

A. INTRODUCTION

This chapter examines the Proposed Project's effects on historic resources. The analysis updates changes in background conditions since the 1992 *Riverside South Final Environmental Impact Statement (FEIS)* (the 1992 FEIS), and assesses whether the differences in program elements between the proposed development program and those assessed in the 1992 FEIS for Parcels L, M, and N would alter the 1992 FEIS conclusions with respect to historic resources.

The historic resources analysis is based on the proposed program contemplated by the project sponsor, which assumes approximately 2,500 residential units, 250 hotel rooms, 151,598 gross square feet (gsf) of community facility (public school), 140,168 gsf of retail, 104,432 gsf of office, 181,677 gsf of automotive showroom/service space, 1,800 parking spaces, and 2.75 acres of publicly accessible open space.

PRINCIPAL CONCLUSIONS*ARCHAEOLOGICAL RESOURCES*

Archaeological documentary studies conducted with respect to Parcel N identified two areas of potential precontact sensitivity (as disclosed in the 1992 FEIS) and those conclusions have not changed as a result of the Proposed Project. To determine if archaeological resources are present, Phase 1B archaeological testing will be carried out in these archaeologically sensitive areas. Prior to the initiation of Phase 1B investigations, a testing protocol will be submitted to the New York City Landmarks Preservation Commission (LPC) for review and approval. Testing will be undertaken in consultation with LPC. If no resources of significance are encountered, no further archaeological study would be warranted. Should any resources of potential significance be found, further testing would be undertaken in consultation with LPC to identify the boundaries and significance of the find. If required, data recovery would be undertaken in consultation with LPC. With implementation of all of the above measures which will be incorporated into the Restrictive Declaration, there would be no significant adverse impacts on archaeological resources.

ARCHITECTURAL RESOURCES

The Proposed Project would result in new construction within 90 feet of the Consolidated Edison Power House (heard, New York City Landmark [NYCL], State/National Register [S/NR]-eligible). Therefore, the Proposed Project would comply with LPC's *Guidelines for Construction Adjacent to a Historic Landmarks* as well as the guidelines set forth in section 523 of the *New York City Environmental Quality Review (CEQR) Technical Manual* and the procedures set forth in New York City Department of Buildings (NYCDOB) *Technical Policy and Procedure Notice (TPPN) #10/88*. This includes preparation of a Construction Protection Plan (CPP), to be prepared prior to demolition and construction activities, which would be

submitted to LPC for review and approval. The other architectural resources—the Amsterdam Houses and the Hudson River Bulkhead—are located more than 90 feet away from the project site and would not be expected to be adversely affected by the Proposed Project’s construction-related activities.

The Proposed Project would not result in any significant contextual impacts to architectural resources. The Consolidated Edison Power House (heard, NYCL, S/NR-eligible) and the Amsterdam Houses (an S/NR-eligible complex, with two buildings on West End Avenue that are located within the study area) exist in a mixed context that includes structures small and old, tall and of contemporary design, including completed portions of Riverside South. The Proposed Project would be in keeping with this evolving context. In addition, the Proposed Project would not block any significant views to either resource. Both the Consolidated Edison Power House and the Amsterdam Houses would remain visible from the public streets that surround them. In addition, since the power house’s stack is located along the West 58th Street portion of the building, and West 59th Street separates the power house from the project site, there would be a visual break between the proposed buildings and the stack, allowing this industrial element to continue to be viewed as part of the power house. There would be no contextual effects to the Hudson River bulkhead, since the Proposed Project would not affect its physical appearance or visibility.

B. SUMMARY OF 1992 FEIS FINDINGS

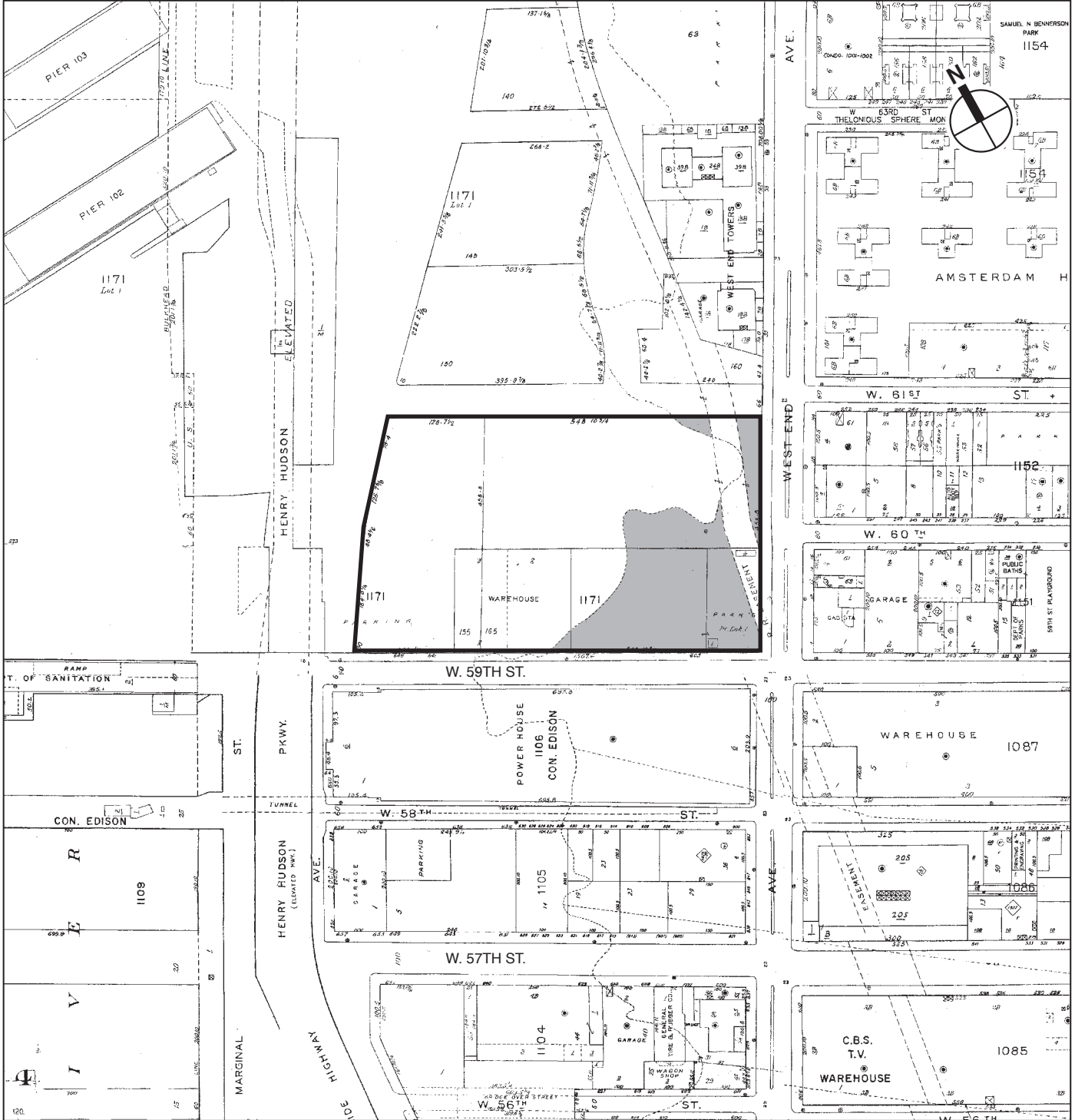
The 1992 FEIS analyzed the potential for the proposed redevelopment of the Riverside South project site to have significant adverse impacts on historic resources. The conclusions of the 1992 FEIS analysis are described below.



