

A. INTRODUCTION

According to the 2020 *City Environmental Quality Review (CEQR) Technical Manual*, a historic and cultural resources assessment should be performed if a proposed action would result in any of the following actions: in-ground disturbance; new construction, demolition, or significant physical alteration of any building, structure, or object; the change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; or the screening or elimination of publicly accessible views, even if no known historic resources are located nearby. The Proposed Project, which is a comprehensive redevelopment initiative to create a revitalized, modern transit-oriented commercial district centered on Penn Station, is expected to generate some of these effects; therefore, a historic and cultural resources analysis was undertaken. This analysis was also prepared in accordance with the State Environmental Quality Review Act (SEQRA) and will inform the consultation the New York State Urban Development Corporation d/b/a Empire State Development (ESD) is undertaking with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) in accordance with applicable historic review laws and regulations. Consultation is also being undertaken with the New York City Landmarks Preservation Commission (LPC) regarding archaeological resources.

As described in Chapter 2, “Analytical Framework,” although the sites where a proposed expansion of Penn Station would be located are included within ESD’s General Project Plan (GPP) boundaries, the siting, planning, property acquisition, and construction of the Penn Station expansion on Sites 1, 2, and 3 would be subject to separate actions and approvals by or for the involved public transportation agencies and would be subject to environmental review under the National Environmental Policy Act and Section 106 of the National Historic Preservation Act. The development of Sites 4, 5, 6, 7, and 8 within the GPP boundaries are subject to review under Section 14.09 of the New York State Historic Preservation Act. The federal and state historic preservation acts both require consultation with OPRHP; under Section 106, OPRHP acts in its capacity as the State Historic Preservation Office (SHPO).

B. PRINCIPAL CONCLUSIONS**ARCHAEOLOGICAL RESOURCES**

There are no areas of archaeological sensitivity within the Project Area. LPC reviewed the blocks and lots included within the development sites and advised ESD in a letter dated July 14, 2020 that Sites 1, 2, 3, 4, 5, 6, and 8 were not potentially archaeologically significant. After considering such advice, ESD as the lead agency has determined no further archaeological analysis is required for those sites. An Archaeological Documentary Study of Site 7 and the adjacent streetbed of West 32nd Street prepared in September 2020 determined that Site 7 and the adjacent streetbed are not archaeologically sensitive due to the extensive excavation that occurred during the construction of the existing railroad easements and the Hotel Pennsylvania. In comment letters dated December

Empire Station Complex Civic and Land Use Improvement Project

10 and December 14, 2020, OPRHP and LPC (respectively) concurred with the conclusions and recommendations of the Archaeological Documentary Study (see **Appendix E**). Therefore, the Proposed Project would not result in significant adverse impacts on archaeological resources in either the 2028 (Phase 1) or 2038 (Phase 2) With Action condition.

ARCHITECTURAL RESOURCES

In the 2028 With Action condition, the Proposed Project would result in significant adverse direct impacts on five architectural resources located on Sites 2 and 3 that would be removed for the proposed below-grade expansion of Penn Station, and one architectural resource on Site 7 that would be demolished to allow for new commercial development on Site 7. Measures that could partially mitigate these significant adverse impacts are described in Chapter 22, “Mitigation;” consultation with OPRHP regarding these potential measures is ongoing.

In the 2028 With Action condition, development of the Proposed Project could have adverse physical impacts on six additional architectural resources that are located within 90 feet of proposed construction activities, close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, subsidence, collapse, or damage from construction machinery. The same six architectural resources could also be adversely affected by adjacent construction in the 2038 With Action condition. Therefore, Construction Protection Plans to protect the six architectural resources within 90 feet of construction would be required to be developed and implemented in coordination with OPRHP. For New York City Landmark designated and eligible properties potentially affected by construction impacts, the construction protection plans would also be submitted to LPC for review and comment.

In the 2038 With Action condition, the Proposed Project would result in significant adverse shadows impacts on four architectural resources in the primary and secondary study areas and one architectural resource that is located north of the secondary study area. ESD, in ongoing consultation with OPRHP, has identified a range of potential measures that could partially mitigate certain of these significant adverse impacts. Those measures are described in Chapter 22, “Mitigation.” In the 2038 With Action condition, the Proposed Project would also result in significant adverse visual impacts with respect to the Empire State Building by obstructing views east and northeast towards the architectural resource. Potential measures to mitigate that significant adverse visual impact are discussed in Chapter 22, “Mitigation;” consultation with OPRHP regarding those potential measures is ongoing.

As noted above, the siting, planning, property acquisition, and construction of the Penn Station expansion on Sites 1, 2, and 3 would be subject to separate actions and approvals by or for the involved public transportation agencies and would be subject to environmental review under the National Environmental Policy Act and Section 106 of the National Historic Preservation Act. Section 106 mandates that federal agencies consider the effects of their actions on any properties listed on or determined eligible for listing on the National Register of Historic Places and afford the federal Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. Section 106 requires consultation with the SHPO, federally recognized Indian tribes that might attach religious and cultural significance to historic properties affected by the project, and additional consulting parties with a demonstrated interest in the project based on a legal or economic relation to affected properties or on an interest in the project’s effects on historic properties. The lead federal agency, in consultation with the SHPO and consulting parties, must determine whether a proposed project would have any adverse effects on historic properties within the area of potential effect. Section 106 consultation typically results in a Memorandum of Agreement or Programmatic

Agreement, outlining agreed-upon measures to avoid, minimize, or mitigate the project’s effects on historic properties. Likewise, historic reviews on the state level typically result in the documentation of any agreements stemming from the consultation process in Letters of Resolution.

In addition, it is expected that the involved public transportation agencies would need to comply with Section 4(f) of the U.S. Department of Transportation Act of 1966, which prohibits actions by the U.S. Secretary of Transportation that require the “use” of a historic property that is listed in or eligible for inclusion in the State and National Registers of Historic Places (S/NR), unless a determination is made that there is no feasible and prudent alternative to such use, and all possible planning has been undertaken to minimize harm to the 4(f) property. However, because the Proposed Project would support the proposed expansion of Penn Station on sites containing architectural resources, the potential impacts of the expansion are addressed in this analysis.

This EIS identifies the potential impacts from development of all eight sites within the boundaries of the GPP and proposes potential mitigation measures to fully or partially address adverse impacts on historic and cultural resources. Potential measures to mitigate the adverse impacts resulting from construction on Sites 4 through 8 would likely be stipulated in a Letter of Resolution among ESD, the Metropolitan Transportation Authority (MTA), the developer, and OPRHP in accordance with Section 14.09 of the State Historic Preservation Act. It is anticipated that potential measures to partially mitigate the adverse effects resulting from the expansion of Penn Station on Sites 1, 2, and 3 would be stipulated in a Memorandum of Agreement or Programmatic Agreement among the lead federal agency, SHPO, and other applicable parties in accordance with Section 106 regulations.

The impacts of the Proposed Project on architectural resources are summarized in **Table 8-1**.

Table 8-1
Summary of Adverse Impacts on Architectural Resources

| Resource | Adverse Impact from Removal | Adverse Impact from Adjacent Construction* | Adverse Contextual/Visual/ Shadows Impact | Notes |
|---|-----------------------------|--|---|---|
| (#1) Penn Station Service Building, 236-248 West 31st Street, S/NR-eligible, NYCL-eligible | X | | | Significant Adverse Impact from Development on Site 2 |
| (#2) Fairmont Building, 239-241 West 30th Street, S/NR-eligible | X | | | Significant Adverse Impact from Development on Site 2 |
| (#3) St. John the Baptist Roman Catholic Church Complex, 207-215 West 30th Street, S/NR-eligible, NYCL-eligible | X | | | Significant Adverse Impact from Development on Site 2 |
| (#4) Penn Terminal Building, 370 Seventh Avenue, S/NR-eligible | X | | | Significant Adverse Impact from Development on Site 2 |
| (#5) Stewart Hotel, 371-377 Seventh Avenue, S/NR-eligible, NYCL-eligible | X | | | Significant Adverse Impact from Development on Site 3 |
| (#6) Hotel Pennsylvania, 401 Seventh Avenue, S/NR-eligible | X | | | Significant Adverse Impact from Development on Site 7 |
| (#7) U.S. General Post Office, Block bounded by Eighth and Ninth Avenues, West 31st and West 33rd Streets, S/NR, NYCL | | X | X | Potential Adverse Construction-Related Impacts from Construction on Site 1; Shadows Impact from Development on Sites 1, 2, 5, and 6 |

Empire Station Complex Civic and Land Use Improvement Project

Table 8-1 (cont'd)

