

CHAPTER 10: HISTORIC RESOURCES

10.1 Overview

This chapter considers the potential of the Proposed Action to affect historic resources within and around the Project Area. According to the *CEQR Technical Manual*, the term “historic resources” encompasses districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. Historic resources include both architectural and archaeological resources. Architectural resources include historically important buildings, structures, objects, sites, and districts. They also may include bridges, canals, piers, wharves, and railroad transfer bridges that may be wholly or partially visible above ground. Archaeological resources are physical remains, usually subsurface, of the prehistoric (Native American) and historic periods, such as burials, foundations, artifacts, wells, and privies. Historic resources can generally be classified as buildings, structures, objects, sites, or districts.

As detailed below, the Proposed Action may result in significant adverse impacts to historic resources, as one potential historic property has been identified within the Project Area. Additionally, the New York City Landmarks Preservation Commission (LPC) is currently reviewing the archaeological section of the draft Phase IA Cultural Resource Assessment that has been prepared for the Proposed Action, and is evaluating the potential for the Proposed Action to impact archaeological resources. This issue will be resolved before the Final EIS is certified.

10.2 Methodology

A draft Phase IA Cultural Resource Assessment, dated April 2006, was prepared for the Proposed Action to identify the existing designated and potential historic resources that may be affected by the Proposed Action and assess the Proposed Actions’ effects on those resources. The study was performed in compliance with the *CEQR Technical Manual* and in accordance with the *LPC Guidelines for Archaeological Work in New York City* (2002).

The primary steps in the historic resource assessment are to: 1) identify the study area; 2) identify known and unknown resources in the study area; 3) determine the potential sensitivity of the Project Area; 4) assess the future No Build condition; 5) assess the effects of the Proposed Action and determine their significance; and 6) develop mitigation if necessary.

According to the *CEQR Technical Manual*, study areas are defined for both archaeological resources and architectural resources. To determine the study area or area of potential effect (APE) for archaeological resources, the list of 21 tax lots that comprise the Project Area was submitted to the LPC to assist in determining the study area. Based upon their review of the 21 parcels, the LPC recommended in a letter dated July 15, 2005 that 11 lots should be further researched in an archaeological documentary study because they have the potential to contain significant 19th century archaeological resources that

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may be affected by the Proposed Action. The LPC list of the 11 lots, shown below, defines the Proposed Action's archaeological study area or APE, as illustrated in Figure 10-1. The LPC also determined that there were no further concerns for the ten remaining lots.

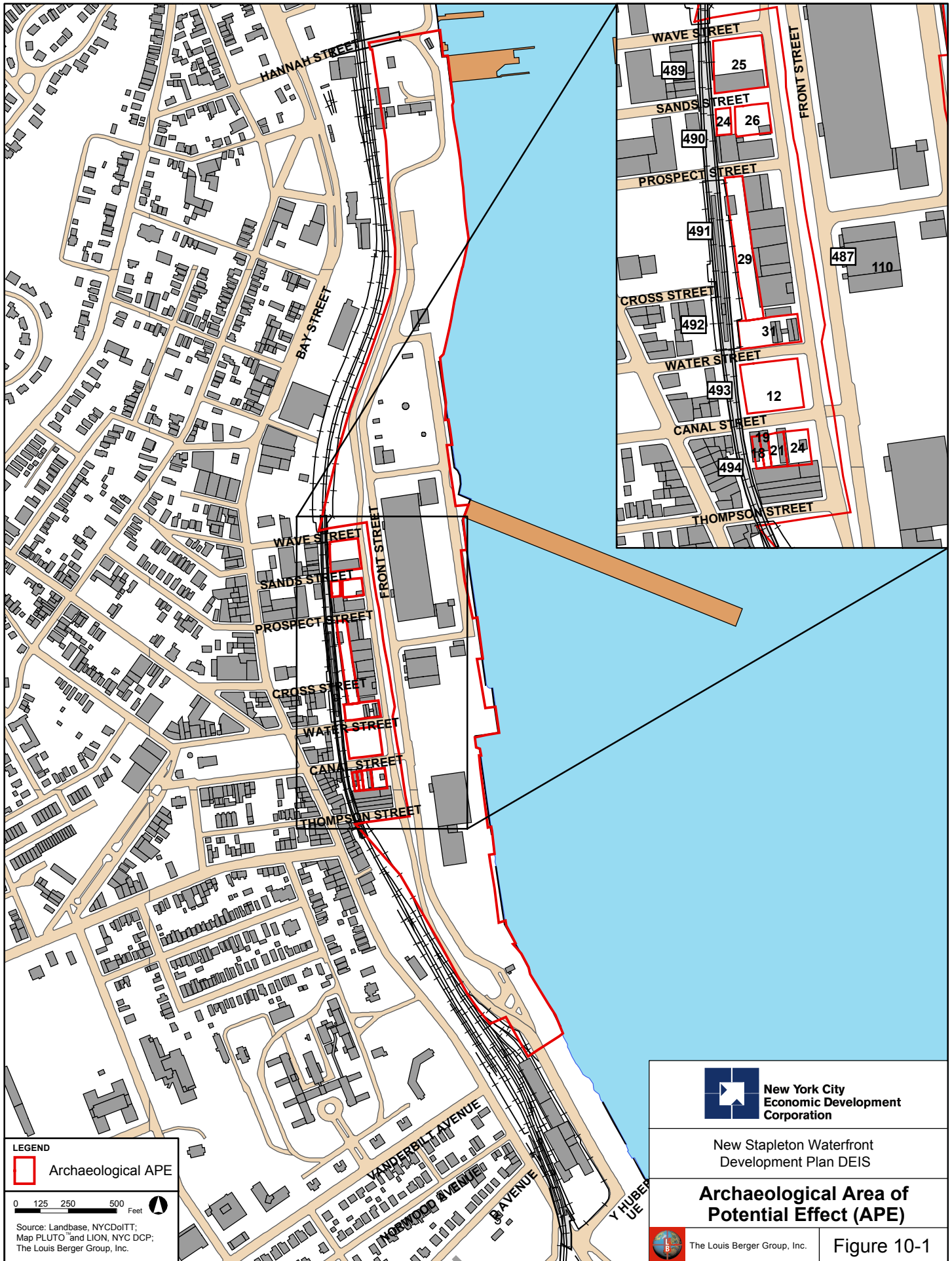
Project Area Tax Lots in Archaeological Study Area

