German community in the Mount Morris area both in size and wealth. The neo-Gothic church was home to the St. Paul's congregation until 1939, long after most white congregations had left Harlem. In 1985, the Greater Metropolitan Baptist Church purchased this building, its present home. This resource is not in close proximity to any projected or potential development sites.
35. **Engine Company No. 37** (Photograph 35, NR eligible) is located at 509 West 126th Street and was built in 1881 to the designs of Napoleon LeBrun who served as the chief architect for the New York City Fire Department from 1880 to 1895. Despite some modifications, the façade of this Romanesque Revival structure retains many original design features including base-level fluted pilasters and decorative shields, brownstone stringcourses and a modillioned cornice. The structure is noteworthy as a representative example of late 19<sup>th</sup> century firehouse design and for its historic association with the history of firefighting in New York City. This resource is not in close proximity to any projected or potential development sites.
36. **St. Mary's Protestant Episcopal Church, Parish House and Sunday School** (Photograph 36, NYCL, NR eligible) are located at 517-523 West 126th Street. The site includes a neo-Gothic church constructed in 1908-1909, a clapboard parish house (the original rectory), built in 1851 and the Sunday School which dates from 1890. This Manhattanville parish has continuously served the community for more than 175 years. As a large number of the early congregants were poor, in 1831 the church voted to abolish pew fees, the first Episcopal Church in New York City to do so. A gable roofed porch delineates the entrance to the complex. This resource is not in close proximity to any projected or potential development sites.
37. **Manhattanville Junior High School** (P. S. 43), (Photograph 37, NR eligible) is located at 509 WEST 129th Street. The structure was built between 1932 and 1937, replacing an earlier on-site public school. The four-story red brick building features limestone trim and is an intact example of a 1930s era institutional design. Simplified Collegiate Gothic details include a central tower, pointed arched entrance and stone pinnacles at the

parapets. This resource is not in close proximity to any projected or potential development sites.

38. **The Interborough Rapid Transit (IRT) System Broadway Line Viaduct North** (Photographs 38A and 38B, NYCL and NR) is located on Broadway between WEST 122nd and West 135th Streets. Following a succession of aborted attempts to build a subway system in Manhattan, a contract was signed in 1899 for the IRT's first subway. This is part of IRT Line Contract 1 which ran from City Hall to Grand Central Station, turned west to Times Square and then northward along Broadway to the Bronx, one of the line's distinctive features is the above-ground Manhattan Valley viaduct which carries the Broadway line over a valley at West 125th Street and which consists of approaches faced with rock faced granite blocks, steel viaducts and a central span with three parabolic arches. The total length of the viaduct from 122<sup>nd</sup> Street to 135<sup>th</sup> Street is 2,147 feet and the maximum height above 125<sup>th</sup> Street is 54 feet. This resource is not in close proximity to any projected or potential development sites.
39. The **Broadway IRT Broadway Subway Station** (Photographs 39A and 39B, NR) at West 125th Street is a component of the IRT Broadway viaduct. The station structure is centered above the viaduct's parabolic braced arch is utilitarian in appearance and is constructed of steel beams and wooden sheathing. Alterations include the addition of decorative iron railings and lamp posts along the sides of the station platform and replacement escalators. This resource is not in close proximity to any projected or potential development sites.
40. The former **Sheffield Farms Stable** (Photograph 40, NR eligible) is located at 3229 Broadway and is a six-story brick warehouse which is significant for its historic association with the Sheffield Farms Slawson Decker Company, which pioneered commercial milk pasteurization in New York City. This building housed the work horses for the nearby Sheffield Farm Dairy located at 632 West 125th Street The stable's present appearance dates from a 1909 alteration to a two-story 1903 stable. The building is presently home to the Hudson Moving & Storage Company. This resource is not in close proximity to any projected or potential development sites.
41. The **Tiemann Estate Historic District** (Photographs 41A and 41B, NR eligible) encompasses 47 residential buildings many designed by the city's leading apartment designers. The district retains a sense of place through buildings linked by scale, materials and details and collectively is an exemplary grouping of Renaissance Revival and Beaux Arts apartment buildings. The district is also notable for its residents who portrayed significant aspects of New York's social and cultural history. The northeast one-third of the historic district lies within the 400 foot historic radius. This resource is not in close proximity to any projected or potential development sites.
42. The **Whitestone Apartments** (Photograph 42, NR eligible) is located at 45 Tiemann Place and is a contributing resource in the Tiemann Estate Historic District. The Whitestone is a distinctively designed apartment house created by the prolific architect

Emory Roth. The six-story building is notable for its fine craftsmanship, ornamentation and use of materials. The lively façade is articulated by tall brick piers which delineate the window bays, geometrically shaped terra cotta ornament and fanciful copper parapet. This resource is not in close proximity to any projected or potential development sites.

43. The former **Yuengling Brewery/Bernheimer & Schwartz Pilsner Brewing Company** (Photographs 43A, 43B, 43C and 43D, Potential NR eligible, Potential NYC Landmark) consists of several adjacent brick structures fronting on Amsterdam Avenue, West 127<sup>th</sup> Street and West 128<sup>th</sup> Street. D. G. Yuengling of Pottsville, Pennsylvania established a New York outpost of his brewery in 1870s, undoubtedly attracted to this area by the community's substantial German population. The D. G. Yuengling Jr. Brewing Company was purchased at a foreclosure sale in 1893 retaining the Yuengling name until 1897 when it again sold and operated as Betz's Manhattan Brewery. In 1903, Bernheimer & Schwartz Pilsner Brewing Company erected additional structures including the prominent five-story Victorian eclectic building at 1361-1369 Amsterdam Avenue and the two-story brick vernacular structure with medieval gothic inspired decorative elements at 470 West 128<sup>th</sup> Street. Bernheimer & Schwartz were the last of a succession of brewing companies at this site. The complex of buildings which comprise the former brewery are located on the east side of Amsterdam Avenue between West 126<sup>th</sup> and West 127<sup>th</sup> Streets to the south and West 128<sup>th</sup> Street to the north building. The complex is noteworthy for its association with New York's brewing industry in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. This resource is not in close proximity to any projected or potential development sites.
44. The former **Provident Loan Society** (Photograph 44, NR eligible) is located at 2365 Frederick Douglass Boulevard and was erected in 1916 for the Provident Loan Society of New York. The former bank building is a surviving representation of Beaux Arts commercial architecture and features full-height windows with triangular and segmental pediments, and a prominent cornice. Since 1943, the structure has housed a Baptist Church and is presently home to the Greater Zion Hill congregation. This resource is not in close proximity to any projected or potential development sites.
45. The residences which comprise the **272-282 West 127<sup>th</sup> Street Historic District** (Photograph 45, Potential NR) form a row of six brownstone dwellings, each three stories high with basement. The houses display many characteristics of the neo-Grec style and feature high stoops, segmental; arched double leaf entrance doors, tall parlor windows, pedimented door and window hoods and prominent cornices with angular brackets. This resource is not in close proximity to any projected or potential development sites.
46. The multi-storied building at **127 East 123rd Street** (Photograph 46, Potential NR) was constructed about 1930. The detailing and massing of this early 20<sup>th</sup> century building combines elements of both the Classical Revival and Art Deco styles. The façade is interplay of materials, predominantly yellow colored brick and limestone, and shapes. The segmental arched third story windows and the rounded building corners strongly contrast with the rectilinear formality of the fenestration and classically inspired main

entrance pavilion. This resource is not in close proximity to any projected or potential development sites.