Summary of Adverse Impacts on Architectural Resources

| Resource | Adverse Impact from Removal | Adverse Impact from Adjacent Construction* | Adverse Contextual/Visual/ Shadows Impact | Notes |
|---|------------------------------------|---|--|---|
| (#8) Former Equitable Life Assurance Company, 393 Seventh Avenue, S/NR-eligible, NYCL-eligible | | X | | Potential Adverse Construction-Related Impacts from Construction on Sites 3 and 7 |
| (#22) St. Francis Roman Catholic Church Complex, 129-143 West 31st Street, S/NR-eligible, NYCL-eligible | | X | X | Potential Adverse Construction-Related Impacts from Construction on Sites 3, 7, and 8; Shadows Impact from Development on Sites 3 and 8 |
| (#25) 23rd Police Precinct Station House, 134-138 West 30th Street, S/NR-eligible, NYCL | | X | | Potential Adverse Construction-Related Impacts from Construction on Site 3 |
| (#27) Loft Building, 144-154 West 30th Street, S/NR-eligible | | X | | Potential Adverse Construction-Related Impacts from Construction on Site 3 |
| (#30) Fur Craft Building, 242-246 West 30th Street, S/NR-eligible | | X | | Potential Adverse Construction-Related Impacts from Construction on Site 2 |
| (#37) Penn South Apartment Complex, Complex bounded by West 29th and West 23rd Streets, Eighth and Ninth Avenues, S/NR-eligible | | | X | Shadows Impact from Development on Sites 2, 3, 6, 7, and 8 |
| (#40) St. Michael's Roman Catholic Church Complex, 414-424 West 34th Street S/NR-eligible, NYCL-eligible | | | X | Shadows Impact from Development on Sites 1 and 2 |
| (#45) Empire State Building, S/NR, NYCL, NHL | | | X | Visual Impact from Development on Sites 2 and 6** |
| Former Greenwich Savings Bank, 1352-1362 Broadway, S/NR, NYCL (This property is outside the study area.) | | | X | Shadows Impact from Development on Sites 5, 6, and 7 |

Notes:

* Resources that may experience an adverse impact from adjacent construction are located within 90 feet of proposed construction activities. See **Figure 8-1** for the location of the architectural resources in this table.

** The 2038 With Action development on Site 6 would almost fully obstruct views of the Empire State Building in eastward views along West 34th Street, and the 2038 With Action development on the east (Seventh Avenue) portion of Site 2 would block partial views northeast to the Empire State Building available from the east portion of Chelsea Park along Ninth Avenue, from the south side of the Ninth Avenue and West 28th Street intersection, and along the western portion of West 28th Street between Eighth and Ninth Avenues..

NYCL: New York City Landmark

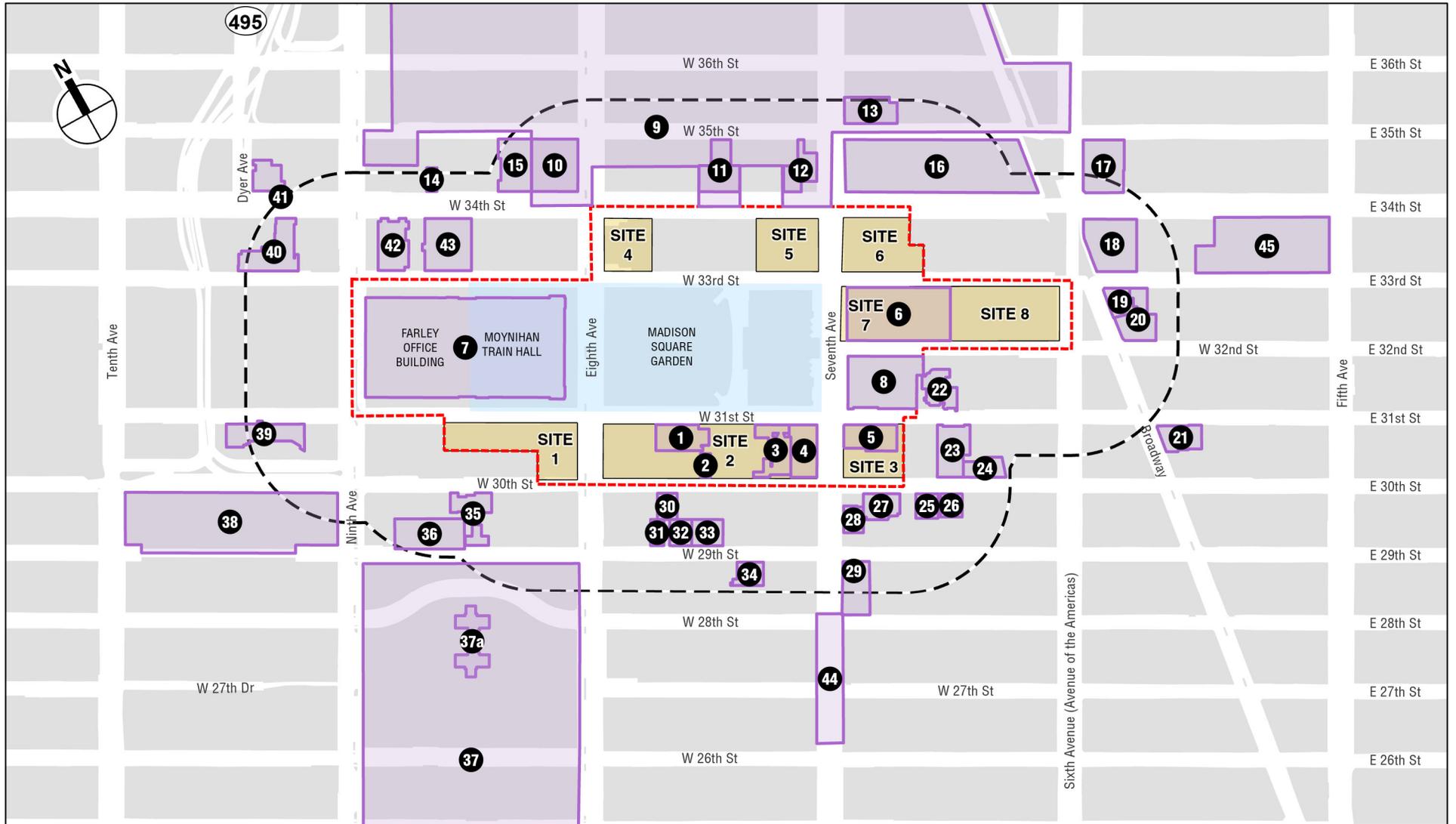
S/NR: Listed on the State and National Registers of Historic Places.

S/NR-eligible: Officially determined eligible for listing on the State and National Registers of Historic Places.

C. METHODOLOGY

ARCHAEOLOGICAL RESOURCES

Archaeological resources are physical remnants, usually buried, of past human activities on a site. They can include archaeological resources associated with Native American populations that used



- Project Area/Primary Study Area
- Development Sites
- Secondary Study Area (400-foot perimeter)
- Existing Penn Station

1 Architectural Resource (refer to Table 8-2)



**EMPIRE STATION COMPLEX
CIVIC AND LAND USE IMPROVEMENT PROJECT**

Historic Resources
Figure 8-1

or occupied a site, including stone tools or refuse from tool-making activities, remnants of habitation sites, etc. These resources are also referred to as “precontact,” since they were deposited before Native Americans’ regular contact with European colonists. Archaeological resources can also include material culture produced as a result of activities that occurred during the historic period, which began with the European colonization of the New York area in the 17th century. Such resources can include (but are not limited to) resources associated with European contact with Native Americans; battle sites; landfill deposits; structural foundations; cemeteries; and domestic shaft features such as cisterns, wells, and privies. On sites that were subsequently redeveloped, archaeological resources may have been disturbed or destroyed by grading, excavation, and infrastructure installation and street improvements. However, some resources can survive in urban environments despite extensive development. Deposits can be protected when covered with pavement (e.g., a parking lot) or with a building with a shallow foundation and no basement. In both scenarios, archaeological deposits can be sealed beneath the ground surface, protected from further disturbance.

The study area for archaeological resources is the area that would be disturbed for project construction, i.e., the development sites within the Project Area. LPC reviewed the blocks and lots included within the development sites and advised ESD in a letter dated July 14, 2020 that Sites 1, 2, 3, 4, 5, 6, and 8 were not potentially archaeologically significant. After considering such advice, ESD as the lead agency has determined no further archaeological analysis is required for those sites. However, LPC has also advised ESD that Site 7 is potentially archaeologically sensitive due to the presence of a 19th-century cemetery on the site that existed prior to the development of Penn Station and its associated infrastructure. In a subsequent comment letter issued on September 10, 2020 in response to a request to review the streetbeds included within the Project Area, LPC advised that the streetbed of West 32nd Street adjacent to Site 7 (Block 808, Lot 7501) should also be included in the study. LPC requested that an Archaeological Documentary Study (also known as a Phase 1A Study) be prepared to document the history and development of Site 7 and the adjacent streetbed and to determine the likelihood that the site/streetbed may be sensitive for human remains. In comments transmitted through the New York State Cultural Resources Information System (CRIS) on July 27 2020, OPRHP also determined that a documentary study should be prepared to determine if Site 7 was potentially sensitive for human remains and also requested additional information regarding previous disturbance within the Project Area (see **Appendix E** for LPC and OPRHP correspondence). In response to the requests of LPC and OPRHP, ESD directed AKRF to prepare a Documentary Study of Site 7 in September 2020.¹ In comment letters dated December 10 and December 14, 2020, OPRHP and LPC (respectively) concurred with the conclusions and recommendations of the Archaeological Documentary Study, confirming that neither Site 7 nor the adjacent streetbed are archaeologically sensitive (see **Appendix E**). The results and recommendations of the Documentary Study are summarized in this chapter.

