

APPENDIX G.1
HISTORIC RESOURCES

A. INTRODUCTION AND METHODOLOGY

This appendix was prepared to support Chapter 9, “Historic Resources.” It provides a description of the regulatory context in which the historic resources assessment was undertaken, as well as a more detailed description of each of the known historic resources identified in Chapter 9. In addition, this appendix also provides information on properties identified as potential historic resources during the assessment process but which the State Historic Preservation Officer (SHPO) and New York City Landmarks Preservation Commission (LPC) subsequently determined were not eligible for listing on the State and National Registers (S/NR) or designation as New York City Landmarks. Information on the assessment methodologies and both construction and permanent impacts is included in Chapter 9.

REGULATORY CONTEXT*NATIONAL HISTORIC PRESERVATION ACT (SECTION 106)*

Section 106 of the National Historic Preservation Act of 1966 (NHPA), as implemented by federal regulations appearing at 36 Code of Federal Regulations (CFR) Part 800, mandates that federal agencies consider the effect of their actions on any properties listed on or determined eligible for listing on the National Register of Historic Places (NR) and that they afford the federal Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. Federal agency preservation officers, in consultation with the SHPO, must determine whether a proposed action would have any effects on the characteristics of a site that qualify it for the State and National Registers. In addition, Section 110 of the NHPA requires federal agencies to undertake planning and actions to minimize harm to properties designated as National Historic Landmarks. Revised Section 106 regulations were published on May 19, 1999. The basic steps of the Section 106 process, as revised, are as follows:

- The Section 106 process is initiated when the federal agency determines that a proposed action is an undertaking. Federal undertakings include those carried out by or on behalf of a federal agency, those carried out with federal financial assistance, those requiring a federal permit, license or approval, and those subject to state or local regulation administered pursuant to a delegation or approval by a federal agency.
- As part of the initiation of the Section 106 process, the federal agency must identify the appropriate SHPO (or SHPOs if more than one state is involved) and consult with the SHPO in a manner appropriate to the federal agency planning process for the proposed undertaking. In addition, in consultation with the SHPO, the federal agency shall identify any other parties entitled to be consulting parties and invite them to participate as such in the Section 106 process.
- All properties that may be affected in the Area of Potential Effect (APE) for the project—the area where potential project effects may occur—and that are included in or eligible for the National Register must be identified, in consultation with the SHPO. If properties are

identified that may be eligible for the National Register, but for which no determination has yet been made, the agency consults with the SHPO to determine eligibility or ineligibility.

- If there are S/NR-listed or S/NR-eligible properties (collectively, historic properties), the potential effect of the proposed project on each property must be evaluated, in conjunction with the SHPO, to determine if the project would have adverse effects on them. To determine potential effects on the historic properties, the Advisory Council's Criteria of Adverse Effect must be applied, in consultation with the SHPO, to determine whether adverse effects would occur. In general, a proposed project is deemed to have an adverse effect on a historic property if it would cause a change in the quality of the property that qualifies it for inclusion in the S/NR. The Advisory Council must be notified of any findings of adverse effects.
- If the analysis indicates that the proposed project would have an adverse effect on a historic property, the SHPO and other consulting parties (discussed above in the consultation process) are consulted to seek agreement on ways to avoid or reduce the effects. An agreement selected regarding the mitigation measures that will be implemented is typically effectuated through either a Memorandum of Agreement (MOA) or Programmatic Agreement between the applicant, the SHPO, and the federal agency. The Advisory Council may choose to participate in the consultation when there are substantial impacts to historic properties, when a case presents important questions of policy or interpretation, when there is a potential for procedural problems, or when there are issues of concern to Indian tribes or Native Hawaiian organizations. The Advisory Council must be invited to participate when the federal agency sponsoring the project wants the Council's involvement, when the project would have an adverse effect on a National Historic Landmark, or when a Programmatic Agreement will be prepared.
- Programmatic Agreements are used when effects on historic properties are similar and repetitive or are multi-state or regional in scope; or when effects on historic properties cannot be fully determined before approval of an undertaking, among other reasons.
- Execution of the MOA or Programmatic Agreement and implementation of its terms satisfies the requirement of Section 106 that the Council be given a reasonable opportunity to comment on the undertaking as well as demonstrates that the federal agency has taken into account the effects of the action.

The review under Section 106 can be conducted in coordination with analyses conducted for the National Environmental Policy Act (NEPA). In addition, because the views of the public are essential to informed federal decision-making in the Section 106 process, the public must be informed about the project and its effects on historic properties, and given the opportunity to comment. This public comment element can be combined with the public participation component required by NEPA. The public participation efforts being conducted for the Second Avenue Subway are described in Chapter 4, "Public Outreach and Review Process."

SECTION 4(F) OF THE FEDERAL DEPARTMENT OF TRANSPORTATION ACT

Historic properties are also protected from adverse effects by Section 4(f) of the Department of Transportation Act of 1966.¹ Section 4(f) prohibits actions by the Secretary of Transportation

¹ Section 4(f) has been recodified as Section 303 of Title 49 of the United States Code, although the preservation provision still is commonly referred to as Section 4(f).

that require “use” of a historic property that is listed in or eligible for inclusion in the National Register, unless a determination is made that there is no feasible and prudent alternative to the use of such land, and all possible planning has been undertaken to minimize harm to the 4(f) property. For historic properties, “use” constitutes a significant adverse impact. This includes direct physical impacts, such as demolition or removal of part of a historic property. It also includes adverse contextual impacts (these can result in “constructive use,” when changes caused by the project that are near the historic structure cause a substantial impairment in the historic resource’s important qualities). Constructive use could occur from such changes as noise, visual intrusion, or other such elements that would significantly alter the setting of the historic resource. (An evaluation of Section 4(f) as it applies to the Second Avenue Subway project is provided in “Section 4(f) Evaluation.”)

STATE HISTORIC PRESERVATION ACT

The New York State Historic Preservation Act of 1980 (SHPA) closely resembles NHPA, and requires that state agencies consider the effect of their actions on properties listed on or determined eligible for listing on the State Register of Historic Places. Compliance with Section 106 satisfies the requirements of SHPA, set forth in Section 14.09 of the New York State Parks Recreation and Historic Preservation Law.

METHODOLOGY

In general, potential effects on historic or architectural resources can include both direct physical impacts—demolition, alteration, or damage from construction on nearby sites—and indirect, contextual impacts, such as the isolation of a property from its surrounding environment, or the introduction of visual, audible, or atmospheric (e.g., pollutants) elements that are out of character with a property or that alter its setting and context (e.g., contextual effects). The Second Avenue Subway—including new tunnels, stations, shaft sites/staging areas, and rehabilitation/creation of storage yards—may affect historic structures. (The No Build Alternative would not be considered an “undertaking,” since under this alternative, the Second Avenue Subway would not be built. Therefore, the No Build Alternative would not result in any significant adverse impacts to historic resources, and it does not require analysis or definition of an APE.)

To assess the potential effects of the Second Avenue Subway, an inventory of historic and architectural resources in areas that could be affected by the project was compiled. This appendix discusses the methodology used to prepare the inventory, presents a brief background history of the area, and identifies the historic resources and properties (both previously known resources and those for which the SHPO and the New York City Landmarks Preservation Commission [LPC] made determinations of eligibility specifically for the project). This work was prepared in accordance with NHPA, SHPA, and NEPA. The proposed methodology for the study of historic resources was submitted to the SHPO for its review in correspondence dated November 27, 2001, and was also discussed at a meeting with SHPO representatives on December 17, 2001.

DEFINITION OF THE AREA OF POTENTIAL EFFECT

To develop a comprehensive historic resources sensitivity assessment, and account for the lack of definition and/or potential for change of some project elements, APEs for historic resources were defined along the full alignment of the Second Avenue Subway. APEs include locations that may potentially be affected by construction or that may be affected once construction is

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completed and the new system is operational. The APEs were identified in consultation with the SHPO in correspondence dated November 27, 2001, and at a meeting with SHPO representatives on December 17, 2001. They are described below.

- For most project areas, the APE for the Second Avenue Subway alignment is the area within 50 feet of the proposed new subway starting from the building line on either side of the alignment, as well as 50 feet beyond the north and south limits of the alignment. An APE of 50 feet is also used for potential shaft sites and staging areas. For the portions of the project that would operate in the existing Broadway Line tunnels (N R Q W lines), the APE for historic resources has been defined as within 50 feet of the proposed new escalators, elevators and stairs to be built at the existing Lexington Avenue/63rd Street Station at Third Avenue and 63rd Street. These entrance and exit facilities are the only new construction that would be required on the Broadway Line.
- In areas where proposed work is not anticipated to have physical or contextual (e.g., visual) effects outside the limits of the proposed work, the APE is the area within the confines of proposed work. This includes work to reconfigure and rehabilitate existing train storage yards within their current boundaries, which is proposed at the 207th Street Yard in Manhattan, the 36th-38th Street Yard in Sunset Park in Brooklyn, and the Concourse Yard in the Kingsbridge section of the Bronx.

IDENTIFICATION OF HISTORIC PROPERTIES/STRUCTURES WITHIN THE APEs

Once the APEs were determined, a list of officially recognized historic resources within the APEs was compiled. This includes properties or districts listed on the S/NR or determined eligible for such listing, National Historic Landmarks (NHL), New York City Landmarks and Historic Districts (NYCL), and properties that have been considered for designation (“heard”) by the New York City Landmarks Preservation Commission (LPC) at a public hearing or calendared for consideration at such a hearing (these are “pending” NYCLs).