47. **Ligia's Place Adult Care Facility** (Photograph 47, Potential NR) is located at 2265 Third Avenue. The simply detailed five-story building incorporates Richardsonian Romanesque elements. Round arch openings, into which the second, third and fourth floor windows are set, are defining elements of both the Third Avenue and East 123rd Street elevations. Above the bays, cast stone columnettes flank the rectangular sixth story openings. This resource is not in close proximity to any projected or potential development sites.
48. **Chambers Memorial Baptist Church** (Photograph 48, Potential NR) is located at 219 East 123rd Street. This house of worship was constructed in 1891 and is a finely crafted depiction of Romanesque Revival architecture. The tripartite façade is composed of light tan brick; a contrasting color is used to accentuate window openings, building corners and the façade gable. The adjacent mansard-roofed parish house predates the church building. This resource is not in close proximity to any projected or potential development sites.
49. The standing resource at **31-33 East 127th St** (Photograph 49, Potential NR) reflects the rental housing constructed as public transportation made the community accessible to the general public. The six-story building displays a symmetrically arranged seven bay façade which is faced in cream colored brick and rises to a modillion and bracketed cornice. Window openings display a variety of decorative treatment, which incorporate a selection of cast stone ornamentation. This resource is not in close proximity to any projected or potential development sites.
50. The commercial/residential structure at **2052 Adam Clayton Powell Boulevard** (Photograph 50, Potential NR) was constructed in the late 19<sup>th</sup> century and is a component of a similar designed grouping of structures extending northward along Adam Clayton Powell Boulevard. At present, this structure is the best maintained of the grouping and like its neighbors to its north displays cast stone lintels and a corbelled brick cornice. This resource is not in close proximity to any projected or potential development sites.

### 3.6.2 FUTURE WITHOUT THE PROPOSED ACTION

In the future without the proposed action, the existing zoning controls would remain in place; it is expected that the current land use trends and general development patterns in and adjacent to 125<sup>th</sup> Street will continue.

It is expected that the rezoning area would experience some growth in commercial and residential uses. DCP has developed a scenario of as-of-right development that would reasonably be expected to occur within the rezoning area in the future without the proposed action (no-

action). Several developments and conversions are expected within the land use study areas, including new development on some of the projected and potential development sites. This likely could include conversions of existing space as well as new construction, following the demolition of existing buildings. All of Projected Development Sites 13, 15, 21, and 26 are already cleared, so no additional demolition would occur on these sites..

In the future without the proposed action, seventeen historic resources (4 NYCL and the remainder National Register listed, eligible or potentially eligible) would be affected by no-action development on identified projected or potential sites. Resources could be potentially affected through demolition, conversion/expansions, construction activities or a combination of these. The reference numbers for the identified historic sites are taken from the historic site listing, Table 3.6-1.

### **Known Developments**

Six known development sites lie within the rezoning area: five of these sites, plus two independent rezoning actions are on or near historic or eligible resources. These developments are expected to be in place by 2017 and would occur independently of the proposed action. The known development sites have a total of 28,986 sf of retail uses; 21,696 sf of commercial office floor area; a 127,500 sf hotel; 129,992 sf of community facility space; 184,631 sf of institutional conversions and 147 parking spaces.

Under no-action conditions, three developments/conversions would directly affect listed and eligible architectural resources. These include:

***Historic Resource #1:*** The Mount Morris Bank, also known as the Corn Exchange, has been identified as a Known Development in the RWCDs, and the building is expected to be converted to an educational community facility in the future without the proposed action. Because the building is a designated landmark, its planned conversion would require LPC approval. With the oversight of LPC, no significant adverse impacts to the resource would be expected. This resource occupies the southerly portion of Projected Development Site 19, and its air rights would be transferred to the northerly portion of the projected development site under with-action conditions. See the assessment under Section 3.6.3.

***Historic Resource #12:*** Blumstein's Department Store (Known Development Site C). The ground floor of this facility is currently retail space; the upper floors are presently vacant. The entire building is expected to be converted to an education-related facility. This known development is a resource that is eligible but neither listed in the State or National Register, nor is it a New York City Landmark; it is not protected by SHPO procedure or LPC procedural requirements. Therefore, this as-of-right conversion of Register-eligible building could be undertaken without application of any historic preservation protections.

***Historic Resource #13:*** Victoria Theatre (Known Development Site B). Anticipated redevelopment is expected to include a community facility and retail and hotel space. A developer for this project has not been selected. The redevelopment of this Register-eligible but

not listed resource is a project of the New York Empire State Development Corporation (ESDC). ESDC is required to consult with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) under the State Historic Preservation Act as an obligation prior to the encumbrance of public funding. If OPRHP (SHPO) determines that the resource is not eligible for listing, then no significant adverse impacts from the conversion would occur. Alternatively, if OPRHP determines that this building is indeed Register-eligible, it would consult with ESDC and/or enter into a Letter of Recordation to describe allowable and unallowable modifications to the resource, and under what conditions. In either case, a mechanism exists to assure that significant adverse impacts would not occur. The NYC LPC may be consulted on this redevelopment, but LPC's role would be advisory.

Future No-Action development could cause inadvertent construction-related effects to historic resources through adjacent construction. Historic resources within 90 feet of future no-action development sites include:

**Historic Resources #5 and #14:** The Amsterdam News Building and the Apollo Theater are immediately adjacent to Known Development Site A. This no-action development site is also within 90 feet of Historic Resource #4, the Bishop Building.

**Historic Resource #2:** Former Harlem Savings Bank. This resource is within 90 feet of Known Development E.

**Historic Resource #10:** New York Public Library, 125th Street Branch. This resource is immediately adjacent to Known Development Site F. This development site is also within 90 feet of the Historic Site 21 at 221 East 124<sup>th</sup> Street, and is south of the East 125<sup>th</sup> Development being promulgated by the New York City Economic Development Corporation.

**Historic Resources Nos. 26, 37, 38, 39, 40 and 41:** The former Sheffield Dairy, the IRT Broadway Line Viaduct North, the Broadway IRT Broadway Subway Station, the Former Sheffield Farms Stable, the Tiemann Estate Historic District and the Whitestone Apartments are all within, immediately adjacent to or within 90 feet of redevelopment proposed as part of Columbia University's proposed Manhattanville rezoning and redevelopment.

The 125<sup>th</sup> Street Branch of the New York Public Library and the Apollo Theatre are each a designated New York City Landmark. The IRT Broadway Line Viaduct North and the Broadway IRT Subway Station are publicly owned and both are listed in the National Register; the Viaduct is a New York City Landmark.

The remaining identified resources are privately owned and not LPC-designated. Therefore, these resources could experience adverse indirect impacts. Like all buildings these resources would be provided some protection from accidental damage through New York City Department of Building (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. However, as resources #2, #5, #10 and #14 are not listed by NYC LPC or the National Register, they would not be afforded the additional protections of the New York City Department of Buildings' *Technical Policy and Procedure Notice (TPPN) #10/88*. (TPPN 10/88 supplements the standard building protections afforded by the Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or eligible or NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. Thus, the unlisted but eligible resources, which are privately owned and not subject to LPC oversight could experience indirect construction-related damage in the future without the proposed action.

It is possible that some or all of the buildings identified as eligible for LPC or NR designation could become listed by the 2017 future without the proposed action. Privately owned properties that are NYC landmarks, NR-listed, or are pending designation or listing as landmarks, are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur. Similarly, developments occurring within LPC-designated historic districts require a Certificate of Appropriateness from LPC. Historic resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection from the effects of federally sponsored or federally assisted projects under Section 106 of the National Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. Properties listed on the NR are similarly protected against impacts resulting from State-sponsored or State-assisted projects under the State Historic Preservation Act. Private owners of properties that are eligible for, or even listed on, the NR using private funds, can, however alter or demolish their properties without such a review process.