ARCHAEOLOGICAL RESOURCES

For archaeological resources, the 1992 FEIS analyzed an area bounded by West 59th and West 79th Streets between Eleventh Avenue and the Hudson River. The 1992 FEIS concluded that two areas of the project site between West 59th and West 62nd Streets could be sensitive for prehistoric resources (see **Figure 7-1**). These areas constitute small parcels of “fast land” or original land surfaces, on either side of a cove between West 60th and West 61st Streets at the confluence of a small stream formerly located just north of West 60th Street and the Hudson River. These locations would have been attractive to Native Americans, providing access to a fresh water supply as well as the food resources of the estuarine environment. In the past, such settings have proven to be locations of possible prehistoric fishing camps. There is no indication that these areas of fast land were destroyed by later construction and they therefore may preserve evidence of prehistoric occupation such as shell middens, which are piles or pits filled with shell refuse, usually clams and oyster shells. As such, the 1992 FEIS concluded that the project site has archaeological sensitivity for prehistoric remains and recommended further archaeological study in the form of Phase 1B testing. The commitment to undertake the archaeological testing on the project site is provided in the December 17, 1992 Restrictive Declaration, Article III (c) (ii).

ARCHITECTURAL RESOURCES

For architectural resources, the 1992 FEIS analyzed an area bounded by West 52nd and West 79th Streets between Eighth Avenue/Central Park West and the Hudson River. The study area was divided into “primary” and “secondary” study areas. The 1992 FEIS primary study area encompassed the area between West 57th Street, Tenth/Amsterdam Avenue, West 73rd Street,



-  Project Site Boundary
-  Areas Identified as Sensitive for Precontact Archaeological Resources in 1992 FEIS

0 400 FEET
SCALE

Archaeological Resources
Figure 7-1

and the Hudson River. Because the primary study area was closest to the proposed development, and had the most potential to be affected, this area was more closely analyzed than the secondary study area, which included the remainder of the analysis area.

The 1992 FEIS concluded that the proposed Riverside South development would not result in any significant adverse impacts to architectural resources, with the implementation of the design controls of the project's General Large-Scale Development (GLSD) Special Permit. The existing buildings on the Riverside South project site were determined not to be eligible for designation as NYCLs or for listing on the S/NR; however, a transfer bridge at West 69th Street was determined to be eligible for listing on the State and National Registers of Historic Places (S/NR). The 1992 FEIS concluded that the bridge might be impacted by the change of context on the project site. However, since the bridge was to be stabilized and preserved as part of the project, the proposed Riverside South development would not have a significant adverse impact on the bridge structure. The 1992 FEIS also concluded that the proposed Riverside South development could potentially affect nearby architectural resources during construction. To protect these nearby resources, the project sponsor would comply with the LPC's *Guidelines for Construction Adjacent to a Historic Landmark*.