A list of potential historic resources within the APEs was also compiled. Potential historic resources comprise properties that may be eligible for listing on the S/NR and/or designation as NYCLs. Criteria for listing on the National Register are found in the 36 CFR Part 63. Following these criteria, districts, sites, buildings, structures, and objects are eligible for the Registers if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- Are associated with historic events (Criterion A);
- Are associated with significant people (Criterion B);
- Embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or are otherwise distinguished (Criterion C); or
- May yield information important in prehistory or history (Criterion D).

Properties that have achieved significance within the last 50 years are ordinarily not eligible. Determinations of eligibility are made by the SHPO.

In addition, LPC designates historically significant properties in New York City as New York City Landmarks and/or Historic Districts, following the criteria provided in the *Local Laws of the City of New York, New York City Charter, Administrative Code, Title 25, Chapter 3*. Buildings, properties, or objects are eligible for landmark status when a part is at least 30 years old. Landmarks have a special character or special historical or aesthetic interest or value as part

of the development, heritage, or cultural characteristics of the city, state, or nation. There are four types of landmarks: individual landmark, interior landmark, historic district, and scenic landmark.

The Metropolitan Transportation Authority's transportation facilities, including those of New York City Transit (NYCT), are exempt from local laws and ordinances pursuant to Public Authorities Law Section 1266, Subdivision 8. NYCT nevertheless intends to continue to seek the advice and counsel of the LPC as it goes forward in the same manner as it has in the past. As NYCT's plans develop, NYCT anticipates that it will submit to LPC information regarding the project, and would expect that LPC, if it so chooses, will review and comment on NYCT's plans.

Properties in the Second Avenue Subway's APEs that appear to meet one or more of the National Register criteria were identified as potential historic resources based on field surveys of all the APEs and by using historical sources, such as the New York City Department of Buildings archives, the Municipal Archives, and historical documents at Columbia University's Avery Library and at the New York Public Library. Historic Resource Inventory Forms ("Blue Forms") were submitted to the SHPO for evaluation and determination of whether the SHPO considers the properties to be eligible for the Registers. The SHPO has subsequently made determinations of eligibility for these resources. Copies of these findings are included in the Historic Resources Appendix G.2 of this FEIS.

Known historic resources and resources determined eligible for listing on the S/NR by the SHPO in April and December 2002 and July 2003 or by LPC in July 2002 as part of the proposed project are identified and described below in section B, "Description of Known Historic Resources."

EVALUATION OF POTENTIAL EFFECTS ON HISTORIC RESOURCES

Once the historic resources in the APEs were identified, the effects of the project on those resources were assessed. As described above, project effects on historic resources may include both physical effects and contextual effects. Direct effects could include physical destruction, demolition, damage, or alteration of a historic resource. In addition, visual effects, such as changes in the appearance of a historic resource or in its setting—including introduction of incompatible visual, audible, or atmospheric elements to a resource's setting, or elimination of publicly accessible views to the resource—are also considered. Project-related effects—including interim impacts during construction and permanent, or contextual, effects once the project is completed—are described in Chapter 9.

B. DESCRIPTION OF KNOWN HISTORIC RESOURCES

A detailed discussion of known historic resources in the APEs follows, organized geographically north to south by neighborhood: East Harlem, Upper East Side, East Midtown, Gramercy Park/Union Square, East Village/Lower East Side/Chinatown, and Lower Manhattan. Known resources include those properties determined to meet S/NR eligibility criteria by the SHPO in April and December 2002 or by LPC in July 2002.

EAST HARLEM

The designated or eligible historic resources in the East Harlem APE include three banks on 125th Street, reflecting that street's history as one of Harlem's most prestigious commercial thoroughfares in the late 19th century. Other known resources in this APE reflect prominent

residential and institutional designs, as well as major transportation developments of the late 19th and early 20th centuries. Six historic resources, the residential building at 4-12 East 125th Street, the residential building at 28-30 East 125th Street, the Apple Bank for Savings, the New York Public Library 125th Street Branch, the tenement at 221 East 124th Street, and the two residential buildings at 231 and 233 East 96th Street—were determined by the SHPO in April 2002 to meet eligibility criteria for listing in the S/NR based on Historic Resource Inventory Forms prepared and submitted for the SHPO’s review as part of the proposed project. LPC also determined in July 2002 that the Apple Bank for Savings, New York Public Library 125th Street Branch, and the two residential buildings at 231 and 233 East 96th Street, appear eligible for designation as NYCLS. Furthermore, one additional resource, the Fischer & Co. Building at 2291 Second Avenue, was determined by LPC to appear eligible for NYCL designation.

The four-story row house at 2014 Fifth Avenue (S/NR), located in the **Mount Morris Park Historic District Extension** between 125th and 124th Streets, reflects Harlem’s development as an affluent residential community in the 1880’s. It is a two-bay-wide brownstone dwelling designed in the neo-Grec style. Its facade is distinguished by a projecting, triangular-shaped bay window spanning the first through second stories. The house is topped by a bracketed and dentil cornice.

Just east of Fifth Avenue at **4-12 East 125th Street** is a residential building (S/NR-eligible) comprising three connected flats with ground-floor shops. The 1888 building, designed by D&J Jardine, is a significant example of Italian Renaissance-inspired design.

Another residential building (S/NR-eligible), a five-story multiple-dwelling structure built in the same year, is at **28-30 East 125th Street** and Madison Avenue. This building was designed by Charles Abbott French & Co. in the Romanesque Revival style.

The **Mount Morris Bank Building** (S/NR, NYCL), at the northwest corner of Park Avenue and 125th Street, was designed by Lamb & Rich in 1883-84 and expanded in 1889-90. It is a five-story red brick and sandstone structure that originally housed a bank and six apartments. The facade is distinguished by its large round-arched openings at the ground story, terra-cotta ornament, and oriel windows from the second story to the roof. The building has stood vacant since 1975, and a recent fire has left it in poor condition.

The **Park Avenue Viaduct** (S/NR-eligible) extends above Park Avenue from 132nd Street to 97th Street. It was part of a major reconstruction of the main lines of the New York Central and Hudson River Railroad that played a significant role in the history of the city’s transportation network. Originally, trains had traveled up Park Avenue at street level; beginning in 1874, the Park Avenue Improvement project replaced street-level railroad service with trains on depressed tracks in an open cut along Park Avenue between 130th and 115th Streets. Between 1892 and 1897, the steel viaduct along Park Avenue between 132nd and 97th Streets was built, so that trains could cross the Harlem River on a high-level drawbridge, allowing unrestricted shipping activity on the Harlem River and through a new Harlem River Ship Canal at 225th Street in the Bronx. Between 110th and 97th Streets, the viaduct’s four parallel railroad tracks are supported on masonry retaining walls and fill. North of 110th Street, the tracks are supported by a steel viaduct with decks and girder components. The Metro-North Harlem 125th Street Station is a contributing component of the viaduct.

The MTA **Metro-North Harlem 125th Street Station** (S/NR-eligible) was built in 1896-97 and was designed by Morgan O’Brien, New York Central and Hudson River Railroad’s principal architect. The station building is located at grade in the middle of Park Avenue. The one-story

brick structure north of 125th Street, with ticket booths and a waiting area, has classical features on the facade, including Corinthian pilasters flanking the entrance, a dentil cornice, and an arched entry surround. Stairs with delicately scrolled railings lead to the platform level. The viaduct, passenger platform, and the passenger station north of 125th Street were recently restored in 2000, including both interior and exterior elements and new platform shelters designed to reflect the original. The present station is built above the former 1873-74 Harlem Station of the New York Central and Hudson River Railroad, and the present station's basement contains the original station's platforms and other elements.

On the south side of 125th Street, the **Comfort Station** (S/NR eligible) was built in 1896-97, the same time as the MTA Metro-North 125th Street Station located on the north side of 125th Street. The one-story brick structure features classical elements, including pedimented door surrounds and a dentil cornice.

On the south side of 125th Street near Lexington Avenue, is the **Engine Company 36** firehouse (S/NR-eligible, NYCL), which is four stories tall with a single vehicular entrance at ground level. Designed by Napoleon LeBrun and Sons in 1889 in the Romanesque Revival style, it is significant example of late-19th-century urban firehouse design in New York City. Rusticated brownstone frames the vehicular entrance, with brownstone ornament also used at the upper stories, including raised molding, window surrounds, quoins, and finials at the roofline. The fourth floor terminates at a gable with a single round arched window, behind which rises a slate mansard roof.

The **Apple Bank for Savings** (S/NR), on 125th Street near Lexington Avenue, is a two-story, stone-clad Neo-Classical Revival bank building erected in 1906-07. The building originally housed the Harlem Savings Bank, one of Harlem's founding financial institutions. Designed by Bannister and Schell, the building's rusticated temple front features Ionic columns, a denticulated cornice, and parapet.

Across the street, the **Twelfth Ward Savings Bank** (S/NR-eligible) occupies the northeast corner of Lexington Avenue and 125th Street. This six-story Romanesque Revival bank was built in 1893. Originally designed by architect George Drew, Jr., the bank had been converted to other commercial uses by 1910, and now houses residential space on the upper floors and ground-floor commercial use. The brownstone and buff brick-clad building features an intact pressed metal cornice, arched windows, brownstone medallions inscribed "AD 1884" and "AD 1893," and ornamental wrought-iron brackets on its southwest corner at the sixth floor, which presumably once held a flagpole.