Therefore, in the future without the proposed action, up to thirteen National Register eligible and potentially eligible resources could be affected by as-of-right development including conversions, expansions, construction activity and/or development.

### **3.6.3 FUTURE WITH THE PROPOSED ACTION**

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

The proposed action was assessed in accordance with guidelines established in the *CEQR Technical Manual* (Chapter 3F, Part 420), to determine (a) whether there would be a physical change to any designated property or its setting as a result of the proposed action, and (b) if so, is the change likely to diminish the qualities of the resource that make it important (including non-physical changes such as context or visual prominence). Whereas this section of the chapter focuses specifically on the proposed action's effects on the physical and visual context of architectural historic resources, an assessment of the proposed action's effect on the visual character of the study area in general is provided separately in Chapter 3.7, "Urban Design and Visual Resources" and in chapter 3.5, "Shadows."

As described in Chapter 1, "Project Description," the proposed action consists of zoning map and zoning text amendments that would establish changes to underlying zoning and establish the Special 125<sup>th</sup> Street District. Refer to that chapter for a detailed description of the proposed zoning, including underlying zoning districts, base and maximum permitted FAR, special street wall and maximum height controls, and other provisions that would affect development density, bulk and use.

The potential effect of the proposed action on the twenty five identified architectural resources within the proposed rezoning area is discussed below and summarized in Table 3.6-2. As noted in the "Existing Conditions" section above there are six NR-listed or LPC-designated historic resources located in the proposed rezoning area, nineteen National Register eligible resources and two potentially eligible resources. Within 400 feet of the proposed rezoning area, there are twenty five additional architectural resources. These include eight listed or designated resources, eleven eligible resources and six potentially eligible resources.

**TABLE 3.6-2: Summary of Potential Effect of the Proposed Action on Identified Architectural Resources in the Study Area**

Map ID	Property Name	Direct Effect	Indirect Effect	Construction Impact	Shadows	Comments
<b>Listed and Eligible Resources Located in the Proposed Rezoning Area and Directly Affected by the Proposed Action</b>						
1	Mount Morris Bank (Corn Exchange)	no	no	no*	no	This resource occupies a portion of the site of Projected Development Site 19. This building is a designated NYC landmark. In the future with the proposed action, the vacant portion of the site adjacent to the landmark building is projected to be developed with a new residential development, including two levels of retail. The projected development on the undeveloped portion of the site (Projected Development Site 19) would utilize floor area transferred from the landmark building. The building is also within 90 feet of Projected Development Site 18. *Designated resources are subject to construction protection under TPPN 10/88 and would therefore be protected from impacts from nearby construction.
2	Former Harlem Savings Bank	yes	no	no	no	This resource is on a portion of Potential Development Site 46. The RWCDS has identifies the site as new residential development, ground floor retail under the with-action scenario. The site is adjacent to 120 East 125 <sup>th</sup> Street, a known development site which will convert an existing building to a community educational facility.
3	Marion Building	yes	no	no	no	This resource is located on Potential Development Site 39 and is adjacent to Projected Development Site 16. The RWCDS identifies new residential development with two levels of retail under the With-Action scenario. The RWCDS for Projected Development Site 16 identifies new residential development with two levels of retail under the With-Action scenario. The resource is also located across the street from Projected Development Site 13 and Potential Development Site 37.
4	The Bishop Building	yes	no	no	no	This resource is located on Potential Development Site 33. The RWCDS identifies new residential development, two levels of retail and one level of below-grade parking under the with-action scenario. The historic resource is also immediately adjacent to Potential Development Site 32 which under the RWCDS provides for new residential development and ground floor retail under the with-action scenario.
5	Amsterdam News	yes	no	no	no	This resource is located on the eastern portion of Potential Development Site 32 which under the RWCDS provides for new residential development and ground floor retail under the with-action scenario and is immediately adjacent to Potential Development Site 33 which under the RWCDS permits new residential development and two levels of retail and one level of below-grade parking under the with-action scenario.
<b>Other National Register Listed and Eligible Resources Located in the Proposed Rezoning Area</b>						
6	Flats & Stores, 4-12 E. 125th St.*	no	no	no	no	This resource is not immediately adjacent to any projected or potential development sites.
7	Park Avenue Viaduct	no	no	yes	no	This resource is within 90 feet of Projected Development Sites 19, 21 and 23.
8	Metro-North 125th Street Station	no	no	yes	no	This resource is within 90 feet of Projected Development Sites 19, 21 and 23 and Potential Development Site 42.
9	Engine Co. 36	no	no	no*	no	This NYC designated landmark is immediately adjacent to Potential Development Site 46. Designated NYC landmarks are subject to construction protection plans under TPPN 10/88 and therefore would not be impacted by nearby construction. *Designated resources are subject to construction protection under TPPN 10/88 and would therefore be protected from impacts from nearby construction.
10	New York Public Library, 125th St. Branch	no	no	no*	no	The site is adjacent to 220 East 125 <sup>th</sup> Street, a known development site which will convert an existing building to a community educational facility. The development of this community center site would be affected by as-of-right development under no-action conditions and is therefore excluded from this assessment. This resource is immediately adjacent to Projected Development Site 24 and is within 90 feet of Projected Development Site 26 and Potential Development Site 49. *Designated resources are subject to construction protection under TPPN

						10/88 and would therefore be protected from impacts from nearby construction.
11	Former Twelfth Ward Bank	no	no	yes	no	This resource is within 90 feet of Potential Development Site 44 and across the street from Projected Development Site 22.
12	Blumstein's Department Store	no	no	yes	no	The RWCDS indicates the existing building is expected to be converted to a community educational facility. This site would be affected by as-of-right development under no-action conditions and is therefore excluded from this assessment. This resource is immediately adjacent to Projected Development Sites 7 and 8 and is within 90 feet of Projected Development Site 9.
13	Victoria Theatre	no	no	no	no	The RWCDS indicates the site as special development site not as a result of the action. This site would be affected by as-of-right development under no-action conditions and is therefore excluded from this assessment.
14	Apollo Theatre	no	no	no*	no	This resource adjacent to Potential Development Site 32. *Designated NYC landmarks are subject to construction protection plans under TPPN 10/88 and therefore would not be impacted by nearby construction.
15	Church of St. Joseph of the Holy Family	no	no	no	yes	This resource is located near projected development site 3 and potential development sites 28 and 29. Incremental shadow impacts are expected, as discussed previously in Chapter 3.5, "Shadows".
16	NY Public Library, George Bruce Branch	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.
17	Mount Morris Park Historic District Extension	no	no	no*	no	The northern boundary of this resource is adjacent to Projected Development Site 17 and Potential Development Sites 40 and 41 and within 90 feet of Projected Development Site 16. *Designated resources are subject to construction protection under TPPN 10/88 and would therefore be protected from impacts from nearby construction.
18	Flats & Stores, 1944 Madison Ave	no	no	no	no	This resource is not immediately adjacent to any projected or potential development sites.
19	221 E. 124th St.	no	no	yes	no	This resource is immediately adjacent to Projected Development Site 24.
20	Apartment Building 2075-2087 Lexington Avenue	no	no	yes	no	This resource is within 90 feet of Potential Development Site 44 and across the street from Projected Development Site 22.
21	Hotel Theresa	no	no	no*	no	This designated NYC landmark is immediately adjacent to Projected Development Site 9 and across the street from Projected Development Sites 6 and 11. Designated NYC landmarks are subject to construction protection plans under TPPN 10/88 and therefore would not be impacted by nearby construction.
22	516 W. 126th St.	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.
23	Old Broadway Synagogue.	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.