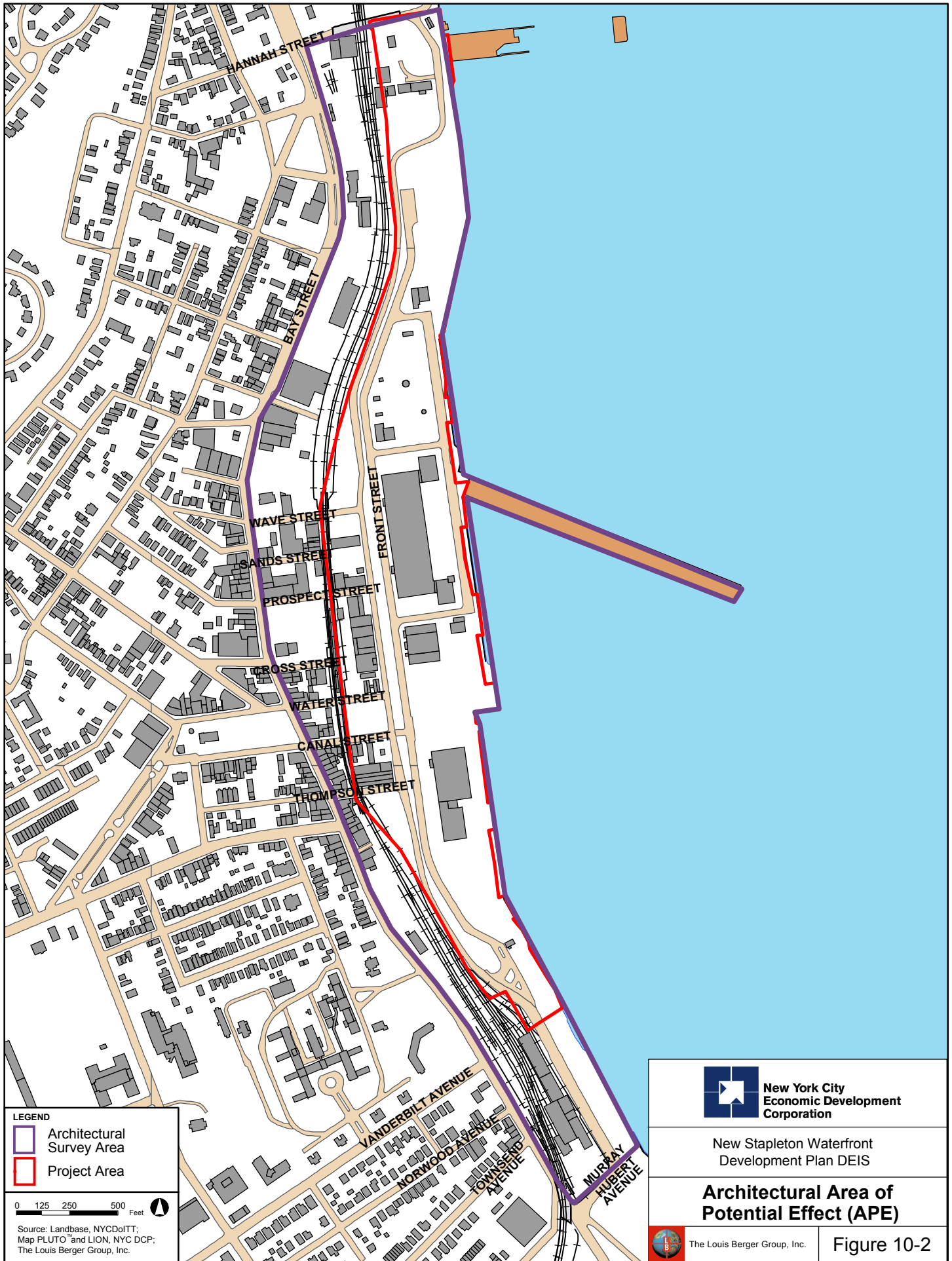
- Block 487, Lot 110
- Block 489, Lot 25
- Block 490, Lots 24 and 26
- Block 491, Lot 29
- Block 492, Lot 31
- Block 492, Lot 12
- Block 494, Lots 18, 19, 21 and 24

The archaeological assessment was designed to determine the prior usage and occupancy of each lot; to determine if historical resources and/or their associated features existed within each lot and have the potential to be archaeologically significant; to identify the extent of prior disturbance such as grading and construction; and to assess the potential effects of the Proposed Action on each lot identified with archaeological potential. A documentary and cartographic review of each LPC-selected lot was conducted at various institutions and field visits were undertaken as required. Previous cultural resource studies conducted within and near the project vicinity were also reviewed.