The **New York Public Library, East 125th Street Branch** (S/NR-eligible), between Third and Second Avenues, is one of a number of architecturally distinguished Carnegie libraries in New York City designed by McKim, Mead & White. The three-story public library was built in 1902-04 and designed in the Harlem Renaissance style. It is clad in limestone, with ornament including plaques with cartouches containing the city's coat of arms.

At the end of 125th Street, east of Second Avenue, the **Triborough Bridge** (S/NR-eligible) system consists of three bridges and two viaducts spanning the waters between Manhattan, the Bronx, and Queens. It was designed by bridge builder Othmar H. Ammann and architect Aymar Embury II. Construction began on the bridge in October 1929, with construction soon halted by the Depression. In 1933, Robert Moses, then chairman of the New York State Emergency Public Works Commission, initiated state legislation that formed the Triborough Bridge Authority as an alternative source of funds. The bridge opened in 1936 and was subsequently altered in the

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1960s by a reconstruction project. The eligibility determination for the Triborough Bridge includes the entrance and exit ramps extending north and south of 125th Street east of Second Avenue.

The five-story brick and stone tenement (S/NR-eligible) at **221 East 124th Street** between Second and Third Avenues is one of a few remaining tenement buildings on the block. It was designed by Cleverdon & Putzel in 1883 and features such decorative elements as cast metal oriel windows, a cornice with a garland frieze, and a stone entry surround.

The two-story terra cotta clad building (NYCL-eligible) at **2291 Second Avenue** between 118th and 117th Streets possesses a unique and ornate design for a commercial building. It was designed by Michael Shutkind and built in 1929. It features a gabled parapet with scrolled designs, and a roundel in the center of the parapet that reads “Fischer & Co. Pure Pork Products.”

On the north side of 96th Street, two five-story residential buildings at **231 and 233 East 96th Street** (S/NR-eligible, NYCL-eligible) form part of a group of six buildings designed as flats in 1889 by J.C. Cady & Co. The buildings are clad in red brick with Romanesque Revival detailing including round arched windows and corbelled cornices and parapets. The buildings retain an unusual degree of architectural integrity, including original multi-pane wood windows.

UPPER EAST SIDE

There are nine designated or eligible resources in the Upper East Side APE. Many of these are late-19th-century multiple dwellings, which reflect this neighborhood’s working-class history. Eight of the historic resources (not including the Queensboro Bridge) were determined by the SHPO in April 2002 to meet eligibility criteria for listing in the S/NR based on Historic Resource Inventory Forms prepared and submitted for the SHPO’s review as part of the proposed project. LPC also determined in July 2002 that three of the resources—two residential buildings at 1772-1716 Second Avenue, the Beekman Theatre blockfront, and Manhattan House—appear eligible for designation as NYCLS.

A group of six residential buildings (S/NR-eligible) on the east side of Second Avenue between 95th and 94th Streets (**1817-1829 Second Avenue**) exemplify late-19th-century multiple dwellings in the Neo-Grec style. Neo-Grec buildings are characterized by their stylized, classical details; angular forms; and incised detailing made by mechanical stone cutting. These buildings were built in 1888 and designed by John C. Burne.

Between 90th and 89th Streets on the east side of Second Avenue, a row of eight residential buildings (S/NR-eligible)—four tenements (**1733-39 Second Avenue**) and four French flats (**1725-31 Second Avenue**)—are a rare, intact blockfront of late-19th-century multiple dwellings on Second Avenue. Built in 1885-87, the tenements were designed by Frederick Theodore Camp, while Martin Louis Ungrich designed the flats.

Across Second Avenue, two residential buildings (S/NR-eligible), the Kaiser and the Rhine at **1716-22 Second Avenue**, are a pair of architecturally distinguished flats designed in the Italianate style by Lamb & Rich in 1886-87. They were built by the Rhineland family, prominent developers at the time, who built nearly 50 multiple dwellings in New York City. These two buildings are designed in the style of a Tuscan villa, with a balcony covered by a slate roof, ornamental wrought iron railings, and terra-cotta plaques.

The **Manhattan Apartments** (S/NR-eligible) were designed by Charles W. Clinton and built in 1879-80, one of the earliest groups of apartment buildings for the middle to upper-middle class. This six-story red-brick apartment house, at the southwest corner of Second Avenue and 86th Street, is designed in the Queen Anne style with limestone and brick corbelled belt courses and a corbelled brick cornice above the sixth floor. It was considered among the first “modern” apartment buildings constructed in New York City. Prominent politician and welfare reformer Robert F. Wagner, Sr., resided in the building from 1912-1933. The interior and ground story of the exterior have been altered, including a renovation and restoration in the 1990s.

Two tenements (S/NR-eligible) at the southeast corner of Second Avenue and 84th Street are examples of late-19th century Neo-Grec design and have distinctive brownstone-clad facades. John Brandt designed the two structures (**1614-16 Second Avenue**), which were built in 1885.

Occupying the east blockfront on Second Avenue between 66th and 65th Streets, the **Beekman Theater** (S/NR-eligible) blockfront was built in 1952 by the New York Life Insurance Company as part of a large-scale urban renewal project that also includes the **Manhattan House** (S/NR-eligible). The two-story commercial building that includes the Beekman Theater incorporates International Style features, such as ribbon windows, and was designed by Fellheimer & Wagner. The Beekman Theater is designed in the Moderne style, with a tilted glass facade, and is one of few surviving theaters built as art film houses in Manhattan. John McNamara served as consulting architect for the Beekman Theater. The 20-story, reinforced concrete Manhattan House, designed in the International Style by Skidmore, Owings & Merrill with Mayer & Whittlesey in 1950, is an example of a technologically advanced apartment building.

Built in 1927, the **Day & Meyer, Murray & Young Corp. Warehouse** (S/NR-eligible), on the east side of Second Avenue between 62nd and 61st Streets, is an architecturally distinguished example of a storage building designed in the Art Deco/Neo-Gothic style. It was designed by Charles A. Moores and built in 1927. It contained a unique storage “porto-vault” system that protected furnishings from excess handling, and William Randolph Hearst once stored some of his valuable collections here.

The **Queensboro Bridge** (S/NR, NYCL) spans the East River from Manhattan at Second Avenue between 59th and 60th Street to Queens at 11th Street and Bridge Plaza North and South. The bridge was designed by architect Henry Hornbostel with engineer Gustav Lindenthal and modeled on the Pont Mirabeau in Paris. It was erected between 1901 and 1908 and opened to traffic in 1909. The bridge is a “through-type” cantilevered structure, where the roadway runs between the structure’s piers and trusses. As the first bridge to connect Manhattan and Queens, the Queensboro Bridge was a major influence on Queens’ development. The Guastavino tiled vaults beneath the bridge in Manhattan have been converted to Bridge Market, consisting of a supermarket and a restaurant.

EAST MIDTOWN

There are 10 known resources in the East Midtown APE. Four of the historic resources were determined by SHPO in December 2002 to meet eligibility criteria for listing in the S/NR based on Historic Resource Inventory Forms prepared and submitted for the SHPO’s review as part of the proposed project. These are the two residential buildings at 237 and 241 East 53rd Street, three residential buildings at 229-235 East 53rd Street, tenement at 225-227 East 53rd Street, and the Socony-Mobil Building.

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The row of six buildings on the north side of 53rd Street west of Second Avenue make up a potential East 53rd Street Historic District. The buildings are a cohesive, intact ensemble of early 20th century Renaissance Revival residential design in New York City. The six-story brick tenement at **225-227 East 53rd Street** (S/NR-eligible) was built in 1902 to the design of Sass & Smallheiser. Architect Charles Renz designed the three five-story, brick apartment buildings at **229-235 East 53rd Street** (S/NR-eligible) in 1899-1900. The two six-story, brick apartment buildings at **237 & 241 East 53rd Street** (S/NR-eligible) were designed by George F. Pelham, a prolific apartment house designer at the time, in 1900.

East of Second Avenue, the **312 East 53rd Street House** (NYCL) is one of a pair of 3-story mid-19th century houses. Built in 1865-66, the frame house is designed in the French Second Empire style with a mansard roof. It is one of a few intact, surviving examples of a mid-19th century residence in Manhattan.

The **Beaux Arts Apartments** (NYCL) at 307 East 44th Street is one of a pair of 17-story apartment houses designed by the firm Raymond Hood, Godley & Fouilhoux in 1929-30. The pair (the other is located on the south side of East 44th Street outside the APE) was among one of the first to be designed with modernist elements, including horizontal massing, casement windows, and lack of applied ornament.

The Daily News Building (NHL, S/NR, NYCL) occupies the west blockfront of Second Avenue between 42nd and 41st Streets. It is an imposing 9- to 36-story office building designed by Raymond Hood in 1929-30 in a combination of Art Deco and modernist forms, with orange-and-brown-striped brickwork set against slab-like massings with flat roofs. The interior of the building is also designated as historic.

The **Socony-Mobil Building** (S/NR-eligible, NYCL) is located at the southwest corner of Third Avenue and 42nd Street. It was designed by Harrison & Abramovitz, in association with John B. Peterkin, in 1955. The 42-story building is architecturally significant as New York City's first skyscraper sheathed in stainless steel. It was also the largest office tower built in New York City since the construction of Rockefeller Center in the 1930s.