24	Lenox Ave W. 125th St. Subway Station.	no	no	yes	no	This resource is within 90 feet of Project Development Site 13 and Potential Development Sites 37 and 39.
25	H. C. F. Koch & Co. Department Store.	no	no	no*	no	This resource is adjacent to Projected Development Site 12 and across the street from Projected Development Site 10. *Resources calendared for designation as NYC landmarks are subject to construction protection plans under TPPN 10/88 and therefore would not be impacted by nearby construction.
<b>National Register Listed and Eligible Resources Located in the 400 Foot Study Area</b>						
26	Former Sheffield Farm Dairy	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.
27	Mount Morris Park Historic District	no	no	no	no	The northern boundary of the historic district, at its closest point to the study area, is not within 90 feet of any projected or potential development sites of the proposed action.

28	Manhattan Ave W. 120-123rd Sts. Historic District.	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.
29	553 Manhattan Ave	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.
30	Metropolitan Community United Methodist Church	no	no	no	no	This resource is located near projected development site 19. Incremental shadow impacts are expected, as discussed previously in Chapter 3.5, "Shadows". However, these impacts are brief and occur only during one analysis period. Therefore no adverse effects to this historic resource are expected.
31	St. Andrew's Episcopal Church	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.
32	16 E. 127th St	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.
33	Langston Hughes House	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.
34	Former Engine Company No. 37	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.
35	St. Mary's Episcopal Church	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.
36	St. Mary's Episcopal Church	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.

37	Manhattanville Junior High School.	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.
38	IRT Broadway Line Viaduct North	no	no	no*	no	This resource is in close proximity to potential development site 27. This site may also be adjacent to projected construction related to the proposed Special Manhattanville Mixed-Use Zoning District which will be addressed in a separate EIS. *Designated resources are subject to construction protection under TPPN 10/88 and would therefore be protected from impacts from nearby construction.
39	Broadway IRT Broadway Subway Station	no	no	no*	no	This resource is in close proximity to potential development site 27. This site may also be adjacent to projected construction related to the proposed Special Manhattanville Mixed-Use Zoning District which will be addressed in a separate EIS. *Designated resources are subject to construction protection under TPPN 10/88 and would therefore be protected from impacts from nearby construction.
40	Former Sheffield Farms Stable	no	no	no	no	This resource is not in close proximity to any projected or potential development sites. This site may fall within the boundaries of the proposed Special Manhattanville Mixed-Use Zoning District which will be addressed in a separate EIS.
41	Tiemann Estate Historic District	no	no	no	no	This resource is not in close proximity to any projected or potential development sites. This site may fall within the boundaries of the proposed Special Manhattanville Mixed-Use Zoning District which will be addressed in a separate EIS.
42	Whitestone Apartments	no	no	no	no	This resource is in close proximity to potential development site 27. This site may fall within the boundaries of the proposed Special Manhattanville Mixed-Use Zoning District which will be addressed in a separate EIS.
43	Former Yuengling Brewery	no	no	no	no	This resource is not in close proximity to any projected or potential development sites.
44	Former Provident Loan Society	no	no	no	no	This resource is not immediately adjacent to any projected or potential development sites.
45	272-282 West 127th Street Historic District	no	no	no	no	This resource is not immediately adjacent to any projected or potential development sites.
<b>Additional Resources of Interest Located in the 400 Foot Study Area</b>						
46	127 East 123rd Street	no	no	no	no	This resource is not immediately adjacent to any projected or potential development sites.
47	Ligia's Place Adult Care Facility	no	no	no	no	This resource is not immediately adjacent to any projected or potential development sites.
48	Chambers Memorial Baptist Church	no	no	no	no	This resource is not immediately adjacent to any projected or potential development sites.
49	31-33 E. 127th St	no	no	no	no	This resource is not immediately adjacent to any projected or potential development sites.
50	2052 Adam Clayton Powell Blvd	no	no	no	no	This resource is not immediately adjacent to any projected or potential development sites.

Note: RWCDS = Reasonable Worst Case Development Scenario, see Chapter 3.1 for more information.

## Direct Effects

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

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 proposed action could result in direct effects to four National Register-eligible resources that could be demolished as a consequence of the proposed action. It should be noted that these four resources are located on potential development sites which are considered less likely to be redeveloped than projected development sites. The former Harlem Savings Bank (#2) occupies a portion of Potential Development Site 46, which could be redeveloped with ground floor commercial and upper floor residential development. The RWCDS describes this potential site with new residential and retail use, and it is therefore assumed that the existing structure would be demolished. The Marion Building (#3) is located on Potential Development Site 39 which could be redeveloped with commercial/residential redevelopment. According to the RWCDS, this potential development would also result in new construction, and it is assumed that the existing structure would be demolished. The Bishop Building (#4) is located on Potential Development Site 33 which could be developed with new commercial/residential development with below-grade parking. It is assumed that this resource would be demolished. The Amsterdam News (#5) occupies the eastern portion of Potential Development Site 32 on which new residential development with ground floor retail could be developed. This resource could be altered or demolished as a result of the proposed action. Therefore, all of these eligible but unlisted resources would be directly affected through demolition or alteration, should they be developed in the future with the proposed action.

In the absence of New York City Landmark designation for these four resources located on Potential Development sites, and as the sites are privately owned, there are no procedures in place which would insure pre-construction design review or preventative measures to minimize effects of construction and potential demolition. Therefore, the potential development identified on these sites would result in direct significant adverse impacts to these National Register eligible resources through their demolition or potential alteration. However, as noted above, the development of potential sites is considered less likely than the projected development sites.

After the issuance of the DEIS, two additional historic resources within the historic resources study area were identified. The **McDermott-Bunger Dairy**, located at 527-535 West 125<sup>th</sup> Street (Block 1982, Lot 10), between Broadway and Amsterdam Avenue, is an S/NR-eligible resource. In addition, a **residential building at 28-30 East 125<sup>th</sup> Street** (Block 1749, Lot 56) was determined to be S/NR eligible. For further information, please refer to LPC correspondence dated February 24<sup>th</sup>, 2008 in Appendix B. Neither the McDermott-Bunger Dairy, located at 527-535 West 125<sup>th</sup> Street, nor the residential building located at 28-30 East 125 Street are expected to be subject to direct effects as a result of the proposed action.

### **Indirect Effects**

Indirect effects are those that could result from construction-related damage that results from activities that are near to historic resources. With the proposed action, construction activities on projected and potential development could have indirect adverse physical impacts on six architectural resources within 90 feet of projected and potential development site construction. This distance is recognized as being close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, and collapse..

There are two mechanisms to protect buildings in New York City from potential indirect damage caused by construction activities. All buildings are provided some protection from accidental damage through New York City 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 designated NYCL and National Register-listed historic buildings. These include resources #1, 9, 10, 14, 17 and 21. For these structures, the DOB's *Technical Policy and Procedure Notice (TPPN) #10/88* applies. *TPPN 10/88* supplements the standard building protections afforded by the Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these measures, which would be required for all the six historic resources listed following, significant, adverse construction-related impacts would not occur.

The six designated New York City Landmarks or National Register-listed historic resources within 90 feet of projected or potential development sites include:

**Historic Resource #1 The Mount Morris Bank (Corn Exchange, #1):** (NYCL and NR) 1824 Park Avenue (Block 1750 Lot 34) – This resource occupies a portion of the site of Projected Development 19 and is anticipated to be converted to an educational community facility in the no-action condition(see Section 3.6.2 above). In the future with the proposed action, the vacant portion of the Projected Development Site 19 site is projected to be developed with a residential building, using floor area transferred from the adjacent landmark building.

