

APPENDIX B:

NYC LANDMARKS PRESERVATION COMMISSION CORRESPONDENCE

ENVIRONMENTAL REVIEW

DOBRAUSKIN
BLANCHETT
MULLIGAN
S. RIVKIN

DCP/ 03DCP069M

08/21/03

PROJECT NUMBER

DATE RECEIVED

PROJECT

O SPCL W CHELSEA DIST REZNG:

- No architectural significance
- No archaeological significance
- Designated New York City Landmark or Within Designated Historic District
- Listed on National Register of Historic Places
- Appears to be eligible for National Register Listing and/or New York City Landmark Designation
- May be archaeologically significant; requesting additional materials

COMMENTS

The LPC is in receipt of the EAS and Draft Scope of Work (SEIS) for the Special West Chelsea District Rezoning, dated 8/15/03. Archaeological comments have been sent under separate cover. The SEIS text for architectural resources is acceptable. The following comments are for architectural properties only.

PROJECTED DEVELOPMENT SITES CONTAINING ELIGIBLE PROPERTIES WITHIN THE PROJECT AREA:

Otis Elevator Building, 246-260 11th Ave., LPC and State/National Register (S/NR) eligible, block 698/1.

Williams Warehouse, 259 10th Ave, LPC and S/NR eligible, block 697/31.

Warehouse, 548 W. 28 St., S/NR eligible, block 699/5.

W. & J. Sloane Warehouse and garage, 541-527 W. 29 St., S/NR eligible, block 701/1.

POTENTIAL DEVELOPMENT SITES CONTAINING ELIGIBLE PROPERTIES WITHIN THE PROJECT AREA:

E.R. Merrill Spring Co, 530 W. 28 St., S/NR eligible, block 699/49.

216 11th Ave., S/NR eligible, block 696/65.

ADDITIONAL LISTED AND ELIGIBLE PROPERTIES WITHIN THE PROJECT AREA:

Wolff Building and annex, 508-526 W. 26 St., S/NR eligible
Seamen's House, 118 11th Ave., S/NR eligible
Nabisco Complex, 69-83 9th Ave., LPC and S/NR eligible
Reynolds Metal Company, W. 25 St., LPC and S/NR eligible
Highline, S/NR eligible
Church of the Guardian Angel, 185 10th Ave., LPC and S/NR eligible

LISTED AND ELIGIBLE PROPERTIES WITHIN THE PROJECT STUDY AREA:

LPC and S/NR listed:

Farley Post Office, 33rd and 8th Ave.
437-459 W. 24 St. Houses
Chelsea Historic District
Starrett Lehigh Building, 602 W. 26 St.
461 W. 18 St. (across the street from project area)
445 W. 18 St. (across the street from project area)
461 W. 24 St.
446-460 W. 25 St.
Gansevoort Historic District

S/NR listed:

Refrigerated Warehouse, 81-95 10th Ave

S/NR Eligible:

Terminal Warehouse Company, 261-275 11th Ave.
Heywood Building, 400 W. 26 St.
B&O Terminal, 235 11th Ave.
Pier 64 on Marginal Avenue at W. 24th St.
Port Authority Commerce Building, 76 9th Ave.

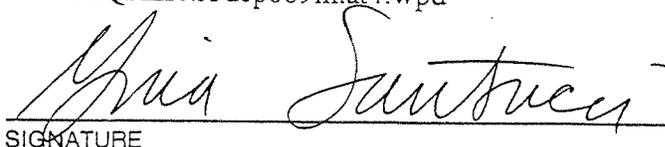
LPC and S/NR eligible:

Cornell Ironworks, 555 W. 25 St.
London Terrace, 401-465 W. 23 St.
Morgan Postal Facility, 341 9th Ave.

OTHER PROPERTIES WITHIN THE PROJECT AREA AS PER EAS OF 8/15/03:

The remainder of the blocks and lots in the project area are not architecturally significant.

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SIGNATURE

11/24/03
DATE

ENVIRONMENTAL REVIEW

DEPT OF CITY PLANNING
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2003 SEP 21 11 2:06
ENVIRONMENTAL REVIEW DIV.