ARCHITECTURAL RESOURCES

Architectural resources are defined as buildings, structures, objects, sites, or districts that are S/NR-listed or determined eligible for such listing based on the criteria defined below, National

¹ AKRF (2020): “Empire Station: Site 7: Block 808, Lot 7501 and Adjacent Streetbed of West 32nd Street; New York, New York: Archaeological Documentary Study of the Former B’nai Jeshurun Cemetery.” Prepared for: Empire State Development; New York, NY.

Empire Station Complex Civic and Land Use Improvement Project

Historic Landmarks (NHLs), New York City Landmarks (NYCLs), New York City Historic Districts (NYCHDs), and properties that have been found by LPC to appear eligible for designation, considered for designation (“heard”) by LPC at a public hearing, or calendared for consideration at such a hearing (these are “pending” NYCLs).

The study area for architectural resources is determined based on a proposed action’s area of potential effect on architectural resources, which accounts for both direct physical impacts and indirect impacts. 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 damaged by adjacent construction activities such as blasting, pile driving, falling objects, subsidence, collapse, or damage from construction machinery unless proper protection measures are put in place. Adjacent construction is defined as any construction activity that would occur within 90 feet of a historic resource, as defined in the New York City Department of Buildings (DOB) *Technical Policy and Procedure Notice (TPPN) #10/88*.²

Indirect impacts are contextual or visual impacts that could result from project development. As described in the *CEQR Technical Manual*, indirect impacts can result from a change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; screening or elimination of publicly accessible views; or introduction of significant new shadows or significant lengthening of the duration of existing shadows on a historic landscape or on a historic structure if the features that make the resource significant depend on sunlight. Significant adverse direct or indirect impacts can occur if a project would cause a change in the quality of a property that qualifies it for S/NR listing or for designation as an NYCL.

To account for potential direct and indirect impacts, there are two study areas for the Proposed Project. The area most directly affected by the Proposed Project is generally bounded by Sixth and Ninth Avenues and West 30th and West 34th Streets in Midtown Manhattan (the Project Area). The Project Area includes all or portions of nine Manhattan tax blocks—Blocks 754, 755, 780, 781, 783, 806, 807, 808, and 809—that encompass Penn Station, Madison Square Garden (MSG), and Moynihan Train Hall (see Figure 3-1 in Chapter 3, “Land Use, Zoning, and Public Policy”). The Project Area is the primary study area for the assessment of historic and cultural resources. In addition, a secondary study area has been defined as being within 400 feet of the primary study area following the guidelines of the *CEQR Technical Manual*. The secondary study area is roughly bounded by West 34th and West 35th Streets to the north, Broadway to the east, West 29th Street to the south, and Ninth Avenue to the west (see **Figure 8-1** for a map of the two study areas).

Once the study areas were determined, an inventory of officially recognized (“designated and eligible”) architectural resources was compiled. Criteria for listing on the National Register are in the Code of Federal Regulations, Title 36, Part 63. Following these criteria, districts, sites, buildings, structures, and objects are eligible for the National Register if they possess integrity of location, design, setting, materials, workmanship, feeling, and association and (1) are associated with events that have made a significant contribution to the broad patterns of history (Criterion A); (2) are associated with significant people (Criterion B); (3) embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual

² *TPPN #10/88* was issued by DOB 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.

distinction (Criterion C); or (4) may yield information important in prehistory or history (Criterion D). Properties that are younger than 50 years of age are ordinarily not eligible, unless they have achieved exceptional significance. Official determinations of eligibility are made by OPRHP.

In addition, LPC designates historically significant properties in the City as NYCLs and/or NYCHDs, 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 they are 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.

Within the study areas, architectural resources that were analyzed include NHLs, S/NR-listed properties or properties determined eligible for S/NR listing, NYCLs and NYCHDs, and properties determined eligible for landmark status. A field investigation did not identify any previously unidentified properties that might appear to meet the criteria for NYCL designation or S/NR listing. The identification of architectural resources was made in consultation with OPRHP, and ORPHP provided comments on architectural resources in letters dated December 30, 2020, and February 2, 2021. In an Environmental Review letter dated December 14, 2020, LPC also provided comments on the identification of architectural resources in the study area (see **Appendix E** for OPRHP and LPC correspondence).

Once the architectural resources in the study areas were identified, the Proposed Project was assessed for both direct physical impacts and indirect visual and contextual impacts on architectural resources. As noted above, the analysis presented in this chapter addresses the historic and cultural resources of the primary and secondary study areas for existing conditions. The analysis considers the future without and the future with the Proposed Project for two analysis years, 2028 and 2038.

D. EXISTING CONDITIONS

ARCHAEOLOGICAL RESOURCES

As described above, LPC and OPRHP have advised ESD that Sites 1, 2, 3, 4, 5, 6, and 8 are not potentially archaeologically significant. Neither agency requested further study of the streetbeds within the Project Area with the exception of the portion of West 32nd Street south of Site 7. Upon consideration of such advice, ESD has determined that Sites 1, 2, 3, 4, 5, 6, and 8 and all streetbeds within the Project Area, with the exception of West 32nd Street south of Site 7, are determined to have no archaeological sensitivity.

An Archaeological Documentary Study of Site 7 and the adjacent streetbed of West 32nd Street was prepared in September 2020. The Documentary Study focused on an analysis of the former B'nai Jeshurun cemetery, which formerly occupied an irregularly shaped parcel of land along West 32nd Street. The cemetery was established in 1826 and was in use through the 1850s. The streetbed of West 32nd Street was mapped prior to the establishment of the burial ground. While the original deed recording the transfer of the cemetery property to the congregation included the northern half of West 32nd Street immediately to the south, the deed stipulated that that portion of the roadbed was to remain an open thoroughfare. As such, it does not appear that the streetbed portion of the original burial ground land grant was ever used for interments. Following the closure of the cemetery, the remains interred within were removed to Beth Olam Cemetery in Queens,

Empire Station Complex Civic and Land Use Improvement Project

which is partially owned by the congregation. The site of the cemetery was later developed with industrial and residential buildings. The remainder of Site 7 was divided into dozens of historical lots, each of which was developed with buildings used for residential and/or commercial/industrial purposes. Many of the buildings on the site were demolished in the early 20th century in advance of the construction of Penn Station and the Pennsylvania Railroad easements, and the remainder were demolished in advance of the construction of the Hotel Pennsylvania, which began in 1917.

The Documentary Study also determined that the ground surface underlying Site 7 and the adjacent streetbed of West 32nd Street were disturbed to the depth of bedrock as a result of the construction of existing railroad infrastructure and the subbasement levels of the Hotel Pennsylvania in the first decades of the 20th century. The Documentary Study included an assessment of landscape modification over time, which confirmed that the elevations of the historical and modern ground surfaces are generally similar, indicating that excavation disturbed the historic ground surface into which graves would have been dug. Given the extent of disturbance across the site, the Documentary Study concluded that Site 7 and the adjacent streetbed of West 32nd Street are not sensitive for archaeological resources dating to either the precontact or historic periods, including human remains associated with the former cemetery. In comment letters dated December 10 and December 14, 2020, OPRHP and LPC (respectively) concurred with the conclusions and recommendations of the Archaeological Documentary Study (see **Appendix E**).

ARCHITECTURAL RESOURCES

PRIMARY STUDY AREA

As noted above, the primary study area is coterminous with the Project Area boundaries described in Chapter 1, “Project Description.” The primary study area includes Sites 1 through 8 and other areas that would be affected by the Proposed Project, including areas where below-grade transit improvements and at-grade public realm improvements are proposed. Architectural resources on the development sites and other portions of the primary study area are shown on **Figure 8-1**, **Table 8-2**, and are described below.

Development Sites

Site 1

Site 1 includes the northeast portion of Block 754, which is bounded by West 30th and West 31st Streets and Eighth and Ninth Avenues. There are no architectural resources located on Site 1.

Site 2

Site 2 includes the entirety of Block 780, which is bounded by West 30th and West 31st Streets and Seventh and Eighth Avenues. There are four architectural resources located on Site 2, which are discussed below. In a letter dated December 30, 2020 OPRHP reevaluated three properties on Block 780. As a result of this reevaluation, OPRHP determined that the Penn Terminal Building at 370 Seventh Avenue is S/NR eligible under Criterion C. The Penn Terminal Building previously appeared in OPRHP’s Cultural Resource Information System (CRIS) as ineligible. OPRHP also determined that the loft buildings at 247 West 30th Street and 259-261 West 30th Street, which OPRHP had previously determined to be S/NR-eligible, are no longer individually eligible for S/NR listing due to a loss of integrity, because the three-story base of each building has been altered (see **Appendix E** for OPRHP correspondence).