**Historic Resource #9:** Engine Co. 36 (Firehouse), 120 East 125th Street (Block 1773 Lot 62) - NYCL and NR eligible is adjacent to Potential Development Site 46.

**Historic Resource #10:** New York Public Library, 125th Street Branch, 224 East 125th Street (Block 1789, Lot 37) NYCL eligible; NR eligible is within 90 feet of Projected Development Site 24 and Potential Development Site 49.

**Historic Resource #14:** Apollo Theatre, 253 West 125th Street (Block 1931, Lot 10) - NYCL and NR listed is within 90 feet of Potential Development Site 32.

**Historic Resource #17:** Mount Morris Park Historic District Extension, (multiple block and lot numbers) – NR is within 90 feet of Projected Development Sites 16 and 17 and Potential Development Sites 40 and 41.

**Historic Resource #21:** Hotel Theresa, 2082-2090 Adam Clayton Powell Blvd (Block 1930 Lot 30) - NYCL and NR listed is adjacent to Projected Development Site 9.

There are eight other resources in the proposed action area that, because they are not listed or calendared for listing by the New York City Landmarks Preservation Commission or the New York State Historic Preservation Office, would not be afforded the protections of *TPPN 10/88*. These resources include:

**Historic Resource #7:** Park Avenue Viaduct, from East 97th Street to East 132nd Street – NR eligible) - is within 90 feet of Projected Development Site 19, 21 and 23 and Potential Development Site 42.

**Historic Resource #8:** Metro-North 125th Street Station, Park Ave East 125th Street between 125th and 126th Streets (NR eligible) is within 90 feet of Projected Development Sites 19, 21 and 23.

**Historic Resource #11:** Former Twelfth Ward Bank, 141-147 East 125th Street /2075-2087 Lexington Ave (Block 1774, Lot 20) - NR eligible is within 90 feet of Potential Development Site 44.

**Historic Resource #12:** Blumstein’s Department Store, 230 West 125th Street (Block 1930 Lot

44) - NR eligible is adjacent to Projected Development Sites 8 and 9.

**Historic Resource #19:** 221 East 124th Street (Block 1789 Lot 10) - NR eligible is adjacent to Projected Development Site 24.

**Historic Resource #20:** Apartment Building, 2075-2087 Lexington Ave - NR eligible. This resource is adjacent to Potential Development Site 44.

**Historic Resource #24:** Lenox Ave West 125th Street Subway Station, Lenox Ave and 125th Street – Potential NR is within 90 feet of Projected Development Site 13 and Potential Development Sites 37 and 39.

**Historic Resource #25:** H. C. F. Koch & Company Department Store, 132 West 125<sup>th</sup> Street – Potential NYCL; Potential NR is adjacent to Projected Development Site 12 .

For these eight non-designated 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 S/NR-listed or LPC-designated, they are not afforded special protections under DOB’s *TPPN 10/88*. Additional protective measures afforded under DOB *TPPN 10/88* would only become applicable if the eligible resources are designated in the future prior to the initiation of construction. If the eight resources are not designated, however, they would not be subject to *TPPN 10/88*, and may therefore be adversely impacted by adjacent development resulting from the proposed action.

After the issuance of the DEIS, two additional historic resources within the historic resources study area were identified. The **McDermott-Bunger Dairy**, located at 527-535 West 125<sup>th</sup> Street (Block 1982, Lot 10), between Broadway and Amsterdam Avenue, is an S/NR-eligible resource. In addition, a **residential building at 28-30 East 125<sup>th</sup> Street** (Block 1749, Lot 56) was determined to be S/NR eligible. For further information, please refer to LPC correspondence dated February 24<sup>th</sup>, 2008 in Appendix B. Indirect effects to the McDermott-Bunger Dairy, located at 527-535 West 125<sup>th</sup> Street, and the residential building located at 28-30 East 125 Street, are not expected to occur, as neither lie within 90 feet of a projected or potential development site.

## Shadows

As described in Chapter 3.5, “Shadows,” the projected and potential development that could result from the proposed action could potentially cast new incremental shadows on sunlight sensitive historic resources. As further discussed in Chapter 3.5, “Shadows,” seven of the historic resources included in the preliminary shadows analysis have been identified as dependent on sunlight, and include the Church of St. Joseph of the Holy Family (Historic Resource #15), the Metropolitan Community United Methodist Church (Historic Resource # 30), St. Andrew’s Episcopal Church (Historic Resource #31), Old Broadway Synagogue (Historic Resource #23), St. Paul’s German Evangelical Lutheran Church (Historic Resource #34), St.

Mary's Protestant Episcopal Church, Parish House and Sunday School (Historic Resource #35), and Chambers Memorial Baptist Church (Historic Resource #48).

After performing a detailed shadows assessment, it was determined that the historic resources adversely impacted by the proposed action would be the Church of St. Joseph of the Holy Family and the Metropolitan Community United Methodist Church. The incremental shadows generated by Site 3, 28 and 29 in the Future Action scenario would result in a substantial reduction in sunlight to the stained glass windows of the Church of St. Joseph of the Holy Family. As such, this is considered a significant adverse shadows impact (See Chapter 3.5, "Shadows"). Additionally, the Metropolitan Community United Methodist Church is expected to receive additional incremental shadows from Site 19 during one of the four analysis periods. The incremental shadow cast upon the building for during the December 21<sup>st</sup> analysis time period and would result in a significant adverse shadow impact on the resources, as described in Chapter 3.5, "Shadows." ~~Shadows from Site 19 would remain on the church until 1:00 p.m. under the Future Action scenario. In the other three analysis time periods (June 21<sup>st</sup>, March 21<sup>st</sup> and May 6<sup>th</sup>) no incremental shadows would be generated by Site 19 upon this resource. However, as the incremental shadow only occurs for four hours and 14 minutes during one analysis period, a significant reduction in available sunlight for the church's sunlight sensitive features is not expected. Therefore, no significant adverse shadow impacts on the Metropolitan Community United Methodist Church would be expected as a result of the proposed action.~~

The Department of City Planning in consultation with the appropriate City and State agencies, has concluded that there are no feasible or practicable mitigation measures that can be implemented to mitigate these impacts, and the significant adverse shadow impacts on these two historic resources therefore remain unmitigated.

### **Indirect Effects**

Indirect effects, also referred to as contextual effects, can occur when development results in the 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; replication of aspects of a resource so as to create a false historic appearance; or elimination or screening of publicly accessible views of the resource.

The projected and potential development generated by the proposed action is not expected to have significant adverse indirect impacts on existing historic resources in the area. As discussed in Chapter 2.0, "Project Description," and Chapter 3.1, "Land Use, Zoning, and Public Policy," the 125<sup>th</sup> Street rezoning area would include requirements for street walls and setbacks for the upper portion of the buildings above the street wall in order to relate building height and bulk to the street in a more appropriate and consistent form. Maximum height limits would be introduced for all the proposed new mapped districts ensuring that the overall massing and scale of new development responds to the particular characteristics of the different areas within the corridor. These requirements would ensure that the scale and bulk of new buildings are sensitive to and consistent with existing developments (refer to Chapter 3.8, "Urban Design/Visual Resources"). Additionally, as the significant views of each of the listed and eligible resources

are obtained from the adjacent streets and sidewalks within the 125<sup>th</sup> Street Corridor, and the street network and pattern would be unchanged as a result of the proposed action, significant adverse impacts to views of historic resources would not result.

The following considers the new development contemplated by the proposed rezoning, the new buildings and bulks that are projected for development and their visual relationship to the identified historic resources, described from East to West.