Designed by William Van Alen and built in 1928-30, the **Chrysler Building** (NHL, S/NR, NYCL) is located at 405 Lexington Avenue. The 77-story Art Deco skyscraper, characterized by automotive imagery—silver hood ornaments embellish the setbacks and racing cars are positioned at the 31st floor—was a personal symbol of Walter P. Chrysler and an advertisement for his company, as well as a speculative investment in office space. It has an enameled gray, white, and black brick exterior with marble, granite, and steel trim. Black Belgian entrance arches lead into the spectacular interior. The lobby is adorned with red Moroccan marble walls; yellow Siena marble floors; a ceiling mural by Edward Trumbull; steel, aluminum and onyx ornament; and richly detailed elevator cabs designed with exotic woods.

The **Tudor City Historic District** (S/NR, NYCL)—which extends from approximately 43rd to 40th Streets east of Second Avenue—consists of a cohesive group of brick apartment houses designed in the Tudor style, including stone crenellation and stained-glass windows. Designed in the 1920s by Fred F. French, one of New York's most active developers at the time, along with his architectural staff headed by Douglas Ives, the complex was built on a bluff on the East River in an area that was previously considered a slum and which at the time faced unattractive waterfront industries such as slaughterhouses. The complex was designed to face away from the river, and was designed in a suburban character, including lack of through-streets and with private parks, to attract middle-income tenants. Within the APE are two Tudor City apartment

houses located at 304-308 and 314 East 41st Street—15-story Haddon Hall and 11-story Hardwicke Hall.

Designed by Thomas A. Gray in 1898-99, the **Civic Club** (S/NR, NYCL) is located at 243 East 34th Street. The club, formerly housed in this four-story Beaux-Arts style building, was founded by Frederick Goddard, a wealthy New York social reformer, to improve the quality of life of residents east of Park Avenue between 42nd and 34th Streets. The building is now occupied by Estonia House, which sponsors activities for Estonian-Americans in New York City.

GRAMERCY PARK/UNION SQUARE

The known historic resources in the Gramercy Park/Union Square APE reflect this neighborhood's rich history in the late 18th through early 20th centuries. Eight of these resources—the Church of the Sacred Hearts of Jesus and Mary and its associated Parish House and parochial school (now Child Grade School and Legacy High School); the row house at 321 Second Avenue; paired residential buildings at 231 and 235 Second Avenue; the former Italian Labor Center at 231 East 14th Street; and two New York Eye and Ear Infirmary buildings—were determined by the SHPO in April and December 2002 to meet eligibility criteria for listing on the S/NR based on Historic Resource Inventory Forms prepared and submitted for the SHPO's review as part of the proposed project. LPC also determined in July 2002 that three of the resources—the Church of the Sacred Hearts of Jesus and Mary, and the New York Eye and Ear Infirmary buildings at 230 and 218 Second Avenue—appear eligible for designation as NYCLS.

The **Church of the Sacred Hearts of Jesus and Mary** complex, on the north side of 33rd Street between Second and Third Avenues, comprises three S/NR-eligible buildings that played a role in Italian-American immigrant history: a late-19th-century row house that is now the **Parish House**; the Church itself, a 1915 Classical Revival structure designed by Nicholas Serracino; and the former School of the Sacred Hearts, now the **Child Grade School** and **Legacy High School**, designed by Matthew Del Gaudio and built in 1925 in the Classical Revival style.

The **Epiphany Branch of the New York Public Library** (S/NR-eligible) at 228 East 23rd Street is a three-story building with restrained classically inspired ornament. Designed by Carrere & Hastings in 1907, it is architecturally significant as a representative example of Italian Renaissance style civic architecture in New York City. It is also historically significant as one of 37 branch libraries built in the city between 1902 and 1914 funded by philanthropist Andrew Carnegie.

A pre-1902, four-story row house (S/NR-eligible) at **321 Second Avenue** between 19th and 18th Streets is a significant example of a late-19th-century English Neoclassical-inspired residential design. It is clad in red brick, with a one-story stone base, wrought iron window guards, and a bracketed cornice.

On the west Second Avenue blockfront a block north of Stuyvesant Square, the **Society for the Lying-in Hospital** (S/NR) is a seven-story red brick and limestone Classical Revival building designed by Robert H. Robertson in 1899. Its lower three stories are faced in rusticated limestone, with brick facades elaborately ornamented with quoins, window enframements, balconies, round plaques bearing reliefs of infants, and a dentil cornice. The central arched entrance is framed by a shallow portico with paired marble Corinthian columns. A two-story pedimented tempietto caps the building. The hospital was formed in 1798 to provide natal and pre-natal care to mainly poor immigrant Lower East Side women in their own homes. By 1895,

Second Avenue Subway FEIS

it was the nation's largest maternity service. In 1985, it was converted to offices and condominiums.

On the same block to the west and extending south to 15th Street, the **Stuyvesant Square Historic District** (S/NR, NYCL) encompasses Stuyvesant Square, divided by Second Avenue, and the mid-19th-century houses that border the park to the north, south, and west. Stuyvesant Square was laid out in 1846 on land donated to the city by Peter Gerard Stuyvesant. It is surrounded by an original cast-iron fence. The houses within the district are typically four stories, clad in brick, and designed in the Greek Revival, Italianate, and Anglo-Italianate styles. Also figuring prominently on Rutherford Place is **St. George's Protestant Episcopal Church**, built in 1846-56 by Elesch & Eidlitz and one of the first and most significant examples of Early Romanesque Revival church architecture in the United States; and the **Friends Meeting House and Seminary**, a two- and three-and-a-half-story red brick structure also on Rutherford Place, attributed to Charles T. Bunting and built in 1861.

The former **Hebrew Technical School for Girls** (S/NR-eligible) is at the southeast corner of Second Avenue and 15th Street. The five-story brick and stone clad building was designed by Buchman & Fox and erected in 1904-06. The school was originally founded in 1880 as the Louis Down Town Sabbath School on East Broadway. Its purpose was to help underprivileged children of Jewish immigrants on the Lower East Side. The school subsequently moved to Henry Street in 1887, and with assistance of Adolph Lewisohn and other philanthropists, moved to the new location in 1906. It was the first successful free school in New York City devoted to the vocational training of women. In 1932, the school was closed. The building is now occupied by the Manhattan Comprehensive Night and Day School.

Two six-story residential buildings (S/NR-eligible), at **231 and 235 Second Avenue** between 15th and 14th Streets, called the W.M. Evarts and the U.S. Senate, are examples of Beaux-Arts residential design. The 1923 buildings were designed by Sass & Smallheiser and feature a high degree of craftsmanship, including elaborate stone trim and scrolled metal fire escapes.

The former **Italian Labor Center** (S/NR-eligible), on the north side of 14th Street west of Second Avenue was erected circa 1923 as a union hall. The six-story brick and stone building was built by the Italian Clockmakers Union Local No. 48 of the International Ladies Garment and occupied by the center from 1923 until at least 1950. The building's façade is notable for its bas relief panels in the spandrels.

The former **Mechanics & Metals National Bank** building is located at 230 Second Avenue. The brick structure was designed by George E. Matthews with a ground floor bank, bank space and offices on the second floor, and offices on the third floor. It was built for the Mechanics & Metals National Bank and was designed with Classical Revival details. The building is distinguished by four, colossal three-story, stone Corinthian pilasters that extend from a granite base at the ground floor to the third story, supporting a stone entablature. The building has a stone cornice with dentils, above which there is a stepped brick parapet with stone coping.

Two buildings of **New York Eye and Ear Infirmary** (S/NR-eligible), the oldest specialty hospital in the Western Hemisphere, are located on the blocks on Second Avenue between 15th and 13th Streets. The later of the two structures, originally built as the Mechanics & Metals National Bank at 230 Second Avenue, is a three-story Classical Revival structure designed by George Matthews in 1923. The facade features a two-story round-arched entrance, full-height Corinthian pilasters, and an entablature and parapet above. The four- and six-story brick and limestone structure at 218 Second Avenue was designed by Robert Gibson in the Romanesque

Revival style. It was built to house the New York Eye and Ear Infirmary, and includes additions built in 1900 and 1902 and designed in a similar style and with the same materials as the original structure.

The **Louis N. Jaffe Art Theater** (S/NR, NYCL) on Second Avenue and 12th Street was built as the home of the Yiddish Art Theater by Jewish civic leader Louis Jaffe in 1925-26. Designed by Harrison Wiseman, the theater features Moorish, Byzantine, and Middle Eastern motifs on its large central arch, paired arch windows, and gold-colored cast-stone ornament framing the central arch's window. It reflects the cultural history of this area, known in the 1920s as the Yiddish Rialto. Previously converted to a movie house for a brief time in the 1940s, it was permanently converted in 1990-91 into a multiplex. Much of the original polychromatic lobby, proscenium, and auditorium ornament have been preserved.

A block south is the **St. Mark's Historic District** (S/NR, NYCL), on the west side of Second Avenue between 11th and Stuyvesant Streets. The district contains typically three- to five-story early- to mid-19th-century row houses designed in the Greek Revival, Italianate, and Anglo-Italianate styles. Major development in the district did not occur until the early 1860s, when "the Triangle," a complex of brick and brownstone-clad houses designed in the Anglo-Italianate style, was erected on the triangular block formed by the intersection of 10th and Stuyvesant Streets.