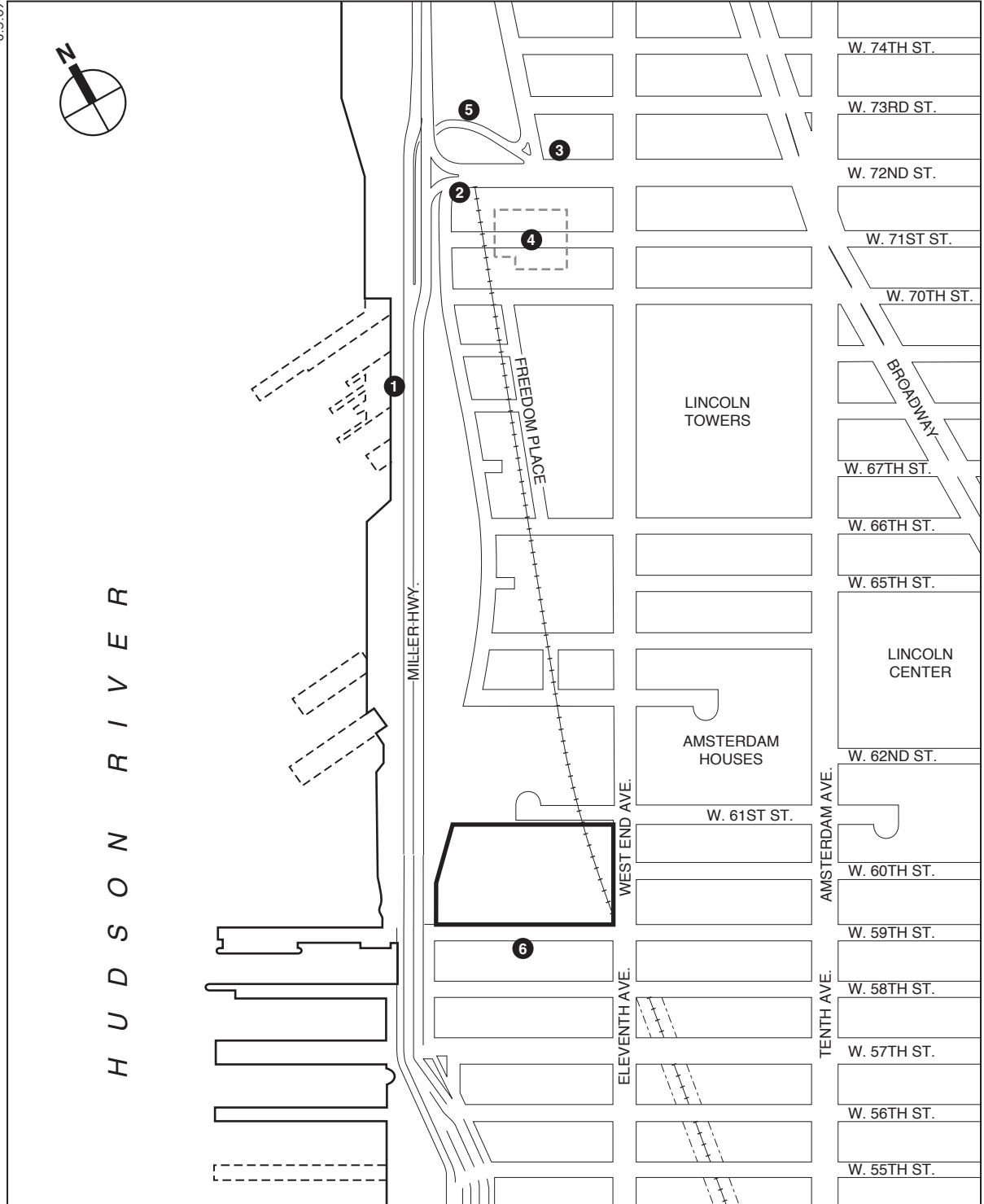
In addition, the 1992 FEIS identified architectural resources that would be affected by the site's transformation from a largely vacant, underutilized site to a high-rise residential community with a more urban streetscape. These resources included: the Chatsworth Apartments at West 72nd Street and Riverside Drive (NYCL, S/NR-eligible); four townhouses at 1 and 3 Riverside Drive and 309 and 311 West 72nd Street (NYCL); the West 71st Street Historic District (a New York City Historic District [NYCHD]); Riverside Park and Riverside Drive (NYCL, S/NR) and the Consolidated Edison Power House, located on Eleventh Avenue between West 58th and 59th Streets (NYCL-eligible, S/NR-eligible) (see **Figure 7-2**). The potential changes in context were to be addressed through the controls of the GLSD as the development was built. The design controls were more specific for portions of the site closest to architectural resources than for the other parcels. These controls specified requirements for streetwall conditions, including articulation of the base and setbacks of the buildings, and that the characteristics of the existing architectural resources would be considered in designing the new buildings. In order to preserve the seclusion of the West 71st Street historic district, West 71st Street would be closed between Riverside Boulevard and West End Avenue and maintained as a cul-de-sac.

In addition to the design controls of the GLSD, the 1992 FEIS stated that the buildings south of 63rd Street near the Consolidated Edison Power House would be developed at heights shorter than the power house stacks. This would ensure that new buildings were not taller than the building's stacks and that these features would still remain visible on the skyline. The potential relocation of the Henry Hudson Parkway was also identified as having the potential to impact views from and to Riverside Park.

C. METHODOLOGY

ARCHAEOLOGICAL RESOURCES

Archaeological resources are physical remains, usually buried, of past activities on a site. They can include remains from Native American people who used or occupied a site, including tools, refuse from tool-making activities, and habitation sites. These resources are also referred to as "precontact," since they were deposited before Native Americans' contact with European settlers. Archaeological resources can also include remains from activities that occurred during



— Project Site Boundary



1992 FEIS Affected Historic Resources

- 1 West 69th Street Transfer Bridge (S/NR Eligible)
- 2 Chatsworth Apartments (NYCL, S/NR Eligible)
- 3 72nd Street Rowhouses (NYCL)
- 4 West 71st Street Historic District (NYCL)
- 5 Riverside Park and Drive (NYCL, S/NR)
- 6 Consolidated Edison Powerhouse (pending NYCL, S/NR Eligible)

1992 FEIS Affected Historic Resources
Figure 7-2

the historic period (beginning with European colonization of the New York area in the 17th century). Such resources include remains from European contact with Native Americans, as well as battle sites, foundations, wells, and privies.

Archaeological resources in developed areas may have been disturbed or destroyed by grading, excavation, and infrastructure installation and improvements. However, some resources do survive in an urban environment. Deposits may have been protected either by being paved over or by having a building with a shallow foundation constructed above them. In both scenarios, archaeological deposits may have been sealed beneath the surface and protected from further disturbance.

The study area for archaeological resources is the area that would be disturbed for project construction, i.e., the project site itself. As described above, the 1992 FEIS analyzed the archaeological sensitivity of the original Riverside South development. The analysis of potential prehistoric (precontact) and historic archaeological resources was based on a number of reports prepared by Greenhouse Consultants, Inc.¹ The reports included documentary studies, limited Phase 1B testing for potential historic archaeological resources and predictive models for prehistoric land use. The 1992 FEIS concluded that the proposed Riverside South development would not result in any significant adverse impacts to historic period archaeological resources.