#### *East Side Subarea – Proposed C4-4D zoning district*

On the east side of the 125<sup>th</sup> Street Corridor, it is proposed that a C4-4D district be established between Second Avenue and the rear lot line of blocks that face Park Avenue. Within the C4-4D district, buildings could include mixed uses, with maximum FARs with the inclusionary housing, of 7.2. Special District bulk controls establish a building streetwall height between 60 and 85 feet, and a maximum building height of 120 feet. There are five projected development sites (projected Sites 22-26), and potential development sites 42-49. Within this area, there are 6 identified historic resources. The six historic resources include the former Harlem Savings Bank (#2); Engine Co. No.36 (#9); the New York Public Library, 125<sup>th</sup> Street Branch (#10); the former Twelfth Ward Bank (#11); 221 E. 124<sup>th</sup> Street (#19); and the Apartment Building at 2075-2087 Lexington Avenue (#20).

Within this area, the New York Public Library, 125<sup>th</sup> Street Branch (#10) is adjacent to potential development site 49; 221 E. 124<sup>th</sup> Street (#19), on 124<sup>th</sup> Street, directly adjacent to projected development site 24; the former Twelfth Ward Bank (#11) and the Apartment Building at 2075-2087 Lexington Avenue (#20), both located opposite development site 22 on Lexington Avenue, and adjacent to potential site 44; and the former Engine Co. No.36 (#9) which is adjacent to potential development site 46.

The New York Public Library, 125<sup>th</sup> Street Branch (#10) is adjacent to potential development site 49 and in proximity to potential development site 24, both on 125<sup>th</sup> Street. The 2-1/2 story library at approximately 50 feet in height would be shorter than the adjacent new projected and potential development, but its important characteristics and views would not be affected, as they are linked to its 125<sup>th</sup> Street façade. Anticipated development would not compromise the distinguishing structural and decorative elements of the McKim, Mead and White designed New York Public Library, 125<sup>th</sup> Street Branch.

The historic resource structure at 221 E. 124<sup>th</sup> Street (#19) is adjacent to the east of projected development site 24. The base of the new development next to the five-story brick structure would be similar in height ranging from 5 to 7 stories in height and would not impair its distinguishing architectural and decorative elements. The views to Resource 19 would not be affected, as the building line pattern would not be altered.

Across from development site 22, the former Twelfth Ward Bank (#11) is 6 stories in height and built to the lot lines and the Apartment Building at 2075-2087 Lexington Avenue (#22) is 7 stories in height, and also built to the lot line (see Figure 3.6-2) These two buildings comprise the

entire block face opposite projected development site 22, and would be similar in height to the streetwall that would be created opposite them. They would not be sensitive to afternoon shadows that may be cast on them. The visual appreciation of these sites would not be altered by development on potential site 44. Approaches to and from resources 11 and 22 would be unaffected.

The former Engine Co. No.36 (#9) is opposite Site 22 and next to a 9-story nursing home structure, it would be flanked on its east side by potential development site 46. The mixed use character of this blockface, with many buildings of varying heights would result in no significant adverse impacts to the visual setting of the historic resource.

#### *Transit Hub Subarea – Proposed C6-3 and C4-7 zoning districts*

Around the Park Avenue Viaduct, the proposed action contemplates three flanking development sites in a C6-3 zoning district. The proposed C6-3 district would allow building with an FAR of 8, building heights of 160 feet and streetwalls required between 60 and 85 feet. The development sites are designated as sites 19, 21 and 23, and potential sites include site 42. Site 19 contains the National Register and New York City Landmark Mount Morris Bank (Corn Exchange) (Resource #1). Other resources in this area are the Park Avenue Viaduct (#7) and the Metronorth 125<sup>th</sup> Street Station (#8), both elevated over 125<sup>th</sup> Street. Significant views of the Park Avenue Viaduct (#7) and the Metronorth 125<sup>th</sup> Street Station (#8) are from the adjacent 125<sup>th</sup> Street sidewalks. Neither these views, nor the significant architectural and engineering features of both of these railroad related resources would not be altered by development from the proposed action. The Corn Exchange building is expected to be rehabilitated as part of the no-action conditions and the important views to it along Park Avenue and 125<sup>th</sup> Street would not be altered by development on the adjacent portions of site 19.

Development on projected development site 21 on Park Avenue between 125<sup>th</sup> and 124<sup>th</sup> Streets would also flank the Park Avenue Viaduct (#7) and the Metronorth 125<sup>th</sup> Street Station (#8), both elevated over 125<sup>th</sup> Street. Views to these resources and their architectural significance would not be compromised by it.

#### *Mid Corridor Subarea – Proposed C4-4A and R6A zoning districts*

The next westerly new zoning district would be a C4-4A district, flanked along 126<sup>th</sup> Street and 124<sup>th</sup> Street with an R6A district. The R6-A on 124<sup>th</sup> Street would contain a portion of the Mount Morris Park Historic District Extension (#19), and potential development site 38. Similarly, the R6-A that would front on 126<sup>th</sup> Street contains no development sites, and also contains no historic resources. Within the C4-4A district, FAR would be limited to 4, and the Special District bulk controls would create a maximum building height, and a required streetwall base between 40 and 65 feet, so the building form would be much lower and more squat in character. Within the C4-4A district in this area is the Flats & Stores building located at 4-12 East 125th Street (#6), on the south side of 125<sup>th</sup> Street, and the five-story commercial/apartment building also known as Flats & Stores (#18) located at 1944 Madison Ave. These two historic resources are not adjacent to any projected or potential development sites.

*Mixed-Use Core Subarea – Proposed C4-7 and C6-3 zoning districts*

West of the C4-4A district is the mixed-use core, with C4-7 proposed on the north side and C6-3 on the south side of 125<sup>th</sup> Street. The C6-3 bulk controls are described above. The proposed C4-7 district would allow a density of up to 12 FAR, building heights of 290 feet, and streetwalls with the same heights as all other commercial districts except the C4-4A. Within this area are some of the most significant Harlem historic resources including the Bishop Building (#4), the Amsterdam News Building (#5), Blumstein’s Department Store (#12) the Victoria Theatre (#13) the Apollo Theatre(#14), the Hotel Theresa (#21) and the H.C.F. Koch & Co. Department Store (#25).

Resources, 4, 5, 13, and 14 are on the north side of 125<sup>th</sup> Street (C4-7 district), on same block as projected development site 6 and potential sites 32 and 33. These resources are across the street from projected sites 7, 8, and 9 and potential sites 34 and 35 (C6-3 district).

The Blumstein’s Department Store (#12) and the Hotel Theresa (#21) are on the south side of the 125<sup>th</sup> Street (C6-3 district). Blumstein’s Department Store (#12) is between projected development sites 8 and 9. The Hotel Theresa (#21) occupies the entire blockface at the easterly end of that block, is adjacent to projected development site 9 and across the street from projected development site 6. The H.C.F. Koch & Co. Department Store (#25) is also on the south side of 125<sup>th</sup> Street adjacent to projected development site 12 and across the street from projected development site 10.

None of the resources would be adversely affected with respect to their signature or important views, which are gained from the public realm and are generally limited to the street and sidewalks of 125<sup>th</sup> Street. With respect to relationship to the building form of the proposed new district, the individual resources 4, 13, and 14 are substantially lower buildings than would be permitted within the C4-7, even with streetwall controls, but simultaneously are buffered from them by other, intervening buildings. The back-of-house of the Apollo and Victoria Theaters are on 126<sup>th</sup> Street; their important facades are on 125<sup>th</sup> Street. The Victoria and Apollo Theatres (Resources #13 and 14) each display a Neo-Classical façade; the Apollo’s sign is recognized world wide; proposed development would not compromise these features.