St. Mark's-in-the-Bowery Protestant Episcopal Church (S/NR, NYCL), the second-oldest church in Manhattan, is in the St. Mark's Historic District on Second Avenue between 11th and Stuyvesant Streets. It faces Stuyvesant Street, at an angle with Second Avenue and the east-west cross streets. The original fieldstone church was built in 1799 on the site of Dutch governor Peter Stuyvesant's private chapel. Residential development by the 1820s spurred the construction of the church's Greek Revival tower, designed by Ithiel Town. Thirty years later, a colossal Italianate cast-iron portico was erected on the Stuyvesant Street facade. The church was restored between 1975 and 1983.

EAST VILLAGE/LOWER EAST SIDE/CHINATOWN

The numerous known historic resources in the East Village/Lower East Side/Chinatown APE include some of the oldest in New York City, as well as those that reflect its unique immigrant history. Fourteen of these resources—the commercial building at 107-113 Second Avenue, the Middle Collegiate Church, office building at 72 Second Avenue, civic building at 32-34 Second Avenue, group of five rowhouses at 30-38 East 1st Street, residential building at 38 East 1st Street, the six resources on Forsyth Street, including a church and synagogue, as well as the St. James Catholic Elementary School—were determined by the SHPO in April 2002 to meet eligibility criteria for listing on the S/NR based on Historic Resource Inventory Forms prepared and submitted for the SHPO's review as part of the proposed project. LPC also determined in July 2002 that thirteen of these resources (excluding the St. James Catholic Elementary School) appear eligible for NYCL designation. Furthermore, one additional resource, former Public School 20, was also determined by LPC to appear eligible for NYCL designation.

Between 9th Street and St. Mark's Place, the philanthropists Oswald Ottendorfer and his wife, Anna, built a medical dispensary and adjacent library on the west side of Second Avenue to serve New York's German immigrant community. William Schickel designed both buildings in 1883-84. The **Deutsches Dispensary** (S/NR, NYCL) is four stories, red brick-clad, and designed in the Italian Renaissance style. Its facade has elaborate terra-cotta window surrounds, an

entrance portico, and a frieze below the cornice with busts of important figures in medicine. It now serves as the Stuyvesant Polyclinic.

The **New York Free Circulating Library, Ottendorfer Branch** (S/NR, NYCL), donated by the Ottendorfers to the private New York Free Circulating Library, is a narrower building that complements the dispensary in style and materials. The library is also clad in red brick, with terra-cotta ornament that incorporates symbols of wisdom and education, such as globes, owls, books, and torches. The interior retains much of its original architectural detailing, including the original cast-iron bookshelves.

On the west side of Second Avenue between 7th and 6th Streets (**107-113 Second Avenue**), a five-story commercial building (S/NR-eligible) with a retail bank and shops at the ground floor and offices above is a notable example of early-20th century commercial design. The building, designed by Ralph Segal and built in 1928-29, features a highly ornamented terra-cotta-clad facade.

Across Second Avenue, the **Middle Collegiate Church** (S/NR-eligible) was designed by Samuel Burrane Reed and built in 1891. The Gothic-inspired church incorporates a stone facade, Tiffany stained-glass windows, and an early-19th-century bell that is among the oldest in America.

Between 7th and 6th Streets on the east side of Second Avenue, the **Isaac T. Hopper House** (S/NR) was built circa 1840 and is a rare, intact example of Greek Revival style residential architecture in New York City. The three-and-a-half-story house is clad in red brick, except for the wood-clad attic story. A high brownstone stoop leads to a portico supported by a pair of Ionic columns, and a wrought iron balcony extends below the first-floor windows. The house was acquired in 1874 by the Women's Prison Association (WPA), founded by Isaac T. Hopper, a Quaker abolitionist and penal reformer. The WPA established the first halfway house in the United States for women recently released from prison, of which this was its third home, which continues to be run today.

The **former Industrial National Bank** (S/NR-eligible) at 72 Second Avenue, at the northeast corner of Second Avenue and 4th Street, was designed by Landsman and Smith in 1928-29. Now serving as a Fleet Bank branch with offices above, the six-story Renaissance Revival-style building is an unusual example of early-20th-century architecture. It incorporates such decorative features as an arcade-like first floor with tall round-arched windows separated by Corinthian pilasters, poly-chromed terra cotta spandrel panels, and spiral pilasters.

The **New York Marble Cemetery** (NYCL, S/NR) is in the middle of the block bounded by Second Avenue, the Bowery, and 3rd and 2nd Streets. It is accessed through a decorative wrought iron metal gate and an alley extending from Second Avenue. A similar gate separates the alley from the cemetery plot. Founded in 1831, it was Manhattan's first non-sectarian burial ground. It contains approximately 160 burial vaults of Tuckahoe marble, laid out beneath a grassy plot. There are no headstones—plaques set in the surrounding walls of the graveyard indicate the names of the vault owners.

A group of five row houses (S/NR-eligible) at **30-38 East 3rd Street** west of Second Avenue are a significant, intact example of a mid-19th-century New York streetscape. The three-story brick buildings were built circa 1835-88, and appear relatively unaltered, including retaining original windows and entry doors.

At the southeast corner of Second Avenue and 2nd Street (32-34 Second Avenue), a 1918 civic building (S/NR-eligible), the **former Third District Magistrates Court**, was designed by Alfred Hopkins in the Italian Renaissance style. The two-story brick building was built as a courthouse and prison. The main entrance of the building on 2nd Street as well as the windows on the second floor are arched and set in elaborate brick round-arch surrounds with fanlights. Hopkins designed many institutional buildings throughout the city, but he is best known as architect of federal penitentiaries in New York, Pennsylvania, and in the Midwest.

A residential building (S/NR-eligible) at **38 East 1st Street**, east of Second Avenue, was built as Public School 79 sometime before 1884. The four-story red-brick building is notable for its terra-cotta and stone ornamentation. It is also a rare example of High Victorian Gothic school design in Manhattan.

Just south of Houston Street, **Public School 91** (S/NR-eligible) is at the northeast corner of Forsyth Street and Stanton Street. It is a five-story brick and stone building designed in 1908 primarily in the Renaissance Revival style by C.B.J. Snyder. It is set on a stone base, above which there are window bays separated by brick pilasters and with stone ornament above the windows. P.S. 91's key school design features include a U-shaped plan and multiple large windows for light and ventilation. P.S. 91 reflects Snyder's goal of providing practical school design while elevating the architectural aesthetics of schools by employing historical-based Renaissance Revival, Gothic, and Georgian styles.

Occupying the south blockfront of Rivington Street between Forsyth and Eldridge Streets, **former Public School 20** (now the Rivington House Nursing Home) is a five-story red brick building (NYCL-eligible). It was built between 1897-98, and is designed with Renaissance Revival elements including stone framed blind arcades of round arched windows, belt courses and decorative plaques. It is an example of late 19th-century New York City school design.

The brick and stone **Seventh-Day Adventist Church of Union Square** (S/NR-eligible), at Forsyth and Delancey Streets, was designed by J.C. Cady & Co. and constructed in 1889 as an unusual, mixed-use design consisting of a church with retail business along the ground floor of Delancey Street. It was converted for a period to a synagogue in 1900, reflecting the large immigrant population of Eastern European Jews who settled in the Lower East Side, before being reconverted back to a church.

Several distinctive tenements (S/NR-eligible) are located on the east side of Forsyth Street between Delancey and Hester Streets. **No. 110** is a six-story building at Broome Street designed by Charles Straub and built in 1910. Notable features include decorative terra-cotta windows surrounds, terra-cotta panels with floral motifs, and a bracketed cornice with modillions and swags. The five-story tenement at **No. 104**, built in 1890, has a stone base and brick upper stories. Designed by A.I. Finkle, the building's highly ornate design includes a center entrance defined by columns, round arched windows, decorative floral panels, and a fanciful cornice. The paired buildings at **Nos. 100 and 102** were built circa 1868. While their storefronts have been modernized, the facades above retain their decorative stone lintels and pediments, and bracketed metal cornices.

Also on Forsyth Street near Grand Street is a row house (S/NR-eligible) designed by William Graul and built in 1889 to house tailoring shops. The three-story building at **82 Forsyth Street** retains its historic storefront with cast iron pilasters and cornice with floral swags in the frieze band. A second, three-story building at the back of the lot is connected to the front of the building, a rare surviving example of back-to-front tenements.

A three-story brick **synagogue** (S/NR-eligible) is next door at **80 Forsyth Street**. Built in 1874, the building originally housed a family and a store. In 1881, the second and third floors were converted into a synagogue for a denomination of Polish Jewish immigrants. The building has pointed arch windows and fire escapes with Star of David motifs.

The **Manhattan Bridge Arch and Colonnade** (S/NR, NYCL), at Manhattan Bridge Plaza on the east end of Canal Street, is a monumental stone entrance to the Manhattan Bridge, consisting of a triumphal arch flanked by curved colonnades. Carrère & Hastings designed it as a “City Beautiful” project in the Beaux Arts style. The architects prepared the drawings in 1910, one year after the bridge opened. The project was completed by 1915, and the arch and colonnade were recently restored.

West of Manhattan Bridge Plaza, the **Edward Mooney House** (S/NR, NYCL) on the Bowery is believed to be the oldest surviving row house in Manhattan. The three-and-a-half-story red brick house designed in the Georgian style was built for merchant Edward Mooney between 1785 and 1789. By the mid-19th century, the character of the earlier residential neighborhood had changed, and the house was used as a brothel. Located in Chinatown, the house now serves as financial offices and Chinese characters are affixed to its Bowery facade above the second story.