For the architectural study area, there are numerous locations spread across the study area that could potentially be affected by construction or that could be affected once construction is completed and the various project components are operational. Therefore, the architectural study area was defined as the entirety of the Project Area plus the adjacent blocks to the west and south to account for visual and contextual impacts. The architectural study area or APE, shown in Figure 10-2, encompasses the area bounded by Hannah Street to the north, the U.S. Pierhead to the east, Greenfield Avenue to the south, and Bay Street to the west.

For the architectural assessment, once the study area was determined, an inventory of previously listed or eligible historic properties adjacent to and within the study area was compiled. These resources include properties or districts listed on the State and/or National Register of Historic Places (S/NR) or determined eligible for such listing; National Historic Landmarks; New York City Landmarks (NYCL) and Historic Districts; and properties that have been found by the LPC to appear eligible for designation, considered for designation ("heard") by the LPC at a public hearing or calendared for consideration at such a hearing (these are "pending" Landmarks). Once the historic resources in the architectural study area were identified, the Proposed Action was assessed for both direct physical impacts and indirect contextual impacts on these resources.





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**Architectural Area of
Potential Effect (APE)**



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Figure 10-2

Potential impacts on historic architectural resources can include both direct physical impacts and indirect impacts. Direct impacts could include demolition of a resource, alterations to a resource that cause it to become a different visual entity, damage from vibration (e.g., from train movements underground or from construction blasting or pile driving), and additional damage from adjacent construction that could occur from falling objects, subsidence, collapse, or damage from construction machinery.

Indirect impacts are contextual or visual impacts that could result from project construction or operation. The *CEQR Technical Manual* indicates the following examples of indirect impacts: blocking significant views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource's setting; or introducing shadows over a historic landscape or an architectural resource with sun-sensitive features that contribute to that resources' significance, such as a church with notable stained-glass windows.

10.3 Existing Conditions

This section describes the results of the documentary, cartographic and field research conducted for the Proposed Action. The background history of Staten Island and the Stapleton community is described first, followed by a description of potential for archaeological and historic architectural resources to exist within the study areas. A full description of the existing Stapleton neighborhood is presented in Chapter 3, "Land Use, Zoning and Public Policy."

10.3.1 Background History

At the time of European contact (circa 1600), Staten Island was occupied by the Munsee, a group of the Algonquian-speaking Lenape (also called the Delaware Indians), who lived in what is now eastern Pennsylvania, New Jersey, and southern New York. The Native populations maintained loosely structured, autonomous bands that resided in small dispersed settlements. Increased contact with European traders and settlers resulted in the breakdown of traditions and increased reliance on European goods in exchange for land and furs.¹

Staten Island was originally settled under Dutch auspices beginning in the 1620s, but was taken over by Great Britain in 1664. The last Native American claims to Staten Island were extinguished in 1670, and in 1683 the island was organized as the County of Richmond. Settlement of Staten Island continued under the British with significant numbers of Huguenots arriving in the last years of the 17th century². However, by the

¹ Goddard, Ives, *Delaware*, in *Northeast*, edited by Bruce G. Trigger, pp. 213-239 Handbook of North American Indians, vol. 15, William C. Sturtevant, General Editor, 1978. Kraft, Herbert C., *The Lenape: Archaeology, History, and Ethnography*, 1986.

² Bayles, Richard M., *History of Richmond County (Staten Island), New York, from its Discovery to the Present Time*, 1887.

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mid-18th century, Staten Island's population was a mix of Dutch, French, and English, with the last, by this time, in the majority.

During the 18th century, Staten Island developed as a primarily agricultural area, with the county seat of Richmond Town being the principal village. Contact with neighboring areas such as New Jersey, New York, and Long Island, depended on local ferry services, including two near the later site of Tompkinsville and Stapleton. The island was used as a staging area for British assaults on Long Island, and a variety of military camps and fortifications were built. The island remained under British occupation until all forces were withdrawn from the New York area in November 1783.

In the decades following the Revolution, the relatively pastoral quality of life on Staten Island began to change. In the 1790s, the State of New York initiated plans for a comprehensive system of harbor defense. This included construction of two masonry forts (Tompkins and Richmond) and two smaller batteries at the Narrows, which were begun in 1808. North of these forts, in the vicinity of the Project Area, the community of Tompkinsville was constructed, along with a quarantine station and hospital facility. The Federal Government also established its presence here, through operation of a revenue station and, later, a lighthouse depot.

In the early 19th century, Staten Island began to attract wealthy families from New York City. They initially built large summer houses along the coasts and gradually began to remain year-round, particularly in communities such as New Brighton, Stapleton, and Clifton. The progressive urbanization of the island continued during the 19th century. Industry and commerce grew apace, especially warehousing and shipping, which required increased construction of numerous docks and piers. A concurrent burgeoning in residential development caused the increasing subdivision of former estates and farms.

In 1896, Staten Island became part of New York City, as the Borough of Richmond.³ The island's historic isolation, for 300 years accessible only by ferry or other water craft, was ended in the 1920s with construction of the Goethals Bridge and the Outerbridge Crossing. The Bayonne Bridge became operational in 1931, and the Verrazano Narrows Bridge in 1964.