On the south side of 125<sup>th</sup> Street, the Blumstein’s Department store (#12) is substantially taller than existing adjacent development, but would be similar in height and form to new development with streetwall controls that would be developed on either side of it. Blumenstein’s, originally built as a family-owned department store, derives its significance from its role in the 1930s “Buy Where You Can Work” campaign. With new adjacent development, the 6-story building would create a new, similar streetwall. At the end of the block the Hotel Theresa (#21) is one of the tallest buildings in the rezoning area, at 12 stories plus parapet. Its principal articulated facades of white brick and glazed terracotta ornament face the three principal frontages; its rear line would face projected development site 9. However, this rear elevation is not ornamented and the important and distinguishing building characteristics of this historic structure would not be adversely affected by new, adjacent development, which could rise to a similar height.

The H.C.F. Koch Department Store (#25) is immediately adjacent to projected development site 12 and opposite projected development Site 10. The H.C.F. Koch Department Store is an imposing 6-story brick and terra cotta building is built to the lot line. It would have a height similar to the base of new development on projected site 12, and the buildings would have a like building line at the street. Although the new development site would accommodate a taller building, the special district controls would setback those portions of the buildings above 60-85 feet creating a building base similar and compatible with the resources' massing.

#### *St. Nicholas Intersection Subarea – Proposed C4-4D zoning district*

An area of C4-4D would be created west of this area, and would also flank the higher district areas north and south of 125<sup>th</sup> Street. Within this C4-4 D area, there are no historic resources.

#### *West Side Subarea – Proposed R7A zoning district*

The last major rezoning area starts west of Morningside Avenue and comprises the blocks up to Broadway, flanking 125<sup>th</sup> Street. Zoning districts within this area would be R7-2 to the south, and R7A on the north side of 125<sup>th</sup> Street, with a C2-4 commercial overlay. There are no projected development sites in this area and only one potential development site (#27) but there are several historic resources. These include the George Bruce Branch of the New York Public Library (#16), the building at 516 W. 126<sup>th</sup> Street (#22), the Old Broadway Synagogue (#23), and the Broadway Line Viaduct (#38) and Station (#39). These resources would not have their views to them or their visual character or altered by the proposed action as there are not development sites in their proximity.

#### *Resources within the 400-foot radius from the study area*

An additional seven resources within the 400-foot study area were identified as being potentially sensitive to indirect impacts that could result from the proposed action. These resources include the Manhattan Avenue West 120-123<sup>rd</sup> Street Historic District (#28), 553 Manhattan Avenue (#29), St. Andrew's Episcopal Church (#31), Langston Hughes House (#33), St. Paul's German Evangelical Lutheran Church (#34), IRT Broadway Line Viaduct North (#38) and the Broadway IRT Subway Station (#39). The context of these resources would not be significantly or substantially altered by the proposed action, given the distance between them and projected and potential development sites, the nature of the public views to them, which would be unaltered, and their existing contextual setting, which depends on the adjacent streets and sidewalks, which would be unaltered with the proposed action.

## **CONCLUSION**

The proposed action would not result in direct significant adverse impacts to resources on projected development sites. The proposed action could result in significant adverse impacts due to potential demolition of four Register-eligible resources on potential development sites, including: the former Harlem Savings Bank (#2), the Marion Building (#3), the Bishop Building

(#4) and the Amsterdam News Building (#5). Any significant adverse impacts would be unmitigated as none of these resources are designated New York City landmarks or have been calendared for designation. Mitigation could include calendaring these sites for consideration as New York City Landmarks by the New York City Landmarks Preservation Commission. If the resources were deemed to be landmarks, then protection for redevelopment of the sites would be afforded. If the resources were not found to meet the criteria to be designated as a New York City Landmark, then their demolition would not be a significant adverse impact.

Inadvertent construction-related damage could potentially occur to eight eligible and potentially eligible resources including: the Metro-North 125<sup>th</sup> Street Station (#7); the Park Avenue Viaduct (#8); the former Twelfth Ward Bank (#11); Blumstein's Department Store (#12); 221 East 124<sup>th</sup> Street (#19), the Apartment Building at 2075-2087 Lexington Avenue (# 20); the Lenox Avenue/West 125<sup>th</sup> Street Subway Station (#24) and the H.C.F. Koch Department Store (#25). For these eight non-designated resources, construction under the proposed action could potentially result in construction-related impacts to the resource, as the additional construction protections of *TPPN 10/88* would not apply. If these eligible resources are designated in the future prior to the initiation of construction, *TPPN 10/88* would apply and indirect significant adverse impacts resulting from construction would be avoided.

Several projected and potential developments that are expected to result from the proposed action could potentially cast new incremental shadows on sunlight sensitive historic resources. As further discussed in Chapter 3.5, "Shadows," several of the historic resources included in the shadows analysis are dependent on sunlight during the day. The Church of St. Joseph of the Holy Family (#15) contains light-sensitive features and is expected to receive incremental shadowing effects as a result of the proposed action. Additionally, the Metropolitan Community United Methodist Church (#30) is expected to receive additional incremental shadows from Site 19 during one of the four analysis periods. The incremental shadow cast upon the building during the December 21<sup>st</sup> analysis time period and would result in a significant adverse shadow impact on the resources, as described in Chapter 3.5, "Shadows." The Department of City Planning, in consultation with the appropriate City and State agencies, has determined that there are no feasible or practicable mitigation measures that can be implemented to mitigate these impacts, the significant adverse shadow impacts on these two historic resources therefore remain unmitigated. Refer to Chapter 3.5, "Shadows" for more details. ~~The shadows on the Church of St. Joseph and the Holy Family would result in a significant adverse impact. However, the effect of the shadows on all other light-sensitive historic resources are not expected to be significant or adverse, given their incremental nature and the times when they would occur.~~

The visual context of the historic resources would not experience significant adverse impact as a result of the proposed action.

**Figure 3.6-2  
Historic Resources Within the Proposed Rezoning Area**



(1) Mount Morris Bank, 81 E. 125<sup>th</sup> Street



(2) Harlem Savings Bank, 124 East 125<sup>th</sup> Street

**Figure 3.6-2  
Historic Resources Within the Proposed Rezoning Area**



(3) Marion Building, 78-84 West 125<sup>th</sup> Street



(4) Bishop Building, 275 West 125<sup>th</sup> Street

**Figure 3.6-2**  
**Historic Resources Within the Proposed Rezoning Area**



(5) Amsterdam News Building, 2340 Frederick Douglass Boulevard



(6) Flats & Stores, 4-12 East 125<sup>th</sup> Street

**Figure 3.6-2**  
**Historic Resources Within the Proposed Rezoning Area**



(7A) Park Avenue Viaduct, facing southeast



(7B) Park Avenue Viaduct, facing north

**Figure 3.6-2  
Historic Resources Within the Proposed Rezoning Area**



(8) Metro North 125<sup>th</sup> Street Station



(9) Engine Company No. 36, 120 East 125<sup>th</sup> Street

**Figure 3.6-2  
Historic Resources Within the Proposed Rezoning Area**



(10) New York Public Library, 125<sup>th</sup> Street Branch, 224 East 125<sup>th</sup> Street



(11) Twelfth Ward Bank, East 125<sup>th</sup> Street & Lexington Avenue

**Figure 3.6-2**  
**Historic Resources Within the Proposed Rezoning Area**



(12) Blumstein's Department Store, 230 West 125<sup>th</sup> Street



(13) Victoria Theatre, 233-237 West 125<sup>th</sup> Street

**Figure 3.6-2  
Historic Resources Within the Proposed Rezoning Area**



(14) Apollo Theatre, 253 West 125<sup>th</sup> Street



(15) Church of St. Joseph of the Holy Family, 405 West 125<sup>th</sup> Street

**Figure 3.6-2**  
**Historic Resources Within the Proposed Rezoning Area**



(16) New York Public Library, George Bruce Branch, 518 West 125<sup>th</sup> Street