Table 8-2
Architectural Resources

| Map Ref No. | Name/Type | Address | S/NR | S/NR-eligible | NYCL | NYCL-eligible | NHL |
|-----------------------------|--|--|------|---------------|------|---------------|-----|
| Primary Study Area | | | | | | | |
| 1 | Penn Station Service Building | 236-248 West 31st Street | | X | | X | |
| 2 | Fairmont Building | 239-241 West 30th Street | | X | | | |
| 3 | St. John the Baptist Roman Catholic Church Complex | 207-215 West 30th Street | | X | | X | |
| 4 | Penn Terminal Building | 370 Seventh Avenue | | X | | | |
| 5 | Stewart Hotel | 371-377 Seventh Avenue | | X | | X | |
| 6 | Hotel Pennsylvania | 401 Seventh Avenue | | X | | | |
| 7 | U.S. General Post Office* | Block bounded by Eighth and Ninth Avenues, West 31st and West 33rd Streets | X | | X | | |
| 8 | Former Equitable Life Assurance Company | 393 Seventh Avenue | | X | | X | |
| Secondary Study Area | | | | | | | |
| 9 | Garment Center Historic District | | X | | | | |
| 10 | The New Yorker Hotel | 481-497 Eighth Avenue | | X | | X | |
| 11 | Pennsylvania Building | 225 West 34th | | X | | | |
| 12 | Nelson Tower | 446-456 Seventh Avenue | | X | | X | |
| 13 | Arsenal Building | 463 Seventh Avenue | | | | X | |
| 14 | West Side Jewish Center | 347 West 34th Street | | X | | | |
| 15 | Former Manhattan Opera House | 311 West 34th Street | | X | | X | |
| 16 | R. H Macy & Company Store | 151 West 34th Street | X | | | X | X |
| 17 | Marbridge Building | 1328 Broadway | | X | | | |
| 18 | Hotel McAlpine | 1282 Broadway | | X | | | |
| 19 | Wilson Building | 1270 Broadway | | X | | | |
| 20 | Hotel Martinique | 1260 Broadway | | X | X | | |
| 21 | Grand Hotel | 1232-1238 Broadway | X | | X | | |
| 22 | St. Francis Roman Catholic Church Complex | 129-143 West 31st Street | | X | | X | |
| 23 | Greeley Arcade | 127 West 30th Street | | X | | | |
| 24 | Loft Building | 115-125 West 30th Street | | X | | | |
| 25 | 23rd Police Precinct Station House | 134-138 West 30th Street | | X | X | | |
| 26 | Loft Building | 130 West 30th Street | | X | X | | |
| 27 | Loft Building | 144-154 West 30th Street | | X | | | |
| 28 | Loft Building | 345 Seventh Avenue | | X | | | |
| 29 | Loft Building | 323-335 Seventh Avenue | | X | | | |
| 30 | Fur Craft Building | 242-246 West 30th Street | | X | | | |
| 31 | Loft Building | 249-251 West 29th Street | | X | | | |
| 32 | Loft Building | 241-245 West 29th Street | | X | | | |
| 33 | Loft Building | 231-239 West 29th Street | | X | | | |
| 34 | Loft Building | 214-222 West 29th Street | | X | | | |
| 35 | Former French Hospital | 326-330 West 30th Street | | X | | | |
| 36 | Lamartine Place Historic District | 333-355 West 29th Street | | X | X | | |
| 37 | Penn South Apartment Complex | Complex bounded by West 29th and West 23rd Streets, Eighth and Ninth Avenues | | X | | | |
| 37a | Bayard Rustin Apartment | Building 7B in Penn South (340 West 28th Street) | X | | | | |
| 38 | Morgan General Mail Facility | 341 Ninth Avenue | | X | | X | |
| 39 | Loft Building | 402-426 West 31st Street | | X | | | |
| 40 | St. Michael's Roman Catholic Church Complex | 414-424 West 34th Street | | X | | X | |
| 41 | Webster Apartments | 419 West 34th Street | | X | | | |
| 42 | William F. Sloan Memorial YMCA | 360 West 34th Street | | X | | X | |
| 443 | Former J.C. Penney Building | 330 West 34th Street | | X | | | |
| 44 | West 28th Street Subway Station | Seventh Avenue between West 27th and West 29th Streets | X | | | | |
| 445 | Empire State Building | 20 West 34th Street** | X | | X | | X |

Notes:
 * Referred to as the Farley Office Building/Moynihan Train Hall in other sections of this EIS. The U.S. General Post Office is the official name of the architectural resources in LPC and S/NR documentation.
 ** Although the Empire State Building is located just outside the secondary study area, it is included in this analysis, because it is prominently visible from some locations within the primary and secondary study areas
 NYCL: New York City Landmark
 NYCL-eligible: Determined to appear eligible for designation as a NYCL.
 S/NR: Listed on the State and National Registers of Historic Places.
 S/NR-eligible: Officially determined eligible for listing on the State and National Registers of Historic Places.
 NHL: National Historic Landmark

Empire Station Complex Civic and Land Use Improvement Project

(#1) Penn Station Service Building, 236-248 West 31st Street, S/NR-eligible, NYCL-eligible

Located at 236-248 West 31st Street across from MSG, the Penn Station Service Building was built in 1908, two years before the completion of the old Pennsylvania Station, which was located directly to the north. McKim, Mead, & White designed the structure to supply electricity to the engines going in and out of the station and compressed air for braking and signaling mechanisms. It also generated heat and light for the station. The five-story building is a simple Classical structure clad in the same granite of which the station had been constructed (see view 1 of **Figure 8-2**). The façade is divided into a large three-story section set on a plinth and capped with a projecting stone cornice, and an attic story with windows. Across the main portion of the façade, double-height Doric pilasters alternate with windows secured with iron grills. The attic story is surmounted by a stone cornice that is smaller and less elaborately molded than the one above the base. The building meets National Register Criterion C in the areas of architecture and engineering. LPC has determined that it also appears to be eligible for NYCL designation.

(#2) Fairmont Building, 239-241 West 30th Street, S/NR-eligible

In 1923, J.M. Heatherton erected the six-story Classical Revival building at 239-241 West 30th Street (now known as the Fairmont Building) as a memorial to his father, who founded the Plumber's Trade Journal. By 1927, the brick-and-stone building housed businesses involved in the fur trade. The façade is divided into three bays (see view 4 of **Figure 8-3**). The base is marked with a large, central showroom window with a flattened segmental arch and metal tracery, and by two entrances with bracketed pediments. Recessed panels with foliate carvings are set above the pediments. Above the base, the central bay consists of four stacked loggias. Composed of four half-columns supporting entablatures with windows set in the intercolumniation, each loggia has a different order, a unique frieze, and a unique treatment of the plinth supporting the columns. Above the second floor, the side bay windows, as well as the sixth floor central bay windows, have stone voussoirs. Archivolts with label stops and keystones crown the side bay windows on the second floor. The roof parapet is stone with a balustrade. The Fairmont Building is significant under Criterion A in the areas of commerce and industry and under Criterion C in the area of architecture.

(#3) St. John the Baptist Roman Catholic Church Complex, 207-215 West 30th Street, S/NR-eligible, NYCL-eligible