Prior to the mid-19th century, the entirety of the Project Area was located within New York Harbor (i.e., under water). The Stapleton area had become a locally important transportation center by the late 18th century. It was the western terminus for Cole's Ferry, one of the three ferries permitted to serve the island during the American Revolution.⁴ The village of Stapleton was established in 1833; the village grew rapidly, and the ferries prospered as trade and industry grew. Numerous ferry services operated from and around the Project Area. The ferries shared the waterfront with other industrial

³ Smith, Dorothy Valentine, *Staten Island: Gateway to New York*, 1970.

⁴ TAMS (Tippettes-Abbott-McCarthy-Stratton), *Final Environmental Assessment: Proposed Export Terminal and Coal Slurry System at Staten Island*, Prepared for the City of New York Department of Ports and Terminals, 1982.

and commercial establishments, including hotels, coal and lumber dealers, a smelting company, and a rubber manufactory.⁵

In the mid-19th century, a number of lager beer breweries were established in Stapleton. Local beer gardens, restaurants, and hotels profited from the presence of the breweries. There grew a particularly dense concentration of commercial and residential structures along Bay Street between Union Place on the north and the vicinity of Harrison Street on the south, located west of the Project Area. Many of these structures, interspersed with somewhat later 19th and early 20th century buildings, are still standing, forming a neighborhood that bears a distinct turn-of-the-century “Main Street” character.

In the early 20th century, major construction had taken place along the Stapleton waterfront. The 1908 Borough of Richmond topographic sheet shows that the ferry terminal at Stapleton Landing had been enlarged and a number of smaller pier structures and landfill bulkhead zones also appear at this time. By 1928, landfill and construction in Stapleton had essentially reached its modern configuration. Several large piers on piles extended outward from the bayward edge of landfilled area almost to the present-day pierhead line. From the 1930s to the present, the area was underutilized and many structures experienced deterioration through neglect.

10.3.2 Potential for Archaeological Resources in the Study Area

A search of the archaeological site records on file at the New York State Museum revealed a total of seven recorded archaeological sites either within the archaeology survey area or within a one-mile radius of the Project Area. These known sites are listed in Table 10-1 and shown in Figure 10-3. Of these previously identified archaeological sites, six represent evidence of historic occupation in vicinity of the Project Area; however, none of the sites are within the Project Area.

The documentary study included in the draft Phase IA assessment concluded that all of the 11 lots are too disturbed or lack potential for initial deposits of archaeological resources for residential resources; therefore, they are not sensitive for historic archaeological resources relating to residential occupation. However based on an 1844 map, Block 487 contained several pier/wharf structures that may potentially be sensitive for historic transportation uses (see Figure 10-4).

⁵ Walling, H.F., *Map of Staten Island, Richmond County, New York*, 1859.



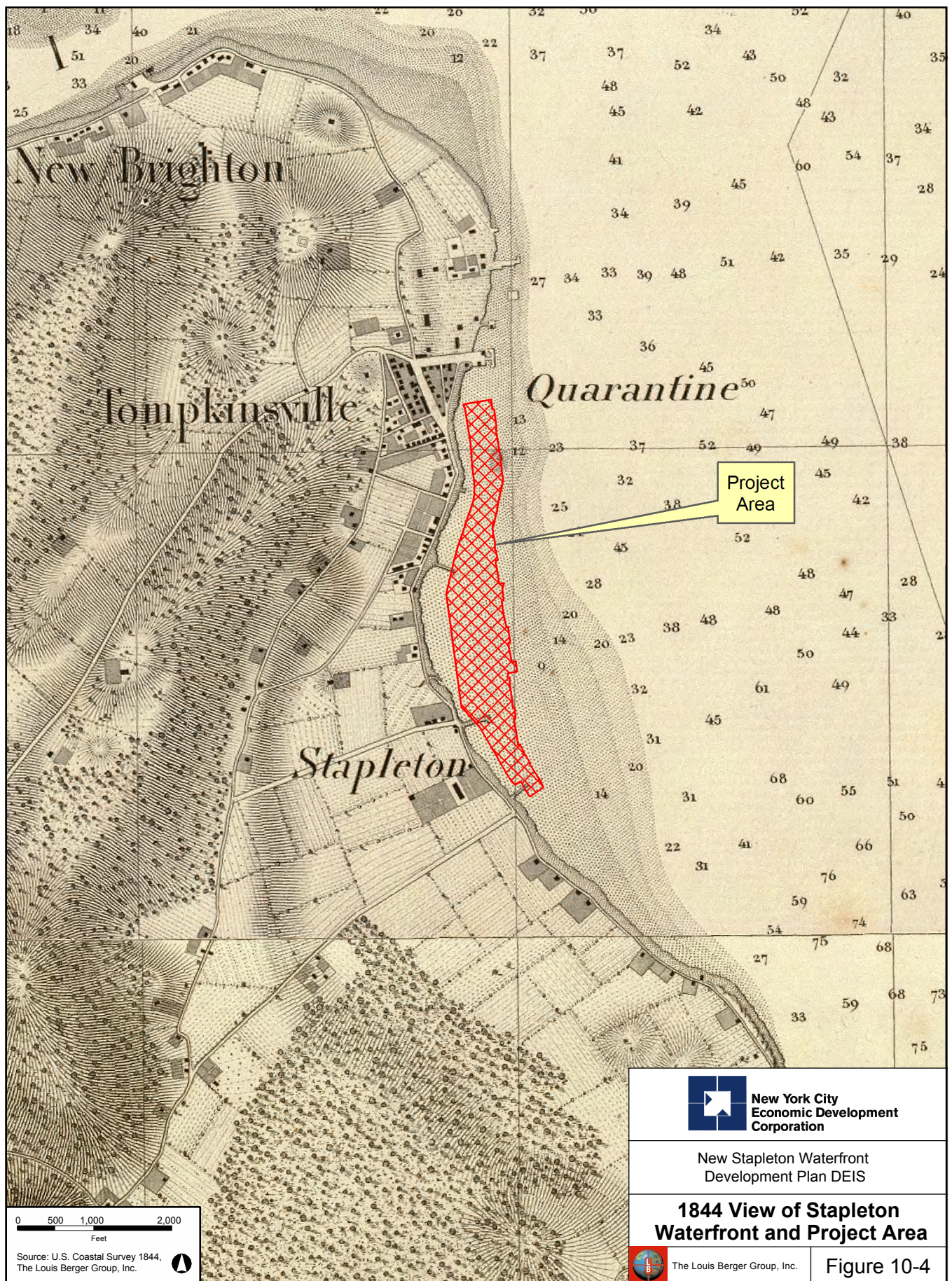
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**Table 10-1: Known Archaeological Sites within
One Mile of the Project Area**