The **Two Bridges Historic District** encompasses approximately nine city blocks on the Lower East Side of Manhattan. It is roughly bounded by East Broadway, Market Street, Cherry Street, Catherine Street, Madison Street, and St. James Place. The district is so-named for its situation between the Brooklyn and Manhattan Bridges; however, it was well developed a century before the Brooklyn Bridge was even conceived. It comprises vernacular and nationally popular architectural styles constructed during the late-18th century through the early 1930s. Within the district, East Broadway is the major commercial strip, while the remainder of the area is largely residential, punctuated by first-floor commercial space in many of the tenements.

East of St. James Place, the **St. Margaret’s House** (S/NR eligible, pending NYCL as per a designation hearing in 1966) at 2 Oliver Street is a unique example of an early-19th-century Federal row house in Manhattan. The first two stories of the three-story red brick-clad building were built circa 1820. The third story was added circa 1850, and matches the lower two stories’ design and style. James O’Donnell, an Irish architect who designed a number of prominent institutional and church buildings in New York City, may have designed the building. O’Donnell reportedly lived at 2 Oliver Street a year after it was built. The neighboring Mariners’ Temple owns and maintains St. Margaret’s House.

Just south on St. James Place are the remains of a Jewish burial ground of Congregation Shearith Israel, the oldest Jewish congregation in North America. This small graveyard dates from as early as 1683, and is set behind a stone retaining wall above St. James Place. The **Shearith Israel Graveyard** (S/NR-eligible) consists of a grassy area with several leaning headstones. It is one of three small cemeteries once used by that congregation in Manhattan.

The **St. James Catholic Elementary School** (S/NR-eligible), at the corner of St. James Place and James Street, was originally built in 1871 as a two-story church and enlarged as a four-story school by 1923. Designed by Lawrence O’Connor, the building is a rare example of late-19th-century High Victorian institutional design.

LOWER MANHATTAN

The seven known historic resources within the Water Street alignment APE include some of the most prominent and well known of New York City’s historic resources. Two of these

resources—the office building at 118 Water Street and residential and commercial building at 90 Water Street—were determined by the SHPO in April 2002 to meet eligibility criteria for listing on the S/NR based on Historic Resource Inventory Forms prepared and submitted for the SHPO’s review as part of the proposed project. The office building at 118 Water Street was also determined by LPC to appear eligible for NYCL designation in July 2002.

At the foot of St. James Place/Pearl Street, the **Brooklyn Bridge** (NHL, S/NR, NYCL) spans the East River from City Hall Park in Manhattan to Cadman Plaza in Brooklyn. The bridge, one of the greatest engineering feats of the 19th century, was completed in 1883. At the time of its construction, it was the world’s longest suspension bridge, and an aesthetic marvel, with the Manhattan approach supported by round arched stone vaults.

The **South Street Seaport Historic District** (S/NR, NYCL¹)—which extends south from the Brooklyn Bridge to about Fletcher Street and to the east from the East River and to the west from Pearl, Water, and Front Streets—contains the largest concentration of early-19th-century commercial buildings in New York and reflects the development of trade and commerce in the city. The district includes the four-story Georgian-Federal-style Schermerhorn block on Fulton Street built in 1811-1812, and the four- to five-story 1830s Greek Revival buildings more commonly found throughout the district. The district also includes more recent buildings, including the Meyers Hotel on South Street, built in 1885; the Fulton Fish Market; and the Seamen’s Church Institute on Water Street, built in 1991.

The 12-story brick, terra-cotta, and stone-clad office building (S/NR-eligible) at **118 Water Street** at Wall Street is a distinguished example of Italian Renaissance-style commercial design. Built in 1901, it was designed by Clinton & Russell and features a tripartite composition with clearly defined base, shaft, and attic.

The brick residential and commercial building (S/NR-eligible) at **90 Water Street** between Wall Street and Hanover Square was built circa 1830 and designed in the Greek Revival style. The former warehouse building, which retains a relatively high degree of integrity, is associated with the early development of trade and commerce in Lower Manhattan.

The former **First Precinct Police Station** (S/NR, NYCL) was designed in 1909-1911 by Hunt & Hunt. It is a small rectangular building located in the middle of Old Slip, with four stories and an attic floor. Clad in limestone, with the first three stories rusticated, it is designed in the style of an Italian Renaissance palazzo. Its arched windows, double height between the first and second stories, and prominent bracketed cornice also reflect the style. The building, occupied by the New York City Landmarks Preservation Commission since 1993, has recently been converted into the New York City Police Museum.

The **Fraunces Tavern Block Historic District** (S/NR, NYCL) occupies the entire block bounded by Pearl and Water Streets between Broad Street and Coenties Slip. The low-rise block’s small, typically four- to five-story brick buildings, with trabeated (post and lintel) storefronts and sloping roofs, are fine examples of Greek Revival and Federal-style commercial architecture. Typically dating from the early 19th century, the buildings were built on the first extension of Manhattan’s shoreline and are a valuable remnant of New York’s early commercial history. The anchor of the block is Fraunces Tavern, a four-story brick building at the corner of

¹ The South Street Seaport Historic District is also an NYCL. However, the boundaries of the NYCL district are slightly more conservative than those of the S/NR district. Since the S/NR district is larger, these boundaries are discussed.

Broad and Pearl Streets originally erected in 1719 as the home of Stephen DeLancey and later the site of George Washington's farewell speech to his officers. At the turn of the 20th century, it was purchased by the Sons of the Revolution, who sponsored its reconstruction.

The **James Watson House** (S/NR, NYCL) is at the foot of the proposed subway alignment on State Street. The original east portion of the house is the remaining part of a larger red brick 1793 Georgian structure built for James Watson. The house has an addition to the west, which is defined by an Ionic portico. This addition was designed in the Federal style and built in 1806. Its design is attributed to John McComb Jr., who also designed City Hall. The full house is capped by a balustrade. The house was restored in 1964-65, and now serves as the Rectory of the Shrine of the Blessed Elizabeth Seton, the first native-born American and New Yorker granted sainthood by the Roman Catholic Church.

STORAGE YARDS AND MAINTENANCE YARDS

207TH STREET YARD, MANHATTAN

The 207th Street Yard, bounded by the Harlem River, Tenth Avenue, and 207th and 215th Streets, contains the **Signal Service Building with Signal Tower B** (S/NR-eligible), a two-story brick building with a loading dock covered by a metal canopy. It is the only signal repair shop for the subway system, and still retains its original electro-mechanical signals. The yard was built between 1926 and 1930. The yard and shops within it were designed and constructed by the Board of Transportation under the direction of Robert Ridgway, chief engineer. A major extension to the building of the same proportions and materials was built in 1976.

CONCOURSE YARD, THE BRONX

Concourse Yard, bounded by Paul and Jerome Avenues, between Bedford Park Boulevard and West 205th Street, contains three S/NR-eligible structures, which were also designed by Robert Ridgway and completed by the Board of Transportation by 1933. The yard opened that year to serve the Independent (IND) system's **D** line, with access to the yard provided through a tunnel from the 205th Street Station. The site was originally dug out to serve as a reservoir for the adjacent Jerome Park, and is depressed compared with neighboring areas. Today, the yard provides access to both A Division and B Division trains and acts as a transfer point for shifting trains between these systems.

Facing north along West 205th Street are Concourse Yard's two entrance buildings, which are one-story brick-clad Art Deco style structures, with brown brick patterning and cast stone accenting their parapets, doorways, and pilasters. The **East Portal** (S/NR-eligible) is set back approximately 20 feet from a bridge linked to the sidewalk on West 205th Street, with another bridge connecting the building to the yard's signal tower and formerly providing access to the yard below. The facade consists a central entrance with a modern metal door framed in stone. The entrance is flanked by windows on either side with decorative Art Deco style wrought-iron grilles. The East Portal's single-story ground-level extension faced in buff brick is used for crew quarters. The **West Portal's** (S/NR-eligible) design is similar, though it is not set back as far from the sidewalk as the East Portal. The buildings no longer provide access to the yard.

The **Concourse Yard Substation** (S/NR-eligible), a two-story brick-clad structure also designed in the Art Deco style, faces Jerome Avenue. Its primary (east) facade contains a central monumental entrance framed in cast stone. It is flanked on either side by paired narrow windows with decorative Art Deco style metal grilles in geometric patterns. Cast stone is also used to

accent the parapet, as is brown brick patterning. The original door has been replaced with a small metal one framed with plain metal panels.

36TH-38TH STREET YARD, BROOKLYN

The **9th Avenue Subway Station** (S/NR-eligible) is adjacent to the 36th-38th Street Yard. It was built between 1914 and 1916 on the West End Line, now part of the BMT and serviced by the **W** (formerly **B**) and **M** trains. The street-level portion of the station, at 9th Avenue and 38th Street, provides access to two levels of tracks below, both with two island platforms, closed since 1975. The upper-level platforms serve the **W** (formerly **B**) and **M** trains. The subway platforms extend to the east and west of the control house, on the west side of 9th Avenue at the center of an overpass that spans the upper-level platforms. The platforms are protected by metal canopies supported on latticed metal columns, which cantilever out over the platform and meet at the center, producing a Tudor arch. The control house is a one-story building with a hipped roof that faces 9th Avenue. It has a decorative brick facade with terra-cotta ornament. The interior is covered with the original white ceramic tile with a decorative frieze.