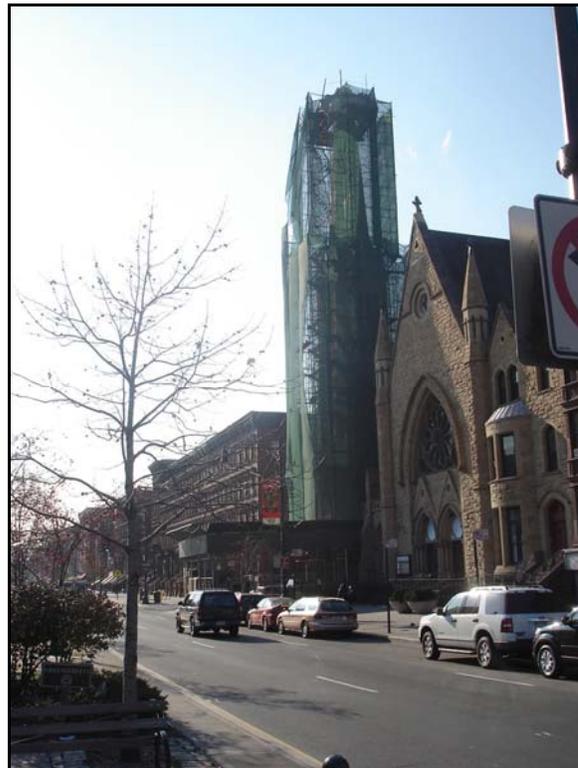


(17) Sheffield Dairy, 632 West 125<sup>th</sup> Street

**Figure 3.6-2**  
**Historic Resources Within the Proposed Rezoning Area**



(18A) 3-15 West 123<sup>rd</sup> Street, Mount Morris Park Historic District

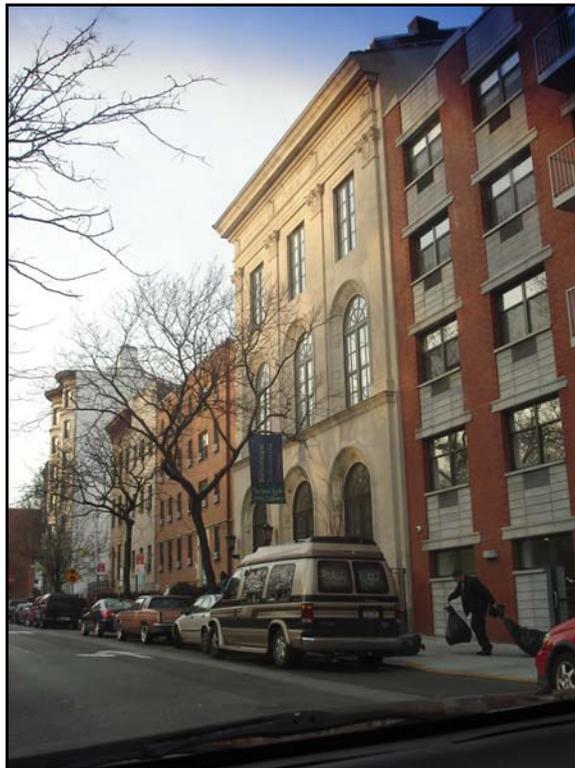


(18B) 267 Lenox Avenue, Mount Morris Park Historic District

**Figure 3.6-2**  
**Historic Resources Within the Proposed Rezoning Area**



(19A) East 124<sup>th</sup> Street Mount Morris Park Historic District extension



(19B) West 124<sup>th</sup> Street Mount Morris Park Historic District extension

**Figure 3.6-2**  
**Historic Resources Within the Proposed Rezoning Area**



(20) Flats & Stores, 1944 Madison Avenue



(21) 221 East 124<sup>th</sup> Street

**Figure 3.6-2**  
**Historic Resources Within the Proposed Rezoning Area**



(22) Apartment Building, 2075-2087 Lexington Avenue



(23) Hotel Theresa, 2082-2090 Adam Clayton Powell Boulevard

**Figure 3.6-2  
Historic Resources Within the Proposed Rezoning Area**



(24) 516 West 126<sup>th</sup> Street



(25) Old Broadway Synagogue, 15 Old Broadway

**Figure 3.6-2**  
**Historic Resources Within the Proposed Rezoning Area**



(26) Lenox Avenue West 125<sup>th</sup> Street Subway Station



(27) H. F. C. Koch & Company Department Store

**Figure 3.6-2**  
**Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(28A) 349-351 West 123<sup>rd</sup> Street,  
Manhattan Avenue West 120-123<sup>rd</sup> Street Historic District



(28B) 365-367 West 123<sup>rd</sup> Street,  
Manhattan Avenue West 120-123<sup>rd</sup> Street Historic District

**Figure 3.6-2  
Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(29) 553 Manhattan Avenue



(30) Metropolitan Community United Methodist Church, 1975 Madison Avenue

**Figure 3.6-2  
Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(31) St. Andrew's Episcopal Church, 2067 Fifth Avenue



(32) 16 East 127<sup>th</sup> Street

**Figure 3.6-2**  
**Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(33) Langston Hughes House, 20 East 127<sup>th</sup> Street



(34) St. Paul's German Evangelical Lutheran Church,  
147 West 123<sup>rd</sup> Street

**Figure 3.6-2**  
**Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(35) Engine Company No. 37, 509 West 126<sup>th</sup> Street



(36) St. Mary's Protestant Episcopal Church, 517-523 West 126<sup>th</sup> Street

**Figure 3.6-2**  
**Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(37) Manhattanville Junior High School, 509 West 129<sup>th</sup> Street



(38A) Interborough Rapid Transit (IRT) Broadway Line Viaduct, facing northwest

**Figure 3.6-2**  
**Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(38B) Interborough Rapid Transit (IRT) Broadway Line Viaduct, facing northwest



(39A) Broadway IRT Subway Station, facing northwest

**Figure 3.6-2**  
**Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(39B) Broadway IRT Subway Station, facing southwest



(40) Sheffield Farms Stable, 3229 Broadway

**Figure 3.6-2  
Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(41A) Riverside Drive, Tiemann Estate Historic District



(41B) Tiemann Place, Tiemann Estate Historic District

**Figure 3.6-2  
Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(42) Whitestone Apartments, 45 Tiemann Place



(43A) 1361 Amsterdam Avenue, Yuengling Brewery

**Figure 3.6-2**  
**Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(43B) 423 West 127<sup>th</sup> Street, Yuengling Brewery



(43C) 439 West 127<sup>th</sup> Street, Yuengling Brewery

**Figure 3.6-2**  
**Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(43D) 454-460 West 128<sup>th</sup> Street, Yuengling Brewery



(44) Provident Loan Society, 2365 Frederick Douglass Boulevard

**Figure 3.6-2**  
**Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(45) 272-282 West 127<sup>th</sup> Street Historic District



(46) 127 East 123<sup>rd</sup> Street

**Figure 3.6-2**  
**Historic Resources Within 400 Feet of the Proposed Rezoning Area**



(47) Ligia's PLACE Adult Care Facility,  
2265 Third Avenue



(48) Chambers Memorial Baptist East Church,  
219 123<sup>rd</sup> Street



(49) 31-33 East 127<sup>th</sup> Street



(50) 2052 Adam Clayton Powell Boulevard