Site Number	Description	Source (see References)
4629	Traces of prehistoric occupation, scattered relics, along Shore Road, near St. George (ferry terminal)	Parker 1922
08501.002760	Quarantine grounds/Marine Hospital. Soil borings conducted in 2001 yielded human bone fragments (female tibia) in the approximate location of the 2 nd Quarantine Grounds cemetery, used between c. 1845 and c.1858	Historical Perspectives, Inc. 2001
8472	Prehistoric camp	Parker 1922
4618	Possible Middle or Late Woodland site; described as containing many triangular 'war points' in a small area, far from any known camp or village; located on Ward's Hill near Cebra Avenue.	Parker 1922
6956	Prehistoric camp site	Parker 1922
4613	Prehistoric camp sites; described as camp sites containing a pit with shell and pottery	Parker 1922; Skinner 1909
8478	Traces of prehistoric occupation	New York State Museum

The potential to encounter prehistoric archaeological resources within the Project Area is complicated by the project's location on landfilled area that was within the New York Harbor until the mid- to late-19th century. Figure 10-4 illustrates that the Project Area was located in New York Harbor in 1844. Additionally, the dredging operations conducted by the U.S. Army Corps of Engineers in the late 20th century have further reduced the potential to encounter prehistoric archaeological resources along the shoreline. Therefore, the probability that prehistoric archaeological resources exist within the Project Area is minimal to non-existent. All eleven of the lots evaluated are either too disturbed or lack the potential for initial deposits of archaeological resources and, therefore, are not sensitive for historical or pre-contact archaeological resources.

The archaeological section of the draft Phase IA Cultural Resource Assessment will be reviewed and approved by LPC. The findings of the approved documentary study will be noted in the FEIS and used to determine if archaeological fieldwork will be required to determine whether or not potentially significant archaeological resources are actually present within areas likely to be disturbed by the project and, if so, what mitigation may be required. All archaeological work will be in compliance with the *CEQR Technical Manual* and *LPC Guidelines for Archaeological Work in New York City*.



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**1844 View of Stapleton
Waterfront and Project Area**



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Figure 10-4

10.3.3 Potential for Historic Architectural Resources in the Study Area

Known Resources

Based on a review of the historic architectural resource files at the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) and the LPC, there are no historic architectural resources within the historic architectural APE (study area) that have been previously determined eligible for listing or listed on the S/NR or listed as NYCL.⁶ Within the immediate area surrounding the historic architectural study area, there are a total of ten previously recorded historic architectural resources. These resources are listed in Table 10-2 and shown in Figure 10-5.

Potential Resources

With regard to previously undocumented historic properties within the study area, the LPC designates historically significant properties in the City as NYCL 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, scenic landmark, and historic district. Properties within the study area that are 30 years in age or greater were assessed for their potential to be listed as NYCLs using these criteria. These properties (a total of 63) are listed in Table 10-3 and shown in Figure 10-6.

As shown in Table 10-3, only two of the 63 properties, 144-150 Front Street and Edgewater Hall at 691 Bay Street, have been determined to be eligible for listing as an NYCL.

The buildings at 144 and 150 Front Street consist of two large rectangular plan buildings standing on Block 494, Lot 30 located on the northwest corner of Front Street's intersection with Thompson Street. The northern building at 144 Front displays stretcher bond brick on its main, three-bay-wide eastern elevation. The building at 150 Front Street features five-to-one common brick bond construction and a central gable-roofed monitor extending the length of the building between Front Street and the Staten Island Railway viaduct. Corbelled cornices ornament the monitor's gable end as well as the two flanking one-story structures and the eastern portion of the southern elevation facing Thompson Street. Raised letters stating the year "1912" and the name "Jaburg Bros." occupy the monitor peak. Photographs of the buildings are provided in Figures 10-7 and 10-8.

⁶ Dolkart, A.S. and M.A. Postal, *Guide to New York City Landmarks*, 3rd Edition, 2004.