Greenwood Cemetery (S/NR, pending NYCL) is directly north of the 36th-38th Street Yard, between 5th and Macdonald Avenues, Fort Hamilton Parkway, and 37th, 36th, and 20th Streets. The cemetery is a 478-acre parcel that opened in 1840 as Brooklyn's first park. It was also one of the nation's first rural cemeteries. Designed by Major David B. Douglas, the cemetery drew inspiration from Mt. Auburn Cemetery in Cambridge, Mass. The winding paths, plantings, and elaborate monuments of the bucolic landscape quickly became a major tourist attraction.

C. PROPERTIES IDENTIFIED AS POTENTIAL HISTORIC RESOURCES DURING THE REVIEW PROCESS BUT DETERMINED NOT ELIGIBLE FOR LISTING IN THE S/NR OR FOR DESIGNATION AS NYCLS

Tables G-1 through G-6 below list and briefly describe properties for which Historic Resource Inventory Forms were prepared and submitted for the SHPO's and LPC's review as part of the proposed project, but which were determined not eligible for listing in the S/NR or for designation as NYCLS.

D. NEWLY IDENTIFIED POTENTIAL HISTORIC RESOURCES

In addition, as described in the Programmatic Agreement, a process has been established to identify potential historic structures throughout the design and engineering process as APEs become larger or as new APEs are identified. In accordance with this process, based on the more refined project description identified in the FEIS, additional potential resources have been identified since publication of the SDEIS. Historic Resource Inventory Forms will be prepared with respect to these potential resources and submitted to the SHPO for assessment. Any properties determined to be eligible for listing in the S/NR will be treated as historic resources under the terms of the Programmatic Agreement.

E. COMPARISON OF ALIGNMENTS SOUTH OF HOUSTON STREET PRESENTED IN THE SDEIS

As described elsewhere in the FEIS, the Shallow Chrystie and Forsyth Street Options are no longer under consideration. As had been presented in the SDEIS, the Shallow Chrystie and Forsyth Street Options would have had the potential to adversely affect historic resources not affected under the Deep Chrystie Option. The Shallow Chrystie Option would have affected additional potential burial grounds, as described in Chapter 10 and Appendix H, "Archaeological Resources." The Forsyth Street Option could have adversely affected six resources located along Forsyth Street through cut-and-cover activities to build the Grand Street Station. These six resources are the Seventh-Day Adventist Church of Union Square, four tenements at 110-102 Forsyth Street, a row house at 82 Forsyth Street, and a synagogue at 80 Forsyth Street (see Chapter 9, Table 9-1, East Village/Lower East Side/Chinatown, Nos. 13-18).

Table G-1

**Properties Identified as Potential Historic Resources but Determined Not Eligible for the S/NR or for Listing as NYCLs
Within the East Harlem APE¹**

Property Name/ Current Use	Address	Block/ Lot	Date Built	Original Use	Architect	Potential Significance
East Harlem (the Harlem River to East 96th Street, East 125th Street from Fifth Avenue to Second Avenue)						
Commercial Building	67-69 West 125th Street	1723/7	1900	Stores and offices	Lorenz F.J. Weiher, Jr.	The six-story building is an example of a turn of the century Neo-Classical design.
Residential building	14 East 125th Street	1749/64	1882	Flats	D. & J. Jardine	The four-story building is an example of an Italianate- inspired design by a prominent New York architecture firm
Five row houses	16-24 East 125th Street	1749/60, 160,61-63	1881	Single-family dwellings	James Edward Ware	The five row houses are designed in the Neo-Grec style and were designed by a prominent New York architect
Commercial building	26 East 125th Street	1749/59	c. 1885-1898	Not known	Not known	The three-story commercial building is a loft-style building with terra cotta ornament that reflects East 125th Street's role as Harlem's principal commercial thoroughfare in the 19th century
Commercial building	54-56 East 125th Street	1749/50	c. 1885-1898	Not known	Not known	The three-story building reflects East 125th Street's 19th-century commercial history and may have housed a chapter of the Pythian fraternal organization
Commercial building	51-55 East 125th Street	1750/22	c. 1885-1898	Not known	Not known	This stone-clad commercial building, on which is inscribed "Raymond Building," reflects East 125th Street's 19th-century commercial history
Commercial building	220 East 125th Street	1789/39	1896	Warehouse	John P. and Bartholomew Walther	The six-story former warehouse incorporates Classical elements on the façade and reflects East 125th Street's 19th-century commercial history
Row of eight tenements	2301-2317 Second Avenue	1783/21-28	See below	Tenements and stores	See below	The row of tenements, described in Nos. 7a-7d below, form a rare, intact blockfront of late-19th-century tenements on Second Avenue
Five tenements	2309-2317 Second Avenue		1886	Tenements and stores	Cleverdon & Putzel	Five tenements of an intact late-19th-century blockfront of tenements on Second Avenue
One tenement	2305-2307 Second Avenue		1886	Tenement and stores	Gilbert R. Robinson, Jr.	One tenement of an intact late 19th-century blockfront of tenements on Second Avenue
One tenement	2303 Second Avenue		1874	Tenement and stores	John B. McIntyre	One tenement of an intact late-19th-century blockfront of tenements on Second Avenue
One tenement	2301 Second Avenue		1868	Tenement and stores	Not known	One tenement of an intact late-19th-century blockfront of tenements on Second Avenue
Row of eight tenements	2000-2018 Second Avenue	1675/1-4, 49-52	See below	Tenements and stores	See below	The row of tenements, described in Nos. 9a-9b below, form a rare, intact blockfront of late-19th-century tenements on Second Avenue
Four tenements	2012-2018 Second Avenue		1881	Tenements and stores	Frederick S. Barus	Four tenements of an intact late-19th-century blockfront of tenements on Second Avenue
Four tenements	2000-2006 Second Avenue		1881	Tenements and stores	Not known	Four tenements of an intact late-19th-century blockfront of tenements on Second Avenue
Note: ¹ Determinations of non-S/NR-eligibility were made by the SHPO in April and December 2002, and July 23, 2003. Determinations of non-NYCL eligibility made by LPC in July 2002.						

Table G-2

**Properties Identified as Potential Historic Resources but Determined Not Eligible for the S/NR or for Listing as NYCLs
Within the Upper East Side APE¹**

Property Name/ Current Use	Address	Block/ Lot	Date Built	Original Use	Architect	Potential Significance
Upper East Side (East 96th Street to East 59th Street)						
Five residential buildings	1748-1754 and 1762 Second Avenue	1554/1-4, 49	See below	Flats and stores	See below	The group of five multiple dwellings, described in Nos. 1a-1b below, reflect part of the Upper East Side's late-19th-century working class history
One residential building	1762 Second Avenue		1898	Flats and stores	Martin Johnson	One of a group of five multiple dwellings that reflect the Upper East Side's late-19th-century working class history
Four residential buildings	1748-1754 Second Avenue		1899	Flats and stores	Gilbert M. Robinson	Four of a group of five multiple dwellings that reflect the Upper East Side's late-19th-century working class history
Row of seven tenements and residential building	1601-1617 Second Avenue	1529/21-27	See below	See below	See below	The row of buildings, consisting of six tenements and a former factory described in Nos. 2a-2d below, form an intact late-19th-century blockfront on Second Avenue
One residential building	1617 Second Avenue		1881	Kid glove factory	Andrew Craig	The "Foster," built by W. S. Foster, is a rare example of a late-19th- century industrial building on Second Avenue
Two tenements	1611 and 1613 Second Avenue		1871	Tenements and stores	John W. Marshall	Two tenements of a rare, intact blockfront of late-19th-century buildings on Second Avenue
One tenement	1609 Second Avenue		1873	Tenement and store	Julius Boeckell	One tenement of a rare, intact blockfront of late-19th-century buildings on Second Avenue
Three tenements	1601, 1603, and 1605 Second Avenue		1871	Tenements and stores	Not known	Three tenements of a rare, intact blockfront of late-19th-century buildings on Second Avenue
Row of eight tenements	1583-1597 Second Avenue	1528/21-28	See below	Tenements and stores	See below	The row of eight tenements, described in Nos. 3a-3f below, form a rare, intact blockfront of late-19th- century tenements on Second Avenue
One tenement	1597 Second Avenue		1874	Tenement and stores	Not known	One tenement of a rare, intact blockfront of late-19th-century tenements on Second Avenue
One tenement	1595 Second Avenue		1874	Tenement and stores	John McIntyre	One tenement of a rare, intact blockfront of late-19th-century tenements on Second Avenue
One tenement	1593 Second Avenue		1874	Tenement	Leopold Von Biela	One tenement of a rare, intact blockfront of late-19th-century tenements on Second Avenue
One tenement	1591 Second Avenue		Late 1800s	Tenement and stores	Not known	One tenement of a rare, intact blockfront of late-19th-century tenements on Second Avenue

Table G-2 (cont'd)

**Properties Identified as Potential Historic Resources but Determined Not Eligible for the S/NR or for Listing as NYCLs
Within the Upper East Side APE¹**