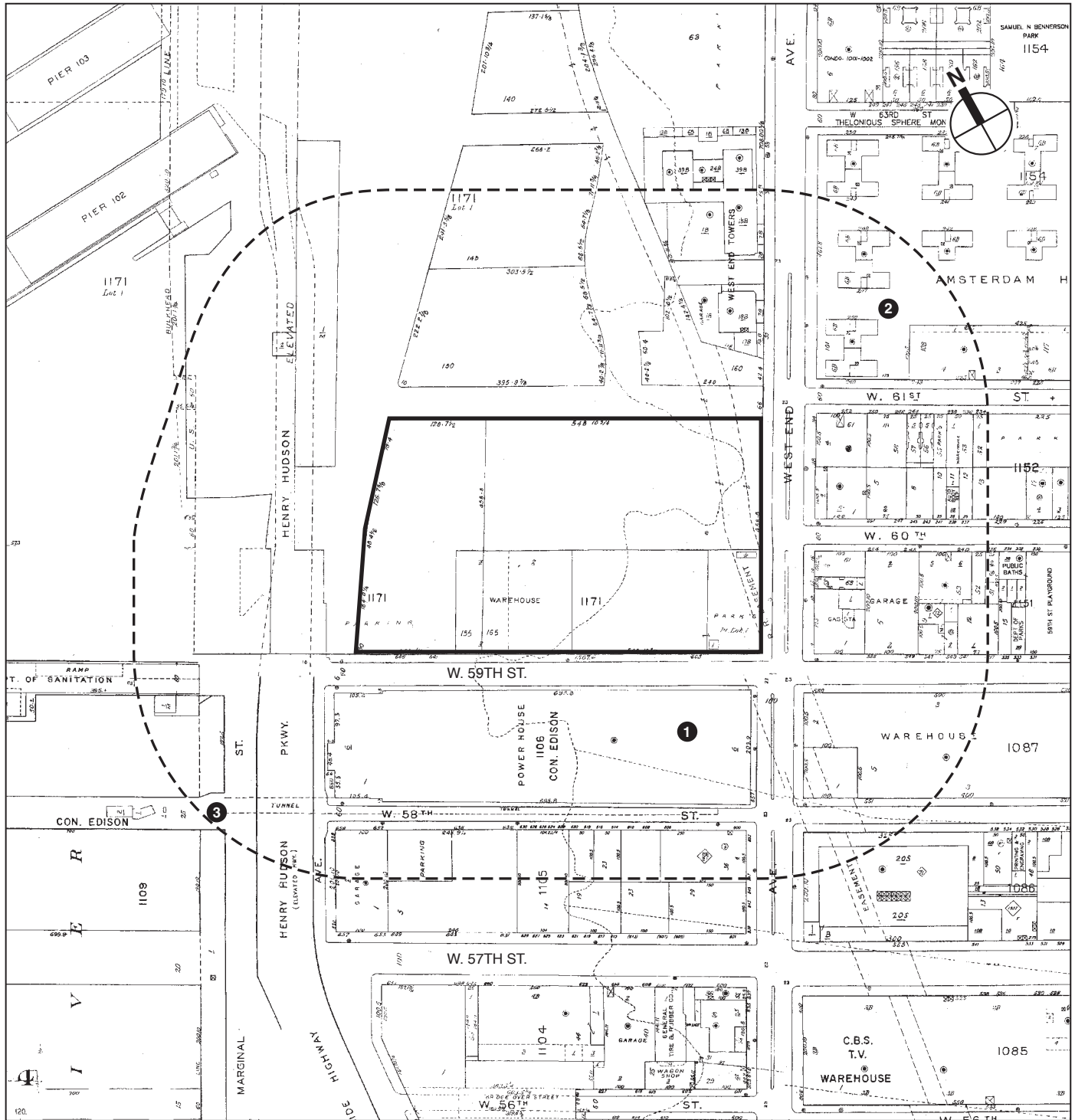
For prehistoric resources, the 1992 FEIS identified areas of precontact sensitivity, including an area located on Parcel N. This area is described below under “Existing Conditions.”



ARCHITECTURAL RESOURCES

Study areas for architectural resources are determined based on an area of potential effect for construction-period impacts, such as ground-borne vibrations, and on the area of potential effect for visual or contextual effects, which is usually a larger area. The study area has been defined as the project site and the area within 400 feet of the project site’s boundaries (see **Figure 7-3**). This study area is consistent with *CEQR Technical Manual* methodology in developing study areas to assess an action’s potential impacts on historic resources, which sets forth that the size of the study area should be directly related to the anticipated extent of the action’s impacts. Since the 1992 FEIS, the area immediately surrounding the project site has been marked by considerable change in context through the construction of buildings that are tall and of contemporary designs. These include those built directly north of the project site as part of the Riverside South development, to the east between West End and Amsterdam Avenues, and to the south along West 57th Street. The construction of these buildings has resulted in a mixed context of older shorter building and taller towers, with the tall buildings obstructing views to the project site from locations north, south, and east of the project site. As such, potential contextual or visual impacts would not be anticipated to occur on resources beyond 400 feet of the project site.

To assess the potential impacts of the proposed actions, an inventory of architectural resources in the study area was compiled. In accordance with both CEQR and SEQRA guidelines, the inventory includes all officially recognized architectural resources. These resources (“known

¹ Greenhouse Consultants Inc., *Architectural/Historical Sensitivity Evaluation of the 641 West 59th Street TV City Project, Manhattan, New York*, February 1987; *Phase 1B Archaeological Survey of the 641 West 59th Street Site TV City Project, Manhattan, New York*, August 1987; *Supplemental Documentary Research Report, Trump City Project, Manhattan, New York*, May 1988; *Supplemental Documentary Research Report, Trump City Project, Manhattan, New York*, May 1988, Revised June 1988.