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**Table 10-2: Previously Recorded Historic Architectural Resources
Adjacent to the Architectural APE**

Resource Name	Address	Status	Year Listed
St. Paul's Memorial Church and Rectory	225 St. Paul's Avenue	S/NR; NYCL	1980, 1975
St. Paul's Avenue – Stapleton Heights Historic District	Roughly bounded by St. Paul's Avenue, Trossach Road, Marion Avenue, and Paxton Street	S/NR eligible; NYCL	Not applicable; 2004
63 William Street		S/NR eligible; NYCL eligible	Not applicable; not applicable
The Nook Historic District	Harrison Street between Quinn and Brownell Streets	S/NR eligible; NYCL eligible	Not applicable; not applicable
Bayley Seton Hospital Physician's Residence	6-13 Vanderbilt Avenue	S/NR eligible; NYCL eligible	Not applicable; not applicable
Vanderbilt Avenue./Carrere and Hastings Historic District	Roughly bounded by Vanderbilt, Tompkins, and Townsend Streets, and Talbot Place	S/NR eligible; NYCL eligible	Not applicable; not applicable
364 Van Duzer Street	364 Van Duzer Street	S/NR; NYCL	1982, 1973
390 Van Duzer Street	390 Van Duzer Street	S/NR; NYCL	1982, 1973
Edgewater Village Hall & Tappen Park	Bounded by Bay, Wright, Water and Canal Streets	S/NR; NYCL	1980, 1968
Dr. James R. Boardman House	710 Bay Street	NYCL	1982

Based upon the dated cornice, 1912 likely was the year the larger monitor structure at 150 Front Street was built. Both buildings appear on 1917 insurance maps. Insurance maps indicate that Jaburg Brothers manufactured bakers' machinery, utensils, and woodenware (Sanborn 1917). A good example of early-twentieth-century industrial architecture, the LPC has determined the buildings at 150-144 eligible for listing on the State and National Registers. The eligible property consists of the entire lot.

Edgewater Hall is a three-story structure comprising part of Block 496, Lot 54 at 691 Bay Street, situated at the southeastern corner of the intersection at Bay and Dock Streets. The building also contains a three-story fire stair addition and one-story wings appended to its southern elevation. A photograph of the building is provided in Figure 10-9. The three-story section features four evenly-spaced bays across its main western elevation facing Bay Street and seven symmetrical bays on its northern elevation facing Dock Street, ornamented by richly decorative stone lintels and sills. Construction of Edgewater Hall occurred in 1876 and the building has since housed a bank, lecture hall, Masonic meeting hall, the Salvation Army and other uses over time. Insurance maps between 1917 and 1951 depict the Richmond & New York Gas Company as occupying the building.⁷

⁷ Sanborn Map Company, *Fire Insurance Maps of Stapleton, Staten Island, New York*, 1885, 1898, 1937.



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**Recorded Historic Architectural
Resources Adjacent to Project Area**



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Figure 10-5

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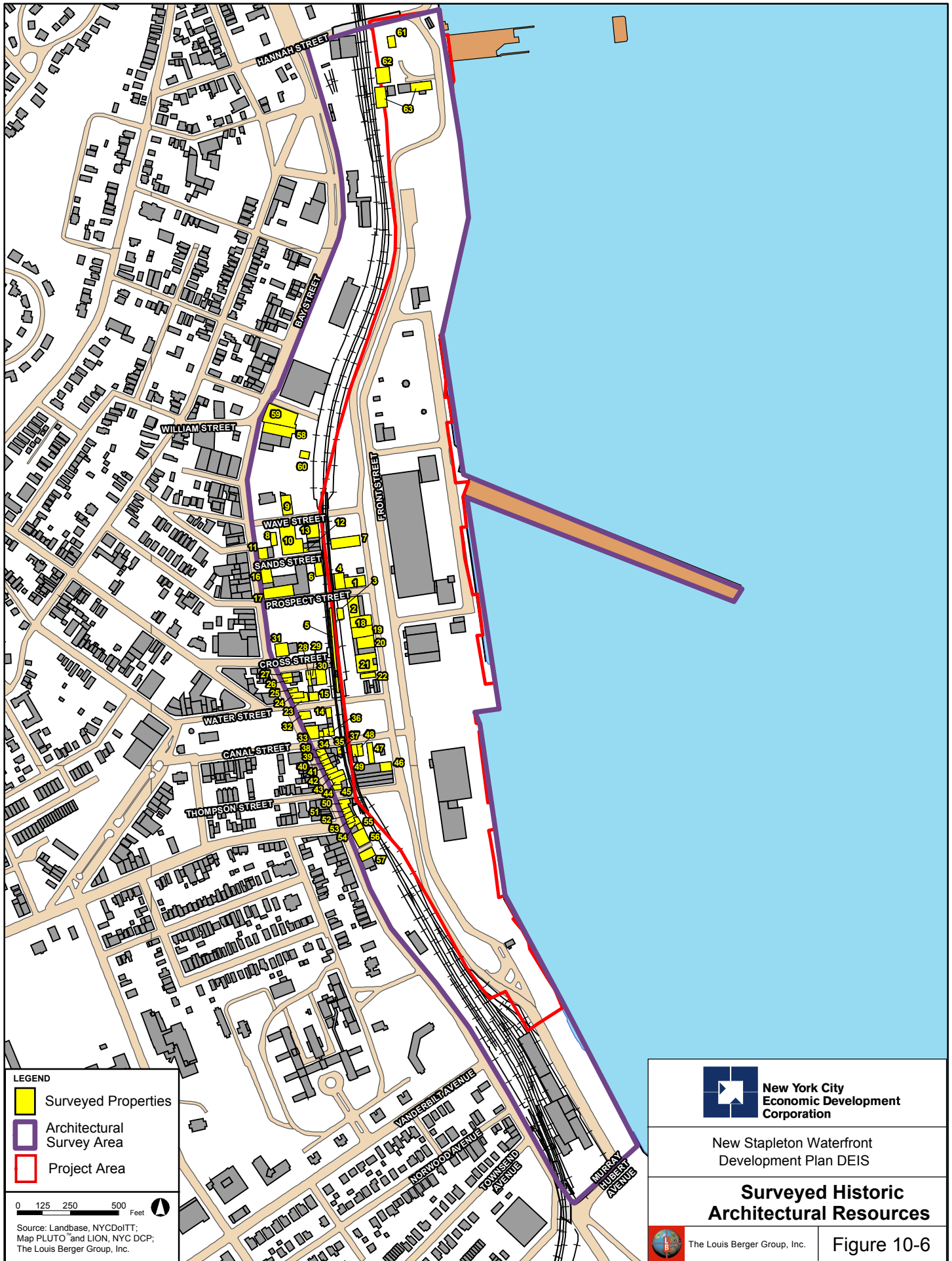
**Table 10-3: Historic Architectural Resources Surveyed
Within the Study Area**