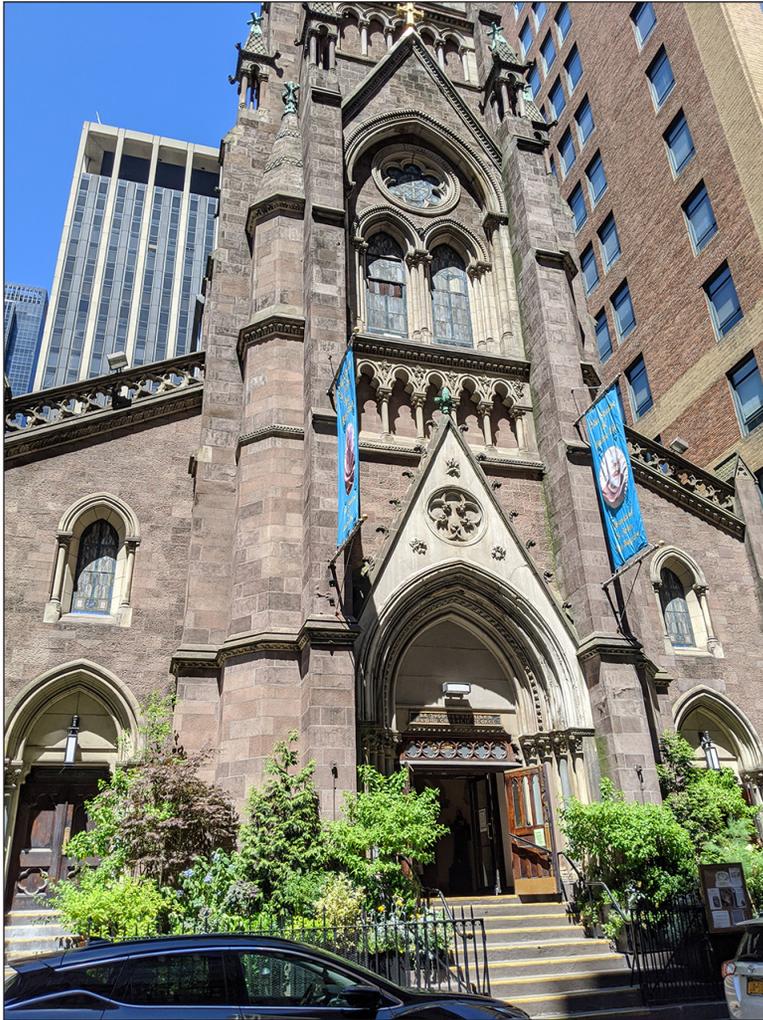
Napoleon LeBrun designed the St. John the Baptist Roman Catholic Church and Convent at 207-215 West 30th Street. Built in 1872, with the spire completed in 1890 by William Schickel, the sandstone church is Gothic in style. Set back from the street and raised above it on a base, the nave is marked by a central tower with a Gothic-arch porch (see view 5 of **Figure 8-4**). Recessed side aisles flank the tower. The tower is embellished with Gothic elements that include a spire, windows with trefoil tracery, a rose window, double-lancet windows with colonnette enframements, a round-arched blind arcade, double-lancet louvered belfry openings, gablets with rose windows, and columned pinnacles. The aisles are designed with Gothic-arched entrances and windows, quatrefoil tracery at the parapets, and buttresses at the outer ends. The convent is adjacent to the west. Although the ground floor has been altered by extending it out to the lot line with a modern brick addition, the convent retains much of its integrity. Also Gothic in style, the convent is a four-story brick-and-bluestone building (see view 6 of **Figure 8-4**). The second floor contains Gothic-arched windows and an entrance with stone trim. A slight projection in the wall surface creates a pavilion that marks the entrance and is crowned with a gable. The window openings on the second floor have stained glass lights in quatrefoil tracery. A small rose window is set in the entrance arch, which rests on stone colonnettes. The upper floor window openings are Tudor-arched and also have stained glass transoms. The slate roof contains two dormer windows with



Penn Station Service Building, 236-248 West 31st Street **1**
(#1, S/NR-eligible, NYCL-eligible); located on Development Site 2



Fairmont Building, 239-241 West 30th Street (#2, S/NR-eligible); **2**
located on Development Site 2



St. John the Baptist RC Church, 207-215 West 30th Street (#3, S/NR-eligible, NYCL-eligible); located on Development Site 2 **3**



St. John the Baptist RC Rectory, 207-215 West 30th Street (#3, S/NR-eligible, NYCL-eligible); located on Development Site 2 **4**



Penn Terminal Building, 370 Seventh Avenue (#4, S/NR-eligible); located on Development Site 2 5

Gothic tracery. The original rectory to the rear of the church on West 31st Street was replaced in 1975 with a contemporary monastery. The church meets Criterion C as an example of Gothic-inspired ecclesiastical architecture. In an Environmental Review letter dated December 14, 2020, LPC determined that the church also appears to be eligible for NYCL designation.

(#4) Penn Terminal Building, 370 Seventh Avenue, S/NR-eligible

Designed by Sommerfeld & Steckler and completed in 1920, the seventeen-story Neoclassical brick Penn Terminal building features a three-story limestone base with stone pilasters dividing the window bays, large plate-glass storefront windows on the ground floor, and cast-iron window surrounds on the second and third floor with cast iron paneled pilasters, spandrels and swags. A denticulated cornice caps the three-story base. Stone pilasters with recessed panels divide the window bays on the fourth floor, and a stone cornice caps that floor. The upper floor windows have simple stone sills, and a stone cornice caps the fourteenth floor. The limestone piers that separate the bays on the fifteenth and sixteenth floors rise above the roofline with stone panels between the capitals creating a parapet. The seventeenth floor is setback from the roofline. Despite the loss of a prominent cornice, the building retains excellent integrity. In a letter dated December 30, 2020, OPRHP determined that the Penn Terminal Building is eligible for the National Register under Criterion C in the area of architecture as a representative example of early-20th-century commercial architecture in New York City.

Site 3

Site 3 includes the western portion of Block 806, which is bounded by West 30th and West 31st Streets and Sixth and Seventh Avenues. There is one architectural resource located on Site 3.

(#5) Stewart Hotel, 371-377 Seventh Avenue, S/NR-eligible, NYCL-eligible

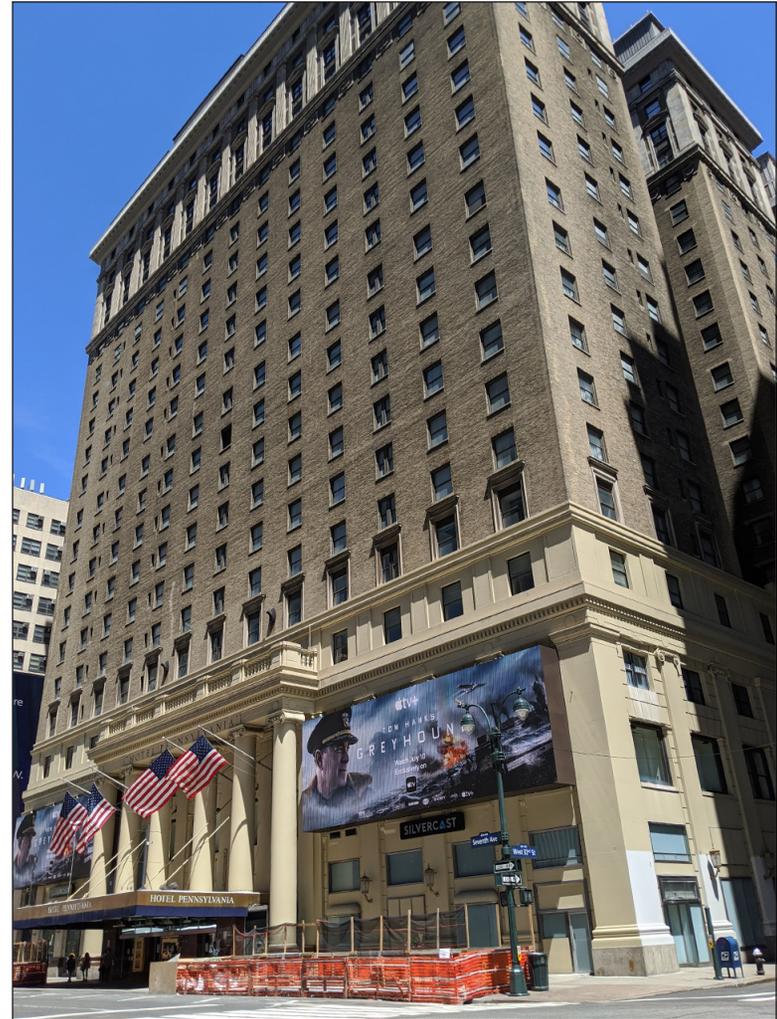
Located at 371-377 Seventh Avenue, the Stewart Hotel (the former Governor Clinton Hotel) is a 25-story brick-and-stone building with hybrid Italianate and Romanesque details (see view 7 of **Figure 8-5**). Designed by Murgatroyd and Ogden in association with George B. Post and built in 1929, the building was the first hotel built in the vicinity of Pennsylvania Station since the construction 10 years earlier of the Hotel Pennsylvania (discussed below). Set on a three-story stone base, the asymmetrically massed building rises flush on the avenue for most of its height. On the West 31st Street façade, there are deep light courts set above the base. Above the 19th floor, the building is massed with a series of setbacks that create several penthouse levels flanked by corner pavilions. The Italianate and Romanesque decorative details include large, round-arched windows with ogee-arched archivolt on the second floor and the setback stories; patterns of protruding brick headers on the shaft; arched corbelled brick cornices located at the base and at each setback; and squarish brick canopies with diaper patterning set above the corner windows on the third floor. The Stewart Hotel is significant under Criterion A for its association with commercial development around Penn Station. In addition, the building also meets Criterion C for its architectural design. In an Environmental Review letter dated December 14, 2020, LPC determined that it also appears to be eligible for NYCL designation.

Site 4

Site 4 is located on the east side of Eighth Avenue between West 33rd and West 34th Streets and is the western portion of Block 783, which contains 1 Penn Plaza. There are no architectural resources located on Site 4.



Stewart Hotel, 371-377 Seventh Avenue (#5, S/NR-eligible, NYCL-eligible); located on Development Site 3 **6**



Hotel Pennsylvania, 401 Seventh Avenue (#6, S/NR-eligible); located on Development Site 7 **7**

Empire Station Complex Civic and Land Use Improvement Project

Site 5

Site 5 is located on the west side of Seventh Avenue between West 33rd and West 34th Streets and is the eastern portion of Block 783, which contains 1 Penn Plaza. There are no architectural resources located on Site 5.

Site 6

Site 6 is located on Block 809, which is on the east side of Seventh Avenue between West 34th and West 33rd Streets. There are no architectural resources located on Site 6.

Site 7

Site 7 is the western half of Block 808, which is bounded by West 32nd and West 33rd Streets and Sixth and Seventh Avenues. There is one architectural resource located on Site 7.