-  Project Site Boundary
-  Study Area Boundary (400-Foot Perimeter)
- 1** Consolidated Edison Powerhouse (pending NYCL, S/NR Eligible)
- 2** Amsterdam Houses (S/NR Eligible)
- 3** Hudson River Bulkhead (S/NR Eligible)



architectural resources”) are defined as properties or districts listed on the S/NR, or previously determined to be eligible for such listing; National Historic Landmarks (NHLs); New York City Landmarks (NYCLs) and NYCHDs; and properties that have been considered for designation (“heard”) by LPC at a public hearing, calendared for consideration at such a hearing (“pending” NYCLs), or found by LPC to appear eligible for designation. This inventory, provided below in “Existing Conditions,” includes several resources that have been determined eligible for listing on the S/NR by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) since the publication of the FEIS in 1992.

In addition to identifying known architectural resources, an evaluation of the study area was undertaken to identify any “potential architectural resources;” that is, other buildings in the study area that could warrant recognition as architectural resources (properties that could be eligible for S/NR listing or NYCL designation). Properties were evaluated based on site visits by an architectural historian and the review of prior studies of the study area, including those resources identified in the 1992 FEIS.

Once the architectural resources in the study area were identified, the Proposed Project was assessed for its potential to have both direct, physical impacts and/or indirect visual or contextual impacts on architectural resources. Direct impacts include demolition of a resource, and alterations to a resource that cause it to become a different visual entity. A resource could also be physically damaged from adjacent construction, either from vibration (i.e., from construction blasting or pile driving), or from falling objects, subsidence, collapse, or damage from construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource, as defined in the NYCDOB TPPN #10/88.¹

Indirect impacts are contextual or visual impacts that could result from project construction or operation. As described in the *CEQR Technical Manual*, indirect impacts could result from blocking significant public 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 resource’s significance (e.g., a church with stained-glass windows).

The existing setting of each architectural resource, including its visual prominence and significance in publicly accessible views, whether it has sun-sensitive features, and its visual and architectural relationship to other architectural resources, was taken into consideration for this analysis.

D. DEVELOPMENT HISTORY

PROJECT SITE

The majority of the project site was underwater until the 1870s, when filling began off the coast west of Eleventh Avenue. The project site contained a small strip of land west of Eleventh

¹ TPPN #10/88 was issued by NYCDOB on June 6, 1988, to supplement Building Code regulations with regard to historic structures. TPPN #10/88 outlines procedures for the avoidance of damage to historic structures resulting from adjacent construction, defined as construction within a lateral distance of 90 feet from the historic resource.

Avenue between West 59th and 60th Streets. In 1840, this land was purchased by Lebbeus Ward, who established a foundry, the Hamersley Forge, on the site. This foundry was the first in the country with equipment large enough to build shafts and cranks for steam liners. The foundry also manufactured the “Peacemaker,” a large gun that was mounted on the warship USS Princeton; this gun later became infamous after it exploded during an initial trial on the Potomac River and killed two members of President Tyler’s cabinet. By 1849, the rest of the site, between West 60th and 61st Streets, became part of the right of way for the Hudson River Railroad, which ran from the lower tip of Manhattan to Albany. The waterfront area between West 60th and 61st Streets was utilized in the second half of the 19th century and through the 20th century as railyards. These rail yards stretched north of the project site to West 72nd Street, and were part of the original Riverside South development site.

The portion of the project site that was formerly underwater was filled to the present day shoreline in the late 1800s. At that time, the foundry site was used as a bone black manufacturer, using animal bones to create charcoal; later it was part of the Union Stockyards.

The rail yards and stockyards remained in use until the mid 20th century. Rail use was largely discontinued in the 1970s as operations of the Penn Central Railroad, as it was then known, were moved to sites in New Jersey. Freight rail use on the site ceased entirely in 1983, but in 1991 Amtrak began to use the rail culvert for passenger service, a use that continues today.

With the completion of the FEIS and the approval of the Riverside South project in 1992, development began on the northern portion of the original site, part of which is now in the study area (see discussion below).

STUDY AREA

Between the 17th century and the middle of the 19th century, the Upper West Side was farmland that provided produce to the residents of the city’s downtown residents. In the mid-1800s, the completion of the Hudson River Railroad brought active industrial uses to its waterfront. The industrial and maritime uses on the project site and surrounding area attracted a large workforce of unskilled labor. Many of these workers lived in substandard housing near the industrial sites. As industry moved north of West 59th Street, tenement buildings were constructed in the study area to house these workers.

By the middle of the next century, the area became the subject of urban renewal plans. In 1949, the earliest of these created the Amsterdam Houses, discussed below. A 12-block tract west of Broadway but outside the study area was cleared in the 1950s and 1960s for additional urban renewal projects, including Fordham University at Lincoln Center, Lincoln Center for the Performing Arts, and the now-demolished Coliseum at Columbus Circle.

North of the project site, the rail yards were developed with high-rise residential and mixed-use buildings pursuant to the 1992 FEIS. As discussed in Chapter 1, “Project Description,” the 1992 FEIS project proposed 15 development parcels (Parcels A through O) on eight zoning lots. Nine of the proposed buildings have been completed (see Table 1-1, in Chapter 1, “Project Description”); the first opened in 1997. The buildings are largely of modern design, clad in a combination of glass, metal, brick, and masonry. The Heritage, constructed on Parcel A, at 240 Riverside Boulevard, was constructed next to the Chatsworth Apartments (NYCL) and across the street from the rowhouses on West 72nd Street (NYCL), and as such was subject to the design controls of the GLSD. The condominium building at 220 Riverside Boulevard, on Parcel

B, was also subject to design controls due to its proximity to the West 71st Street Historic District.

The buildings closest to the project site and included in the study area were also constructed pursuant to design controls set forth in the GLSD. Like the other Riverside South buildings, these buildings are of a modern style and are clad in glass, metal, brick and masonry. The buildings are built to the sidewalk and feature rusticated masonry bases. The parcels directly north of the project site (I and J) are still under construction.