Map No.	Address	Block/Lot	Est. Construction Date	Determination
1	326 Front Street	490/37	ca. 1951	Not Significant
2	2 & 10 Prospect Street	491/32	ca. 1937	Not Significant
3	14 Prospect Street	491/29	ca. 1951	Not Significant
4	15 Prospect Street	490/45	1929	Not Significant
5	Staten Island Railway	Not available	1936	Not Significant
6	22 Sands Street	490/19	ca. 1888	Not Significant
7	308 Front Street	489/25	1951	Not Significant
8	511 Bay Street	489/5	1965	Not Significant
9	31 Wave Street	488/164	ca. 1937	Not Significant
10	34 Wave Street	489/48	1952	Not Significant
11	521 Bay Street	489/1	ca. 1917	Not Significant
12	27 Sands Street	489/46	ca. 1951	Not Significant
13	23 Sands Street	489/19	ca. 1937	Not Significant
14	26 Water Street	493/8	ca. 1937	Not Significant
15	31 Water Street	492/48	ca. 1937	Not Significant
16	533-539 Bay Street	490/4	1899-1908	Not Significant
17	541 Bay Street	490/1	ca. 1937	Not Significant
18	346 Front Street	491/37	ca. 1937	Not Significant
19	350 Front Street	491/41	ca. 1937	Not Significant
20	354 Front Street	491/42	ca. 1917-ca.1951	Not Significant
21	366 Front Street	491/46	ca. 1937	Not Significant
22	370 Front Street	492/29	ca. 1917	Not Significant
23	597 Bay Street	492/1	ca. 1917	Not Significant
24	595 Bay Street	492/3	ca. 1885	Not Significant
25	593 Bay Street	492/4	ca. 1885	Not Significant
26	587 Bay Street	492/6	ca. 1898	Not Significant
27	585 Bay Street	492/7	ca. 1898	Not Significant
28	12 Cross Street	492/10	ca. 1898	Not Significant
29	10 Cross Street	492/11	ca. 1917	Not Significant
30	2 Cross Street	492/12	ca. 1951	Not Significant
31	571 Bay Street	491/1	1968	Not Significant
32	611 Bay Street	493/3	1950	Not Significant
33	619 Bay Street	493/43	ca. 1937	Not Significant
34	61 Canal Street	493/42	ca. 1917	Not Significant
35	59 Canal Street	493/40	ca. 1898	Not Significant
36	55 Canal Street	493/39	ca. 1917	Not Significant
37	54 Canal Street	494/14	1950	Not Significant
38	631 Bay Street, 56 & 58 Canal Street	494/10	ca. 1898-ca.1917	Not Significant
39	635 Bay Street	494/9	1910	Not Significant
40	637 Bay Street	494/70	1910	Not Significant
41	639 Bay Street	494/7	ca. 1898	Not Significant
42	641 Bay Street	494/6	1945	Not Significant
43	645 Bay Street	494/5	ca. 1951	Not Significant
44	649 Bay Street	494/1	1931	Not Significant
45	651 Bay Street	494/1	ca. 1937	Not Significant

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Map No.	Address	Block/Lot	Est. Construction Date	Determination
46	144 Front Street, 150 Front Street	494/30	1912, ca. 1917	S/NR and NYCL-eligible
47	36 Canal Street	494/21	ca. 1951	Not Significant
48	42 Canal Street	494/19	ca. 1951	Not Significant
49	44 Canal Street	494/18	ca. 1937	Not Significant
50	661 Bay Street	496/110	ca. 1898	Not Significant
51	665 Bay Street	496/109	ca. 1917	Not Significant
52	669 Bay Street	496/108	ca. 1885	Not Significant
53	671 Bay Street	496/107	ca. 1937	Not Significant
54	675 Bay Street	496/105	ca. 1885	Not Significant
55	677 Bay Street	496/104	ca. 1885	Not Significant
56	681 Bay Street	496/101	ca. 1937	Not Significant
57	691 Bay Street	496/54	1876	NYCL-eligible
58	461-467 Bay Street	488/18	ca. 1898-ca. 1951	Not Significant
59	453-457 Bay Street; 3 Baltic Street	488/26; 488/175 (same owner)	ca. 1937-ca. 1951	Not Significant
60	South of Baltic Street, east of 461-467 Bay Street	Not available	ca. 1937	Not Significant
61	Richmond Tunnel Chlorination Building, City of New York Water Supply, west side Front St. south of Hannah St.	Not available	1970	Not Significant
62	Sewage Building, west side Front St. south of Hannah St.	Not available	ca. 1970	Not Significant
63	Staten Island Ferry Buildings, west side Front St. south of Hannah St.	Not available	ca. 1965	Not Significant

Edgewater Hall comprises one of the most intact and distinctive buildings in the Stapleton community surveyed as part of the Proposed Action historic resources assessment. Despite the loss of much of its original fenestration, the building still retains a 19th century aura and helps to document the building's contribution of the community during the late 19th and early 20th centuries. Accordingly, the building appears to meet the City's criteria for landmark status and may be eligible as a landmark based on its architectural workmanship and materials, as well as its contribution to the development of the Stapleton community. The architecturally significant portion of the building consists of the three-story section of the current structure.