(#6) Hotel Pennsylvania, 401 Seventh Avenue, S/NR-eligible

The Hotel Pennsylvania at 401 Seventh Avenue is a 22-story building with Classical Revival-style details (see view 8 of **Figure 8-5**). Designed by the firm of McKim, Mead, & White, it opened in 1919 to cater primarily to travelers using the original Pennsylvania Station. It was also designed aesthetically and urbanistically to complement the station and the General Post Office. The Pennsylvania Railroad company had decided to build the hotel partially out of concern that they would lose passengers to the New York Central Railroad, which was building the Commodore Hotel for a similar clientele near Grand Central Terminal. The Pennsylvania Hotel was also designed to meet the newly emerging need for businessmen's hotels. Such hotels needed, for example, function rooms for large conventions of professional societies and business organizations. Although the commercial zone around Penn Station developed much more slowly than the area around Grand Central Terminal, in large part because the Pennsylvania Railroad was not as active in development as was the New York Central Railroad, the Hotel Pennsylvania aimed to cater to the nearby printing district, the emerging retail district centered around West 34th Street, the proximate Times Square, and the nascent Garment District. The large, brick-and-stone hotel has a limestone base with an Ionic entrance portico and a loggia of ionic pilasters at the building's capital. The building's exterior and interior have undergone a number of alterations. Four of the six Ionic portico columns have been cut off at mid-height to accommodate a new marquee and an expanded entryway. Windows on the first three floors have been closed, punched out, or replaced to accommodate different commercial establishments. Windows at other stories have been replaced, and a number of signs have also been installed on the exterior. A penthouse has been added at the roof level, which breaks the cornice line and adds approximately half a floor in height, and the main cornice has been removed. The lobby has been partially altered. The Hotel Pennsylvania is significant under Criterion A for its association with commercial development around Penn Station. In addition, the building also meets Criterion C for its architectural design.

Site 8

Site 8 is the eastern half of Block 808, which is bounded by West 32nd and West 33rd Streets, and Sixth and Seventh Avenues. There are no architectural resources located on Site 8.

Remainder of the Primary Study Area

Two architectural resources are located in the remainder of the primary study area.

(#7) U.S. General Post Office, Block bounded by Eighth and Ninth Avenues, West 31st and West 33rd Streets, S/NR, NYCL

Significant under Criterion C in the area of architecture, the U.S. General Post Office (now the James A. Farley Building) occupies a superblock between Eighth and Ninth Avenues from West

31st to West 33rd Streets. As early as 1904, track layout plans for Pennsylvania Station indicated a future postal facility on the air rights over the tracks, and the Farley Building was planned to utilize the tracks below for postal operations. It was constructed between 1910 and 1913, and enlarged in 1934. Constructed over the Pennsylvania Station Rail Yard, the original portion of the building covered only the east half of the block. Having won the commission in a competition, the firm of McKim, Mead, & White designed this monumental granite building as a companion to the former Pennsylvania Station (completed in 1910 and demolished in 1963–1964), which was located directly across Eighth Avenue. The four-story, Classical Roman building is freestanding, and McKim, Mead, & White designed it to be seen from all sides. The building's form is that of a monumental Corinthian temple with a peristyle set on a high podium (see view 9 of **Figure 8-6**). Each façade is articulated with a central colonnade framed by heavy corner pavilions. An entablature that encircles the building below an attic story further unifies the design. Once corresponding to the main façade of the old Penn Station across Eighth Avenue, the Eighth Avenue façade (the primary façade) is a portico reached by a wide flight of stairs. The portico consists of twenty 53-foot-tall Corinthian columns supporting an entablature with a frieze. An inscription in the frieze reads, "Neither snow nor rain nor heat nor gloom of night stays these couriers from the swift completion of their appointed rounds." The corner pavilions have half-domed niches on the piano nobile level and inscriptions on the attic story. The 1934 expansion extended the building to Ninth Avenue. On the other three façades, the colonnades are formed by alternating Corinthian pilasters and window bays, and the corner pavilions have arched windows that mimic the niches on the Eighth Avenue façade. On Ninth Avenue, three large attached arches mark the center of the façade. These arches have elaborately molded archivolt, and the openings are filled with metal grills. Truck entrances are located in two of the openings. Loading docks are located along the West 31st Street frontage off Ninth Avenue.

Besides space for mail sorting and distribution uses, the Farley Building contains public lobbies, retail windows, administration spaces, and the office of the New York City Postmaster. The building has existing mail connections (but not passenger connections) to Penn Station platforms below. In 2018, new street-level entrances in the Eighth Avenue façade were opened to provide access to an expanded Penn Station West End Concourse, and in accordance with ESD's Moynihan Station Civic and Land Use Improvement Project General Project Plan, the eastern portion of the Farley Building was recently opened as the Moynihan Train Hall, while the western portion is being transformed into the Farley Office Building. The new Moynihan Train Hall gives Penn Station a beautiful above-ground train hall and will increase concourse space, improve pedestrian flow, and create new retail and civic space.

(#8) Former Equitable Life Assurance Company, 393 Seventh Avenue, S/NR-eligible, NYCL-eligible

Starrett & Van Vleck designed the former Equitable Life Assurance Company Building at 383-399 Seventh Avenue. Designed in a vague Renaissance Revival style, it was built in 1922–1923. This solid, massive 26-story structure originally housed the company's headquarters, relocated from their property at 120 Broadway in the Financial District. The new site was less expensive than land downtown and was located across the street from Pennsylvania Station and the new Hotel Pennsylvania. Massed with a 15-story solid base and a series of three setbacks that create penthouse floors, the building's form is more monumental and simply rectilinear than many of the surrounding garment lofts and office towers (see view 10 of **Figure 8-6**). (Starrett and Van Vleck filed plans in 1922 for a building that was taller than allowed on the site and that did not have the setbacks required by zoning. It is not clear whether that design is the one that was constructed.) Clad in stone, the first three floors have showroom windows, panels carved with foliate designs,



U.S. General Post Office (#7, S/NR, NYCL), view northwest 8



Former Equitable Life Assurance Company,
393 Seventh Avenue (#8, S/NR-eligible,
NYCL-eligible)

9

Empire Station Complex Civic and Land Use Improvement Project

cartouches, and a balustraded cornice. In the center of the Seventh Avenue façade, there is a stone entrance arch with decorative spandrels and a cornice; the original limestone arch has been re-clad in pink granite. The main mass of the brick building is simply articulated with piers and a proliferation of office windows. A stone cornice with corner lanterns caps the 15-story portion. Above the first setback, the penthouse has large, arched double-windows and a corbelled arched cornice. At the corners of the topmost penthouse are large lantern forms. On the ground floor, some of the storefront spandrel panels have been replaced. The former Equitable Life Assurance Company Building is significant under Criterion A for its association with commercial development around Penn Station. In addition, the building also meets Criterion C for its architectural design. In an Environmental Review letter dated December 14, 2020, LPC determined that it also appears to be eligible for NYCL designation.

SECONDARY STUDY AREA

There are 38 architectural resources located in the secondary study area.

(#9) Garment Center Historic District, S/NR

Only a portion of the southernmost boundary of the large Garment Center Historic District is located within 400 feet of the Project Area. Overall, the large historic district includes part or all of 25 blocks in an area roughly bounded by Sixth Avenue on the east, Ninth Avenue on the west, West 35th Street on the south, and West 41st Street on the north. New York City's Garment Center (or Garment District) has been the heart of the City's, and also the nation's, garment industry since the years immediately following World War I. The district includes architectural remnants from an early tenement district later infamous as the City's "Tenderloin," an earlier incarnation of the Broadway theater district, and a publishing and printing district south and west of the New York Times tower in Times Square. Most buildings within the historic district are commercial with the most common type being the loft building, and most were constructed between 1896 and 1931, with some dating from earlier decades and others dating through the 1960s. The majority of loft and showroom buildings reflect the architectural trends of the 1920s and early 1930s. A typical 1920s loft building has a three- or four-story base, often clad in stone, with entrances and storefronts on the first story and bays of wide show windows above, and a brick-faced shaft with narrow windows in bays defined by brick piers and setbacks on the upper floors. Several garment center buildings of the immediate post-World War II era show the influence of post-War modernism. The Garment Center Historic District is significant under National Register Criterion A for its industrial and commercial history, and its social and immigrant history and under National Register Criterion C for its role in community planning and development, and also for its architectural history, in particular the development of the modern loft building, including the impact of New York City's 1916 zoning resolution which led to the creation of the typical "setback" building.