E. EXISTING CONDITIONS

ARCHAEOLOGICAL RESOURCES

Parcel N was identified as containing two areas of potential precontact sensitivity (see **Figure 7-1**). These consist of two areas of fast land on either side of a cove at the confluence of a former stream. These areas are located east and west of the Amtrak right-of-way. It is possible that the prehistoric population used the points of land on either side of the ancient cove between 60th and 61st Streets because of their proximity to fresh water; therefore, these areas may preserve subsurface evidence of prehistoric occupation (e.g., shell middens). The southern point lies between the northern sides of 59th and 60th Streets and is approximately 200 by 250 feet in size. It lies beneath 10 to 16 feet of fill. The northern point extends from 40 feet south of 61st Street to 60 feet north of that street, and is approximately 200 by 60 feet in size. The northern point of land is covered by approximately 10 feet of fill.

ARCHITECTURAL RESOURCES

PROJECT SITE

A paved public parking lot currently occupies the majority of the project site. At the southwest corner of the project site is a separate paved parking lot controlled by the United States Postal Service (USPS), which is used for the storage of postal vehicles. The Amtrak rail line passes through the northeast corner of the project site within a sub-grade culvert, and an active Amtrak pump house is located on the southeastern side of the project site (fronting West 59th Street). There are two adjacent buildings on the project site: a three-story Italianate brick structure dating from ca. 1880, and a two-story brick building dating from ca. 1925 (see **Figure 7-4**). The buildings are located on the south side of the site, fronting on West 59th Street, and have been combined and are currently used as a parking garage. They have been heavily altered; most of their decorative elements have been stripped away, and many of the windows have been enclosed with brick or wood. As described in the 1992 FEIS, these buildings are not considered eligible for designation as a NYCL or S/NR listing because of their altered state and deteriorated condition.

STUDY AREA

Known Resources

There are three known architectural resources in the study area (see **Figure 7-3**). The Consolidated Edison Power House was listed as a known resource in the 1992 FEIS; the Amsterdam Houses and the Hudson River Bulkhead were determined eligible for S/NR listing subsequent to the publication of the 1992 FEIS.



Three- and two-story buildings on the project site, view northwest on West 59th Street

1



Two-story building on the project site, view northwest on West 59th Street

2

The **Consolidated Edison Power House (former Interborough Rapid Transit [IRT] Power House)** (heard, NYCL, S/NR-eligible) is located on Eleventh Avenue between West 58th and 59th Streets, approximately 60 feet south of the project site (see View 1 of **Figure 7-5**).¹ It was constructed between 1900 and 1904 to provide all the power for the IRT subway system. By 1940, the IRT had been absorbed into the city's Board of Transportation, and in 1959, the power house was sold to Consolidated Edison, which currently operates it as an active power facility, primarily supplying private customers with steam. This Renaissance Revival structure was designed by McKim, Mead and White, and constructed of buff brick with terra cotta ornamentation, set on a base of pink granite. The building is made up of several bays containing tall, arched windows that are framed by ornamental terra cotta and separated by brick pilasters with terra cotta capitals, bases, and banding. The ornamentation is highly decorative, featuring elaborate keystones, wreaths above the arches, and dentils. The words "Interborough Rapid Transit," a reference to the original owner, are located on a raised stone tablet in the upper middle portion of the building's main façade on Eleventh Avenue. Originally, six chimneys rose from the building but these were replaced with one chimney in 1959. Another chimney was added as part of the construction of a western addition to the building, a plain buff brick structure, also in 1959. Presently, only one prominently visible stack remains, located at the east end of the building along West End Avenue. In addition, the building's cornice was removed sometime before 1992.

The **Amsterdam Houses** (S/NR-eligible) occupy the superblock between Amsterdam Avenue, West 64th Street, West 61st Street, and West End Avenue, approximately 100 feet from the project site (see view 2 of **Figure 7-5**). The New York City Housing Authority began planning for this residential complex in 1941. Completed in 1948, the Amsterdam Houses consist of 10 six-story "T" and "H" plan buildings and three 13-story cruciform brick towers. Designed by architects Grosvenor Atterbury, Arthur C. Holden, and Harvey Wiley Corbett along with landscape architects Gilmore D. Clarke and Michael Rapuano, the simply detailed brick buildings are set in an open, classically inspired plan. The complex reflects the post-World War II era need to create affordable housing for low-income families and returning veterans. The complex has been somewhat altered through the widening of paths and the replacement of original windows. The portion of the complex closest to the project site, along West End Avenue, is slightly above grade and separated from the sidewalk by a red-brick retaining wall (see View 2 of **Figure 7-5**). There is no access to the complex from West End Avenue.

A portion of the **Hudson River Bulkhead**, which runs along the Hudson River on the west side of Manhattan, has been determined S/NR eligible. This is the portion of the bulkhead from Battery Place to West 59th Street. A small section of the bulkhead between West 58th and West 59th Streets is within the study area, and is located approximately 250 feet from the project site. The Hudson River bulkhead remains the principal artifact of New York City's waterfront redevelopment program, which was the first and largest of its kind in the United States and which helped sustain Manhattan's maritime prominence until the advent of airplane travel, containerized shipping, and interstate trucking in the 1960s. The city bulkheads are also perhaps the earliest American examples of granite seawalls placed on concrete bases. The portion of the bulkhead in the study area consists of a concrete wall set on piles.

¹ LPC held hearings with respect to the designation of the former IRT Power House building in 1979 and 1990. The building was not designated at that time. LPC held another public hearing to consider the designation of the building on July 14, 2009. A decision on designation remains pending.



Consolidated Edison Power House, view southwest on West End Avenue 1



Amsterdam Houses, view west on West End Avenue 2

Potential Resources

The potential resources identified in the 1992 FEIS were all outside the current project's study area. In addition, the survey of the study area by an architectural historian did not identify any potential architectural resources to be considered in this analysis. The study area is largely developed with high-rise buildings, most of which were constructed in the last ten years as part of Riverside South and other developments. The other structures in the study area typically consist of plain industrial structures which have been heavily altered over time, including the addition of new storefronts and the sealing of windows for reuse as storage buildings. As a result, these structures would not meet criteria for listing on the S/NR or designation as an NYCL in terms of age or architectural significance.