DCP/03DCP069M

08/28/03

PROJECT NUMBER

DATE RECEIVED

PROJECT

0 SPCL W CHELSEA DIST REZNG:

- No architectural significance
- No archaeological significance
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COMMENTS

Archaeology comments only.

Amanda Sutphen

SIGNATURE

09/18/03

DATE

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
1 Centre St., 9N, New York, NY 10007 (212) 669-7700

ENVIRONMENTAL REVIEW

BLANCHFIELD
BOTSFORD
DOBROSKIN

HSU-CHEN

DCP/ 03DCP069M

09/16/04

MULLIGAN

PROJECT NUMBER

DATE RECEIVED

PROJECT

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COMMENTS

The LPC is in receipt of draft chapter 7, "Historic Resources", dated 9/16/04. Comments for architectural resources are as follows.

Historic significance findings (LPC listed, eligible, S/NR listed, eligible) should be included after each historic resource cited in the text and the tables for easier reference. However, it is noted that throughout the chapter, historic resources and determinations of significance are cited which do not appear in the LPC findings and determinations of 11/24/03. Sources for those findings and determinations should be referenced in the document.

Page 7-4. Table 7-1, "West Chelsea/High Line Open Space Study Area Resources", The following items included in the LPC comments of 11/24/03 are missing from the table and should be added: Farley Post Office, 33rd and 8th Ave., LPC and S/NR listed; Heywood Building, 400 W. 26 St., S/NR eligible; Pier 64 on Marginal Ave. at W. 24 St., S/NR eligible; and the Port Authority Commerce Building, 76 9th Ave., S/NR eligible.

Page 7-13, paragraph 5. Remove sentence: "These resources are not considered interior historic resources."

The warehouse at 548 W. 28 St. appears eligible for listing on the S/NR. The Otis Elevator Building appears eligible for LPC designation and listing on the S/NR. The proposed expansions to these buildings as a result of this action may constitute a potential impact. Alternatives should be

explored in the text. (CEQR Technical Manual:2001, Chapter F, section 620, page 3F-19).

Remove final sentence of paragraph 5, "However, these would not be considered significant adverse impacts under CEQR as these sites are not designated."

Page 7-17, first paragraph. The E.R. Merrill Spring Co. building appears to be eligible for listing on the S/NR. Demolition of this building as a result of this action would constitute an adverse impact. Alternatives should be explored in the text. (CEQR Technical Manual:2001, Chapter F, section 620, page 3F-19).

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09/22/04
DATE

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
1 Centre St., 9N, New York, NY 10007 (212) 669-7700

ENVIRONMENTAL REVIEW

DCP/03DCP069M

08/26/04

PROJECT NUMBER

DATE RECEIVED

PROJECT

O SPCL W CHELSEA DIST REZNG:

() No architectural significance

(X) No archaeological significance

Designated New York City Landmark or Within Designated Historic District

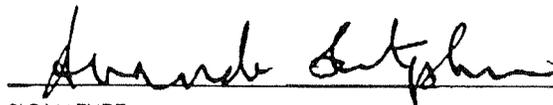
Listed on National Register of Historic Places

Appears to be eligible for National Register Listing and/or New York City Landmark Designation

() May be archaeologically significant; requesting additional materials

COMMENTS

Archeology comments only. The study area was previously reviewed by LPC on 9/18/03 with a finding of no further archeological concerns. There is no change to this finding. "Task 7" of the SEIS text should be revised to reflect this finding of no further archeological concerns.



SIGNATURE

08/27/04

DATE

ENVIRONMENTAL REVIEW

DCP /03DCP069M

05/12/05

PROJECT NUMBER

DATE RECEIVED

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COMMENTS

The LPC is in receipt of photographs of the proposed "Historic Areas Map" submitted by Manhattan Community Board #4, and of Piers 57, 60, 61, and 66A. Determinations of eligibility are as follows.

LPC and S/NR eligible: Proposed C.B. #4 Historic District; Cornell Iron Works.

S/NR eligible: Piers 57 and 66A; Sloan Warehouse, Rogers and Co.; Hess Bros.; Zinn Building; 550 W. 29 St.

Not eligible: Piers 60 and 61.

There are no archaeological concerns for Block 696, Lot 28.

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Guia Santucci
SIGNATURE

05/12/05

DATE