(#10) The New Yorker Hotel, 481-497 Eighth Avenue, S/NR-eligible, NYCL-eligible

Located within the boundaries of the Garment Center Historic District, the New Yorker Hotel at the northwest corner of Eighth Avenue and West 34th Street was constructed in 1928–1930 to designs by Sugarman & Berger. The bold massing of the 43-story brick-and-stone building is the most significant feature of its design. Corner towers rise in a series of deep setbacks to the central tower, which has a form accented by deep light courts on each of its façades (see view 11 of **Figure 8-7**). On the north and south façades, there are two light courts that create a central pavilion flanked by the corner towers; on the Eighth Avenue façade, there is only one central light court. Most of the brick wall surface, above the stone base, is simply articulated with vertical bands of



New Yorker Hotel, 481-497 Eighth Avenue **10**
(#10, S/NR-eligible, NYCL-eligible)



Pennsylvania Building, 225 West 34th Street (#11, S/NR-eligible) **11**

windows. Art Deco ornamentation is found in carved stone blocks at the parapet of each setback, in panels above the fourth-floor windows, and on the base. After having housed the national headquarters of the Holy Spirit Association for the Unification of World Christianity (Unification Church) for almost thirty years, the building now functions again as a hotel. It meets National Register Criterion A for its association with the commercial development around the original Pennsylvania Station and Criterion C for its architectural design. In an Environmental Review letter dated December 14, 2020, LPC determined that the New Yorker Hotel also appears eligible for NYCL designation.

(#11) Pennsylvania Building, 225 34th Street, S/NR-eligible

Julius Tishman and Sons Incorporated built the 22-story Pennsylvania Building at 225 West 34th Street (between Seventh and Eighth Avenues) in 1924–1925. Located near Penn Station and in the center of the garment district (and within the boundaries of the Garment Center Historic District), the Pennsylvania Building originally housed insurance firms, garment businesses, trade organizations, real estate firms, and, on the ground floor, banks. Schwartz & Gross designed the building in a Byzantine style with upper-floor loggias and Moorish foliated arches. The three-story stone base has a large arched entrance framed with marble columns, two floors of showroom windows, elaborately carved stone panels and a frieze, and a cornice line of stepped pinnacle forms (see view 12 of **Figure 8-7**). A slightly projecting central bay rises almost the entire height of the building. Cornices of corbelled arches decorate the parapets of the upper setbacks. This building meets National Register Criterion A for its association with commercial development around the original Pennsylvania Station and Criterion C for its architectural design.

(#12) Nelson Tower, 446-456 Seventh Avenue, S/NR-eligible, NYCL-eligible

Located two blocks north of Penn Station within the boundaries of the Garment Center Historic District, the 45-story Nelson Tower at 446-456 Seventh Avenue originally housed showroom and office space for businesses in the garment trade. Designed by H. Craig Severance, it was the tallest building in the Garment District when it was completed in 1931. Although the façades are ornamented with Moderne details, the most distinctive architectural feature of the building is its massing. Above the tall base, the building rises, on all façades, in a series of bold setbacks to a tall, slender central tower (see view 13 of **Figure 8-8**). The use of cut-out corners and pavilions heightens the building's vertical emphasis. Colored spandrel panels, brick piers, and bold parapets provide interest and texture to the façades. Nelson Tower is significant under Criterion A in the areas of commerce and industry and under Criterion C in the area of architecture. In an Environmental Review letter dated December 14, 2020, LPC determined that Nelson Tower also appears eligible for NYCL designation.

(#13) Arsenal Building, 463 Seventh Avenue, NYCL-eligible

In an Environmental Review letter dated December 14, 2020, LPC determined that the Arsenal Building at 463 Seventh Avenue within the boundaries of the Garment Center Historic District appears eligible for NYCL designation. Built in 1925, the Arsenal Building is a 22-story loft building. Buchman & Kahn designed the brick- and terra cotta-clad structure in a Renaissance Revival style and ornamented the four-story base with decorative brick work, pilasters, intricate floral carvings, animal figures, and human statuary. The upper floors are unornamented, but a projecting masonry cornice crowns the structure. The ground-floor storefronts have been altered with infill, and the main entrance has been altered with a modern masonry surround.



Nelson Tower, 446-456 Seventh Avenue **12**
(#12, S/NR-eligible, NYCL-eligible)



West Side Jewish Center, 347 West 34th Street **13**
(#14, S/NR-eligible)

Empire Station Complex Civic and Land Use Improvement Project

(#14) West Side Jewish Center, 347 West 34th Street, S/NR-eligible

In 1924, Congregation Beth Israel built the West Side Jewish Center at 347 West 34th Street to house an auditorium, synagogue, classrooms and reading rooms, and a cellar gymnasium. Designed by Gronenberg & Leuchtag, it is a three-story limestone Romanesque Revival building (see view 14 of **Figure 8-8**). The focal point of the exterior design is a large, round-arched opening in the center of the façade. The archivolt of the arch is sculpted with two colonnettes whose forms are carried across the intrados of the arch as rounded ribs. A pedimented temple-front window is set within the arch, and stained glass is used for much of the glazing within the opening. At the building base, there is a double-arched entrance. Fluted colonnettes support the arch ribs, and stained glass is set in the tympanums above the entrance doors. The top floor is gabled and designed with a round-arched wall arcade, a round-arched corbelled cornice, and a sculpture group of two lions holding a Torah. Two arched stained glass windows are located on the west side of the building, overlooking an adjacent parking lot. The synagogue building meets National Register Criterion A for its association with the area's historical development and Criterion C for its architectural design.

(#15) Former Manhattan Opera House, 311 West 34th Street, S/NR-eligible, NYCL-eligible

Designed by William E. Mowbray to resemble an Italian palazzo, the former Manhattan Opera House at 311 West 34th Street was constructed between 1901 and 1907 for producer Oscar Hammerstein, who sought to compete with the Metropolitan Opera. The nine-story, brick-and-stone building is set on a two-story rusticated stone base that has five arched entrances (see view 15 of **Figure 8-9**). The main body of the building, in keeping with its original function as a performance space, is largely solid surface. There are, however, five bays of small windows in the center of the façade. On the sixth floor, arched double-windows have stone colonnette mullions and stone tympanums, and stone balconies with decorative panels are located below each of the double-windows. The top portion of the building is designed as an attic story. In 1923, the building was altered for the New York Freemason group, the Ancient Accepted Scottish Rite of Free Masonry. Their name is still inscribed in the frieze above the base. A modern canopy is attached to the ground floor. The former opera house meets National Register Criterion A for its association with the area's historical development and Criterion C for its architectural design. In an Environmental Review letter dated December 14, 2020, LPC determined that the former opera house also appears eligible for NYCL designation.

(#16) R. H. Macy & Company Store, 151 West 34th Street, S/NR, NHL, NYCL-eligible

The R. H. Macy and Company Store is located on the full block bounded by Broadway, Seventh Avenue, and West 34th and West 35th Streets (excluding two small buildings on the northwest and southeast corners of the block). The store is 10 stories on the Broadway side and 20 stories on the Seventh Avenue side. It is significant under Criterion A in the area of American retail history as well as under Criterion C in the area of architecture. Rowland H. Macy founded the store in 1858. It moved to its current location in 1902, becoming the first large store north of 23rd Street. Today, Macy's remains the largest department store in the world. It was constructed in five phases. The Broadway building, designed by DeLemos & Cordes, was constructed in 1901–1902. An additional story was added to this section in 1910. Successive additions were made to the west on the remainder of the block in 1922–1924, 1928, and 1931, all designed by Robert D. Kohn. The 1902/1910 section occupies the entire Broadway frontage and approximately 60 percent of the West 34th Street frontage between Broadway and Seventh Avenue. Architecturally, it is the most elaborate and ornamental portion of the complex, with details generally inspired by English Palladian design, especially the four-story pilasters on the Broadway façade, the pedimented



Former Manhattan Opera House, 311 West 34th Street **14**
(#15, S/NR-eligible, NYCL-eligible)



R. H. Macy & Company Store, 151 West 34th Street **15**
(#16, S/NR, NHL, NYCL-eligible), view west from Sixth Avenue

windows at the corners, the arcaded top story, and the crowning balustrade (see view 16 of **Figure 8-9**). Other details in this section include the delicately modeled ornament of the store windows, canopy, clock, and caryatid sculptures on West 34th Street. Besides its greater level of detail, the original section is the most significant in the development of the department store type. The later sections on the western portion of the block are simpler in design and respond to the setback requirements of the zoning law. Stylistically, these sections are typical of the stripped classicism sometimes found in commercial and department store architecture of the period. The components of the complex share a grayish-colored concrete-and-stone base, with red brick, gray brick, and stone above. Stone cornices mark the transitions of the wall materials. An electronic LED sign marks the Seventh Avenue and West 34th Street corner, while large billboards adorn the Broadway and West 34th Street corner. The West 35th Street façade is the building's rear façade with loading docks along the street and venting louvers in many of the windows. In an Environmental Review letter dated December 14, 2020, LPC determined that Macy's also appears eligible for NYCL designation.