F. THE FUTURE WITHOUT THE PROPOSED PROJECT

ARCHAEOLOGICAL RESOURCES

NO BUILD SCENARIO 1

This scenario assumes that the original program analyzed in the 1992 FEIS for Parcels L, M, and N will be built. As described in the 1992 FEIS, construction of the original program would disturb the areas of potential precontact sensitivity located on Parcel N. Therefore, as described in the FEIS, archaeological Phase 1B field testing would be undertaken to determine the presence or absence of archaeological resources.

NO BUILD SCENARIO 2

This scenario assumes the same development on parcels L and M—the two buildings on Riverside Drive—with Parcel N retained as a parking lot. Assuming that no subsurface construction would occur on Parcel N, no potential precontact archaeological resources would be disturbed.

ARCHITECTURAL RESOURCES

The status of historic resources could change in the future. S/NR-eligible architectural resources could be listed on the Registers, and properties found eligible or pending designation as NYCLs could be designated.

Changes to the architectural resources identified above or to their settings could occur irrespective of the Proposed Project. Future projects could also affect the settings of architectural resources. It is possible that some architectural resources could deteriorate, while others could be restored. In addition, future projects could accidentally damage architectural resources through adjacent construction.

Historic resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection under Section 106 of the National Historic Preservation Act from the effects of projects sponsored, assisted, or approved by federal agencies. Although preservation is not mandated, federal agencies must attempt to avoid adverse effects on such resources through a notice, review, and consultation process. Properties listed on the Registers are similarly protected against effects resulting from projects sponsored, assisted, or approved by state agencies under the State Historic Preservation Act. However, private owners of properties eligible for, or even listed on, the Registers using private funds may alter or demolish their

properties without such a review process, assuming no state or federal approvals are required. Privately owned properties that are NYCLs and in NYCHDs are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition permits can be issued, regardless of whether the project is publicly or privately funded. Publicly owned resources are also subject to review by LPC before the start of a project. However, LPC's role in projects sponsored by other city or state agencies generally is advisory only.

The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. In addition, provisions specifically designed to protect historic structures, including development of a monitoring program to avoid the likelihood of damages to adjacent¹ structures, are set forth in DOB's TPPN #10/88.

NO BUILD SCENARIO 1

As described above, this scenario assumes that the original program analyzed in the 1992 FEIS for Parcels L, M, and N will be built. In total, four buildings would be constructed: two residential towers oriented along Riverside Boulevard, and two office towers oriented along West End Avenue, all connected to a common base that would cover the entire project site. The buildings on Riverside Boulevard would range in height from 18 to 23 stories, and the buildings on West End Avenue would each be 30 stories in height. Uses would include residential, office, retail, studios, parking, and a movie theater. The development would be governed by the GLSD controls, which would regulate building footprints, bulk, streetwalls, tower shape, height, and setbacks, and allowable uses. Construction of the 1992 program would be within 90 feet of the Consolidated Edison Power House, located across West 59th Street from the project site. As stated in the 1992 FEIS, the project sponsors would comply with LPC's *Guidelines for Construction Adjacent to a Historic Landmark* as well as the provisions of NYCDOB's TPPN #10/88 and consult with LPC to avoid any inadvertent construction-related impacts on the power house. Development and implementation of this protection plan would fulfill section III (c) (i) of the 1992 Restrictive Declaration which requires the development of a protection plan to prevent damage to historic structures during construction. The Hudson River Bulkhead and the Amsterdam Houses are more than 90 feet away from the project site, and, therefore, are not expected to be affected by construction activities.

NO BUILD SCENARIO 2

As described above, this scenario assumes the same development on parcels L and M—the two buildings on Riverside Drive—with Parcel N retained as a parking lot. Since Parcels L and M are within 90 feet of the Con Edison Power House, it is assumed that the construction protection measures described above for No Build Scenario 1 would be implemented.

¹ As defined on page 7-5 of this chapter, “adjacent” is defined as a lateral distance of 90 feet between a historic structure and construction activities.

OTHER FUTURE PROJECTS

As described in Chapter 2, “Land Use, Zoning, and Public Policy,” a number of developments have been recently completed within 400 feet of the project site. These include the Element Condominium, a 35-story mixed-use building primarily clad in glass at 555 West 59th Street, a 31-story residential glass and metal-clad building at 10 West End Avenue and the Adagio 60/Sessanta project, a large mixed-use project at 243 West 60th Street, which includes a 27-story component. In addition, a number of developments are planned for completion by 2018. These include the development of Riverside South parcels K1 and K2 and J1 and J2. When completed, these parcels are expected to contain a mix of uses within one 13-story tower and another 33-story tower. Parcels J1 and J2 are under construction with a two-tower, 41-story building clad mainly in glass with a masonry base.

In addition, other large developments are proposed, or are under construction within the historic resources study area. On the block bounded by West 58th and 57th Streets, 11th and 12th Avenues, an office tower is proposed along Twelfth Avenue and a 1,750-seat private school for grades Pre-K through 12 is proposed in the midblock. To the east, John Jay College for Criminal Justice is expanding to occupy the full block between West 58th and West 59th Streets.

These projects will continue the trend in the area toward large, residential and mixed-use developments of contemporary design.

G. THE FUTURE WITH THE PROPOSED PROJECT

PROJECT SITE

The Proposed Project is seeking, among other actions, to modify the GLSD. This would allow for new development to occur on Parcels L, M and N that would be different than that envisioned in the 1992 FEIS.

The Proposed Project would result in five new buildings on the project site. These include two buildings along West End Avenue and three buildings on the western portion of the site between West 61st and West 59th Streets. The buildings would be separated by paved and landscaped areas, and West 60th Street would be extended midway into the site from West End Avenue.