Property Name/ Current Use	Address	Block/ Lot	Date Built	Original Use	Architect	Potential Significance
Upper East Side (East 96th Street to East 59th Street) [cont'd]						
One tenement	1589 Second Avenue		1901	Flats and stores	M. Bernstein	One tenement of a rare, intact blockfront of late-19th-century tenements on Second Avenue
Three tenements	1583, 1585, and 1587 Second Avenue		1871	Tenements and stores	Peter Johnson	One tenement of a rare, intact blockfront of late-19th-century tenements on Second Avenue
Row of eight tenements	1584-1598 Second Avenue	1545/1-4, 49-52	See below	Tenements and stores	See below	The row of eight tenements, described in Nos. 5a-5c below, form a rare, intact blockfront of late-19th-century tenements on Second Avenue
Five tenements	1590-1598 Second Avenue		1886	Tenements and stores	John Brandt	Five tenements of a rare, intact blockfront of late-19th-century tenements on Second Avenue
Two tenements	1586 and 1588 Second Avenue		1874	Tenements and stores	Frederick S. Barus	Two tenements of a rare, intact blockfront of late-19th-century tenements on Second Avenue
One tenement	1584 Second Avenue		1880	Tenement and store	Frederick Jenth	One tenement of a rare, intact blockfront of late-19th-century tenements on Second Avenue
Three tenements	1388, 1390, 1390 1/2 Second Avenue	1446/4, 52/151	See below	Tenements and stores	See below	The three tenements are a representative example of a late-19th-century streetscape on Second Avenue
One tenement	1390 1/2 Second Avenue		c. 1885-1898	Tenement and stores	Not known	One of a group of three late-19th-century tenements on Second Avenue
One tenement	1390 Second Avenue		Late 1880s	Tenement and stores	Not known	One of a group of three late-19th-century tenements on Second Avenue
One tenement	1388 Second Avenue		1882	Tenement and store	John C. Burne	One of a group of three late-19th-century tenements on Second Avenue

Table G-2 (cont'd)

**Properties Identified as Potential Historic Resources but Determined Not Eligible for the S/NR or for Listing as NYCLs
Within the Upper East Side APE¹**

Property Name/ Current Use	Address	Block/ Lot	Date Built	Original Use	Architect	Potential Significance
Upper East Side (East 96th Street to East 59th Street) [cont'd]						
Manhattan Eye Ear & Throat Hospital	208-216 East 64th Street	1418/6	1906	Hospital	York & Sawyer	The hospital is significant as an important 19th-century institution in New York City's healthcare history
Former Dominican Convent of Our Lady of the Rosary	329 East 63rd Street	1438/14	1880-81	Convent	William Schickel	The building is important for its association to William Schickel, a prominent New York Architect
Rectory of Redemptionist Fathers	323 East 61st Street	1436/13	1887-88	Rectory	Henry Bruns	The building is an intact example of late-19th-century ecclesiastic architecture
Cirker's Hayes Storage Warehouse	305 East 61st Street	1436/5	c.1896	Storage Warehouse	Van Antwerp & Brick	The building is an intact example of a late-19th-century storage warehouse.
Roosevelt Island Tramway Manhattan Station	Second Avenue at 60th Street	1441/?	1976	Tram station	Prentice & Chan, Ohlhausen	The Roosevelt Island Tramway is the world's first mass transit aerial tramway. The six-story station is an open-air structure of a modern design
Note: ¹ Determinations of non-S/NR-eligibility were made by the SHPO in April and December 2002, and July 23, 2003. Determinations of non-NYCL eligibility made by LPC in July 2002.						

Table G-3

**Properties Identified as Potential Historic Resources but Determined Not Eligible for the S/NR or for Listing as NYCLs
Within the East Midtown APE¹**

Property Name/ Current Use	Address	Block/ Lot	Date Built	Original Use	Architect	Potential Significance
East Midtown (East 59th Street to East 34th Street)						
Row of nine tenements	1083-1101 Second Avenue	1331/21-28	c. 1862-1885	Tenements and stores	Not known	The nine tenements form a row of intact late-19th-century tenements on Second Avenue
Tenement	985 Second Avenue	1326/21	1884	Tenement	Schneider & Herter	The five-story brick tenement incorporates façade with ornate terra cotta ornament and was designed by a prominent New York City architectural firm
Residential building	250-252 East 53rd Street	1326/128	c. 1897-1907	Apartment House	Not known	The building is an intact example of a late-19th-/early-20th-century Beaux Arts building in midtown Manhattan
Residential building	246-248 East 53rd Street	1326/29	c. 1897-1907	Apartment House	Not known	The building is an intact example of a late-19th-/early-20th-century Beaux Arts building in midtown Manhattan
Rowhouse	234 East 53rd Street	1326/34	1880s	Rowhouse	Not known	The building is a rare example of a 19th-century Italianate rowhouse in midtown Manhattan
Residential building	226 East 53rd Street	1326/37	1903	Flats	George F. Pelham	The building is an intact example of an early-20th-century residential building constructed in midtown Manhattan
Residential building	202 East 42nd Street	1315/48	1889	Factory	George Palliser	The building is an intact example of the scale and type of buildings that lined East 42nd Street during the late 19th and early 20th centuries
Two tenements	718 and 720 Second Avenue	944/55	1878	Tenements and stores	Charles Mettam	The two four-story brick tenements are intact examples of late-19th-century multiple dwellings on Second Avenue
St. Vartan Cathedral complex	630 Second Avenue	940/1	1966	Church complex	Steinmann & Cain, Zareh Sourian (or Eggers & Higgins)	The church and community house that make up the St. Vartan Cathedral is a unique, modernist church complex on the east side of Manhattan
Note: ¹ Determinations of non-S/NR-eligibility were made by the SHPO in April and December 2002, and July 23, 2003. Determinations of non-NYCL eligibility made by LPC in July 2002.						

Table G-4

Properties Identified as Potential Historic Resources but Determined Not Eligible for the S/NR or for Listing as NYCLs Within the Gramercy Park/Union Square APE¹

Property Name/ Current Use	Address	Block/ Lot	Date Built	Original Use	Architect	Potential Significance
Gramercy Park/Union Square (East 34th Street to East 10th Street)						
Row of 10 tenements	603-621 Second Avenue	914/26-35	c. 1857-1885			The ten tenements form a rare, intact blockfront of late-19th-century tenements on Second Avenue
Office building	380 Second Avenue	927/55	1909	Office building	Charles F. Hoppe	The 10-story building is an example of a turn-of-the-century office building of a restrained, classical design
Apartment building	301 East 21st Street	927/1	1929	Apartment building	Jacob M. Felson	The building is an intact example of a 1930s Gothic Revival residential design
Four residential buildings	226-240 East 14th Street	469/21, 23, 25, 27	c. 1900-1903	Dwellings and stores	Not known	The buildings are largely intact examples of late-19th- or early-20th-century residential buildings in the Union Square area
Four tenements	223-229 East 14th Street	896/11-14	1885-86	Tenements	Frederick W. Klemt	The buildings are largely intact examples of late-19th-century tenements constructed in the Union Square area.
Note: ¹ Determinations of non-S/NR-eligibility were made by the SHPO in April and December 2002, and July 23, 2003. Determinations of non-NYCL eligibility made by LPC in July 2002.						

Table G-5

**Properties Identified as Potential Historic Resources but Determined Not Eligible for the S/NR or for Listing as NYCLs Within
the East Village/Chinatown/Lower East Side APE¹**

Property Name/ Current Use	Address	Block/ Lot	Date Built	Original Use	Architect	Potential Significance
East Village/Chinatown/Lower East Side (East 10th Street to Brooklyn Bridge)						
Residential building	151-153 Second Avenue	465/50	1904	Dwellings and stores	Bernstein & Bernstein	The six-story brick building is an intact example of an early-20th-century multiple dwelling with a high level of ornament
Residential building	141 Second Avenue	464/34	1903	Tenement	Alfred E. Badt	The six-story brick building is an intact example of an early-20th-century tenement with a high level of ornament
Two tenements	34 and 36 East 1st Street	443/61, 60	1869	Tenements	William S. Wright	The two tenements are surviving examples of mid-19th-century tenements in New York City. No. 36 is also significant for its association with the Catholic Worker Movement as the St. Joseph House
Group of three tenements	208-212 Forsyth Street	422/44-46	1869	Tenements	Not known	The three buildings are surviving examples of mid-19th-century tenements in New York City that also retain components of historic storefronts
Former God's Providence House	330 Broome Street	424/38	1894	Mission	Not known	The building is important as a surviving example of an early New York City mission.
Note: ¹ Determinations of non-S/NR-eligibility were made by the SHPO in April and December 2002, and July 23, 2003. Determinations of non-NYCL eligibility made by LPC in July 2002.						

Table G-6

Properties Identified as Potential Historic Resources but Determined Not Eligible for the S/NR or for Listing as NYCLs Within the Lower Manhattan APE*

Property Name/Current Use	Address	Block/Lot	Date Built	Original Use	Architect	Potential Significance
Lower Manhattan (Brooklyn Bridge to Whitehall)						
Residential building	44 Water Street	30/32	c.1830	Warehouse	Not known	The brick building is a surviving example of early-19th-century Greek Revival commercial architecture associated with the early development of trade and commerce in Lower Manhattan
Residential building	42 Water Street	30/33	c. 1830	Warehouse	Not known	The brick building is a surviving example of early-19th-century Greek Revival commercial architecture associated with the early development of trade and commerce in Lower Manhattan
Commercial building	6 Water Street	8/51	1897	Storage warehouse	Edward Hale Kendall & Charles T. Matthews	The five-story brick building reflects Lower Manhattan's maritime and commercial history and was designed by a prominent New York City architecture firm
Note: ¹ Determinations of non-S/NR-eligibility were made by the SHPO in April and December 2002, and July 23, 2003. Determinations of non-NYCL eligibility made by LPC in July 2002.						