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Photograph of 144 Front Street



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Figure 10-7



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Photograph of 150 Front Street



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Figure 10-8



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**Photograph of 691 Bay Street
(Edgewater Hall)**



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Figure 10-9

10.4 No Build Condition

10.4.1 Archaeological Resources

All of the structures on the Homeport Site would be razed under the No Build Condition. Foundations and pavement would remain in place. Thus, under the No Build Condition, it is assumed that there would be no subsurface disturbance of any of the parcels in the Homeport Site. The No Build Condition assumes that the remaining properties within the archaeological study area located west of Front Street would remain the same as existing, with no subsurface disturbance expected. Since subsurface disturbance of archaeological study area parcels would not occur under the No Build Condition, there would be no adverse effects on potential archaeological resources.

10.4.2 Historic Architectural Resources

As described above, 144-150 Front Street and Edgewater Hall (at 691 Bay Street) are the only two properties within the architectural study area that have been determined eligible for listing as an NYCL. No other designated or potentially eligible properties have been identified within the study area. In addition to the two eligible properties, there are ten previously recorded historic architectural resources situated near the study area.

In Chapter 2, “Analytical Framework,” the ten known projects that are expected to be completed by 2015 and serve as the basis for the No Build Condition are described (see Section 2.3.4). Of these ten projects, only one – Municipal Parking Lot Redevelopment on Bay Street between Prospect and Cross Streets – is in the general vicinity of 144-150 Front Street and Edgewater Hall. However, as this planned project site is located several blocks north of the two NYCL-eligible properties, the redevelopment activity should not have any adverse impacts on the eligible architectural resources or the ten previously recorded historic architectural resources near the study area, either visually or contextually.

10.5 Build Condition

10.5.1 Archaeological Resources

The analysis presented above, and described in greater detail in the draft Phase IA Cultural Resource Assessment, finds that the parcels expected to be developed as a result of the Proposed Action are either too disturbed or lack the potential for initial deposits of archaeological resources. Thus, the Project Area parcels are not sensitive for historical (related to residential occupation) or pre-contact archaeological resources. However, potential historical archaeological resources relating to transportation uses (piers/wharfs) exist in three locations within the archaeological APE. The archaeological section of the draft Phase IA Cultural Resource Assessment that has been prepared for the Proposed Action will be reviewed and approved by LPC. The findings of the approved documentary study will be noted in the FEIS and used to determine whether archaeological fieldwork will be required to determine whether or not potentially significant archaeological resources are actually present within areas likely to be disturbed by the Proposed Project, and, if so, what mitigation may be required. All

archaeological work will be in compliance with the *CEQR Technical Manual* and the *LPC Guidelines for Archaeological Work in New York City*.

10.5.2 Historic Architectural Resources

The Proposed Action would not have any direct or indirect effect on the ten previously recorded historic architectural resources near the study area. The Proposed Action also would not have a significant adverse impact on the NYCL-eligible property located at 691 Bay Street, as this building would not be directly damaged or altered by the Proposed Action and no changes to the surrounding context would occur.

LPC has determined that the privately-held 144-150 Front Street property is eligible for listing on the S/NR and as an NYCL. Since the structures on the property may be demolished as part of the development defined in the RWCDs, the Proposed Action would result in a direct significant adverse impact. Since the property would be rezoned and could be developed without further environmental/historic review, mitigation to address this loss would not be available. Therefore, the significant adverse impact on this property could not be mitigated.

10.6 Conclusion

The parcels expected to be developed as a result of the Proposed Action are either too disturbed or lack the potential for initial deposits of archaeological resources and, therefore, are not sensitive for historical (related to residential occupation) or pre-contact archaeological resources. However, potential historical archaeological resources relating to transportation uses (piers/wharfs) exist within the archaeological APE. The archaeological section of the Phase IA Cultural Resource Assessment that has been prepared for the Proposed Action will be reviewed and approved by LPC. The findings of the approved documentary study will be noted in the FEIS and used to determine whether archaeological fieldwork will be required to determine whether or not potentially significant archaeological resources are actually present within areas likely to be disturbed by the Proposed Action and, if so, what mitigation may be required. All archaeological work will be in compliance with the *CEQR Technical Manual* and the *LPC Guidelines for Archaeological Work in New York City*.

The Proposed Action would not have a direct or indirect impact on the ten previously recorded historic architectural resources near the study area, or on the NYCL- and S/NR-eligible property located at 691 Bay Street. However, the NYCL- and S/NR-eligible 144-150 Front Street property could be redeveloped under the RWCDs, thus resulting in a direct significant adverse impact. As the property would be rezoned and could be developed without further environmental/historic review, this significant adverse impact on historic resources would be unmitigated.