The buildings would range in height from 31 to 44 stories (plus mechanical levels) and would be of a contemporary design with primarily glass curtain wall façades. The new buildings would be taller and have more irregular massings than those proposed in No Build Scenario 1 (the FEIS design), which were envisioned to range in height from 15 to 25 stories. In addition, the Proposed Project would place three structures on the north side of West 59th Street (Buildings 3, 4, and 5). No Build Scenario 1 would result in two buildings in that location. Further, the Proposed Project would diverge somewhat from the urban design of the previously built portions of the Riverside South development. The buildings would be set back behind landscaped areas from Riverside Boulevard. No Build Scenario 1 would result in buildings built to the property line, with a consistent 14-story streetwall along Riverside Boulevard.

ARCHAEOLOGICAL RESOURCES

Similar to No Build Scenario 1, the Proposed Project would disturb potential subsurface prehistoric remains on Parcel N. To determine if archaeological resources are present, Phase 1B

archaeological testing will be carried out in these archaeologically sensitive areas as required by the Restrictive Declaration that will be recorded in connection with the proposed zoning actions. Prior to the initiation of Phase 1B investigations, a testing protocol would be submitted to LPC for review and approval. Following approval of the protocol, it is expected that the Phase 1B testing would be conducted prior to construction of the Proposed Project. If no resources of significance are encountered, a testing report would be prepared summarizing the conclusions of the testing for submission to LPC. Should any resources of potential significance be found, further testing would be undertaken in consultation with LPC to identify the boundaries and significance of the find. If required, data recovery would be undertaken in consultation with LPC. With implementation of all of the above measures which will be incorporated into the Restrictive Declaration, there would be no significant adverse impacts on archaeological resources.

ARCHITECTURAL RESOURCES

As there are no architectural resources on the project site, the Proposed Project would have no adverse impact on such resources.

STUDY AREA

Similar to No Build Scenarios 1 and 2, the Proposed Project would result in new construction within 90 feet of the Consolidated Edison Power House. Therefore, the Proposed Project would comply with LPC's *Guidelines for Construction Adjacent to a Historic Landmark* as well as the guidelines set forth in section 523 of the *CEQR Technical Manual* and the procedures set forth in NYCDOB's TPPN #10/88. This includes preparation of a CPP, to be prepared prior to demolition and construction activities, to be submitted to LPC for review and approval. Development and implementation of this protection plan would be a requirement of the Restrictive Declaration that will be recorded in connection with the proposed zoning actions. The other historic resources—the Amsterdam Houses and the Hudson River Bulkhead—are located more than 90 feet away from the project site and would not be expected to be adversely affected by the project's construction-related activities.

The Proposed Project would result in a development of a greater density than No Build Scenario 1. However, the Proposed Project would similarly change the project site from one of a transportation-related character to a residential development consisting of tall towers. At 31 to 44 stories, two of the five buildings would be taller than the Consolidated Edison Power House, and all would be taller than the Amsterdam Houses. However, both resources exist in a mixed context of older shorter buildings and taller towers that includes the Riverside South towers north of West 61st Street, including the 25-story building on Parcel O in the study area, as well as other tall buildings such as West End Towers, a 17- 39-story development, along West End Avenue north of 61st Street; the 20-story building on the east side of Eleventh Avenue between West 58th and West 57th Streets; the Helena, a 37-story residential building at the northwest corner of Eleventh Avenue and West 57th Street (601 West 57th Street); the recently completed 35-story development at 555 West 59th Street; and the 31-story residential building at 10 West End Avenue.

While the proposed development would also be of a more contemporary and transparent design than the two masonry resources, these resources exist in an area that has been marked by considerable change in context and already includes buildings of a contemporary design that were built after the 1992 FEIS. These include buildings that are tall or clad primarily in glass or

both, including the recently constructed six-story building on the east side of West End Avenue between West 60th and 61st Streets that contains the Abraham Joshua Heschel High School; the recently completed towers at 555 West 59th Street and 10 West End Avenue; the Helena, at the northwest corner of Eleventh Avenue and West 57th Street; and the new development being constructed on Parcel J1/J2.

The Consolidated Edison Power House's prominent smokestack is located along West 58th Street. The presence of West 59th Street, a 60-foot-wide street, and the placement of the stack on the southern portion of the power house's roof, would create a visual break between the proposed development and the stack. Similar to No Build Scenario 1, the proposed development would block some views of the power house stack in views to the south on West End Avenue and on the West Side Highway from West 61st Street. Views of the Consolidated Edison Power House's smokestack from locations farther north are already obstructed by existing structures, including already built portions of the Riverside South development. However, in No Build Scenario 2, in which the parking lot would be retained on Parcel N, the power house would remain visible in views south/southwest on West End Avenue from West 61st Street. As compared with No Build Scenario 2, while the Proposed Project would block views to the south of the power house from West 61st Street, the view across the parking lot on Parcel in N is not a significant view, and views of the power house from the south, west, and east would remain intact. Therefore, the Proposed Project would not be expected to adversely impact the power house.

Similar to No Build Scenario 1, the Proposed Project would not obstruct views of the Amsterdam Houses, which are located north and east of the project site, except in views northeast from West 59th Street across the parking lot located on Parcel N, which provides such views. However, these are not significant views, and the Amsterdam Houses would remain prominently visible from streets immediately surrounding the complex, including West End Avenue and West 61st Street. In No Build Scenario 2, in which the parking lot would be retained on Parcel N, views northeast on West 59th Street of the Amsterdam Houses would remain. The proposed development, which would consist of freestanding towers set amid landscaped areas, would create a setting that is consistent with the configuration of the Amsterdam Houses. The impairment of certain views of the Amsterdam Houses across a parking lot would not constitute a significant adverse impact on the Amsterdam Houses.

There would be no adverse contextual impacts on the Hudson River bulkhead, as it is located west of the West Side Highway.

Overall, with the preparation and implementation of a CPP to avoid adverse construction-related impacts on the Consolidated Edison Power House, the Proposed Project would have no adverse impacts to architectural resources. *