(#17) Marbridge Building, 1328 Broadway, S/NR-eligible

Located at 1328 Broadway between West 34th and West 35th Streets, the 12-story Marbridge Building dates to 1908. Townsend, Steinle, & Haskell designed the store and loft building for William R. H. Martin who owned other buildings in the area, including the Martinique Hotel (described below). Martin was also a founder of the Rogers, Peet Company, a menswear company and original tenant of the Marbridge Building. The brick and stone Renaissance Revival-style Marbridge Building rises without setbacks and has a tripartite façade arrangement of base, shaft, and capital, and it fronts on Broadway/Sixth Avenue, Herald Square, and West 34th and West 35th Streets, although the corner at West 35th Street is cut out around a non-descript five-story commercial building (see view 17 of **Figure 8-10**). The façades of the Marbridge Building overlooking the corner building are faced in party wall brick, and there are some small windows. At West 35th Street, the building has a canted corner. Stone ornament across the three primary façades includes rustication, quoining, projecting cornices, cartouches, brackets, swags, dentils, a roof balustrade, and stone window enframements, some with triangular pediments and others with eared lintels. The ground-floor storefronts have been modernized. The Marbridge Building is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#18) Former Hotel McAlpine, 1282 Broadway, S/NR-eligible

The 25-story former Hotel McAlpine at Broadway and West 34th Street fronts both those streets, as well as West 33rd Street, and it has an angled, west façade that follows the street alignment of the Broadway and Sixth Avenue bow-tie intersection. It also has an E-shaped footprint with two light courts facing Broadway. Frank Mills Andrews built the hotel in 1911–1912 and was president of the Greeley Square Hotel Company, which he founded to operate the hotel. He may also have been the designer. When it opened, it was reportedly the largest hotel in the world and sported such innovative features as in-room telephones and a medical facility. The hotel building is designed in a Renaissance Revival style with a tripartite arrangement of base, shaft, and capital (see view 18 of **Figure 8-10**). Clad in brick and stone, the building sits on a three-story rusticated stone base. The two light courts that start at the fourth floor create the impression of three brick towers above the base, and recessed entrances below the light courts bring the impression of the towers down to street level. Ornament on the base includes round-arched windows with pronounced voussoirs and keystones on the second floor, large second-floor windows in the recessed sections that are framed by half-columns, stone balconies beneath the windows on the third floor,



Marbridge Building, 1328 Broadway (#17, S/NR-eligible) 16



Hotel McAlpine, 1282 Broadway (#18, S/NR-eligible) 17

Empire Station Complex Civic and Land Use Improvement Project

cartouches, decorative panels, and a cornice. The shaft is minimally ornamented with brick window surrounds. Another cornice separates the shaft from the capital where there are large windows with segmental pediments. A bracketed cornice crowns the building. In the 1970s, the Hotel McAlpine was converted to apartments, and the ground-floor storefronts have modern windows, entrances, and some cladding. The former Hotel McAlpine is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#19) Wilson Building, 1270 Broadway, S/NR-eligible

George B. Wilson constructed the 12-story building at the southeast corner of Broadway and West 33rd Street in 1911. Rouse & Goldstone designed the store and office building in a Renaissance Revival style (see view 19 of **Figure 8-11**). Like the nearby Marbridge Building and Hotel McAlpine, the Wilson Building has a tripartite arrangement of base, shaft, and capital. It fronts on both Broadway and West 33rd Street and has a rounded corner, and the windows in the corner have curved panes. The façades are clad in stone and rusticated on the second through tenth floors. The ground-floor retail space retains its original metal storefront with pilasters crowned by decorative capitals and embossed with birds, urns, and flowers and an entablature with cartouches and floral ornament. A stone sill course with a Greek key pattern separates the ground floor from the two floors above, and an entablature with a floral frieze marks the three-story base from the seven-story shaft. The shaft has paired window apertures, and each pair has a central pier with floral reliefs. On the capital, there are paired round-arched windows beneath large arches with cartouche keystones. A bracketed cornice caps the building. The Wilson Building is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#20) Hotel Martinique, 1260 Broadway, S/NR-eligible, NYCL

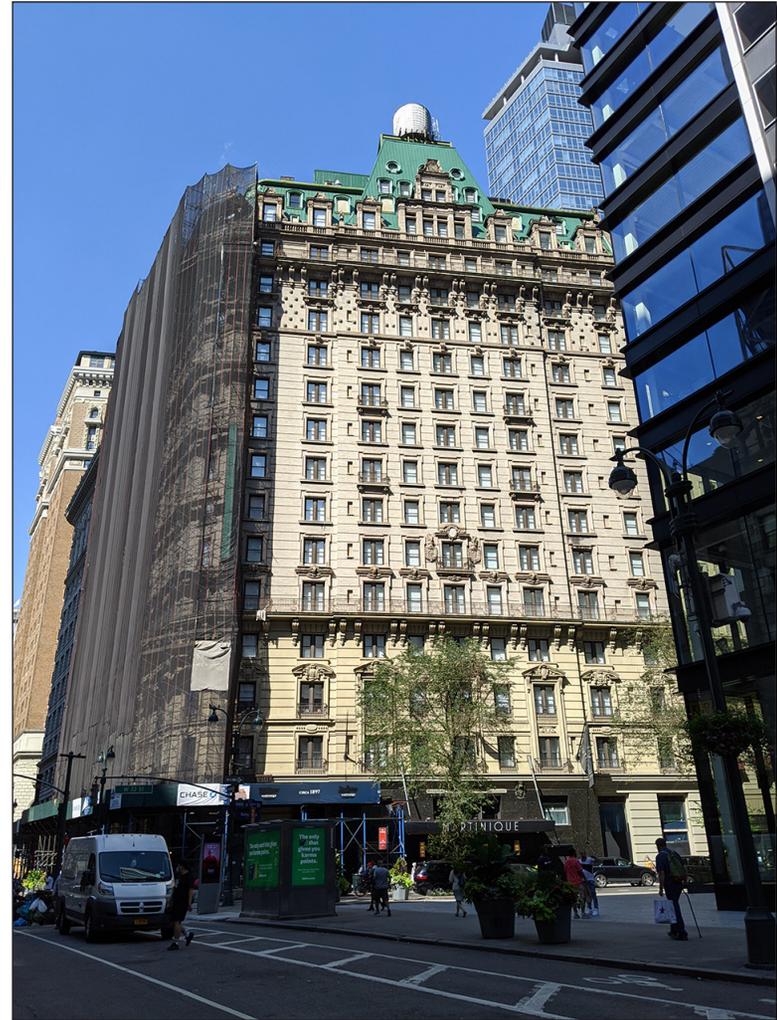
The Hotel Martinique at 1260 Broadway was designed by Henry J. Hardenbergh and built in three phases beginning in 1897 and ending in 1911. The French Renaissance-style hotel was built and named after its owner, the developer William R. H. Martin. Martin invested heavily in the area and built and expanded the hotel in response to the growth of the entertainment, shopping, and transportation activities in Midtown. He hired Hardenbergh, who had a reputation for designing grand luxury hotels such as the original Waldorf and Astoria hotels and the Plaza. The glazed brick, terra cotta, and limestone-clad structure also features rusticated stonework, balconies, and prominent cartouches on all three of its main façades: Broadway, West 32nd Street, and West 33rd Street (see view 20 of **Figure 8-11**). Hardenbergh took advantage of the openness of the Hotel Martinique's site on Greeley Square to show off the building's boldly shaped mansard roof, with towers and ornate dormers. The façades are embellished with French Renaissance-inspired picturesque features. The base is subdivided at the ground floor by a cornice and a balcony at the fifth story. The main part of the façade extends from the fifth through the eleventh stories where a Greek key design sets off the transitional twelfth and thirteenth stories. Above this, another balcony marks the final section, and a balustrade at the fifteenth-story dormer windows indicates the roof level. The Hotel Martinique is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#21) Grand Hotel, 1232-1238 Broadway, S/NR, NYCL

Henry Engelbert designed the marble-fronted Grand Hotel at 1232-1238 Broadway. The hotel was erected in 1868 at a time when Broadway between Madison and Herald Squares was being transformed into an entertainment district. French Second Empire in style, its white marble façade was a prominent feature of the area until the theater district shifted north to Times Square at the turn of the century and the area became a part of the garment district. It is distinguished by its pavilion



Wilson Building, 1270 Broadway (#19, S/NR-eligible) 18



Hotel Martinique, 1260 Broadway (#20, S/NR, NYCL) 19

massing, chamfered corner, and imposing mansard roof with large pedimented dormers and ocular windows (see view 21 of **Figure 8-12**). The ground floor of the Broadway façade originally had a cast-iron front of delicate columns and broad plate glass shop windows, but it was altered in 1957. A 12-story tower at 34-36 West 31st Street, designed by George F. Pelham and built in 1903, has been joined to the hotel. The Grand Hotel is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#22) St. Francis Roman Catholic Complex, 129-143 West 31st Street, S/NR-eligible, NYCL-eligible

Built in phases between 1891 and 1912, the St. Francis Roman Catholic Church Complex at 129-143 West 31st Street replaced an earlier church on the same site that dated from the end of the 1840s. The new church was built in 1891–1892; Henry Ehrhardt designed it in a Renaissance Revival style. It is set back from the street and raised on a tall plinth (whose facing has been modernized). The plan consists of a nave and side aisles, with the nave represented on the façade by a central tower that projects well in front of the side aisles (see view 22 of **Figure 8-12**). The church is faced in yellowish brick with red stone trim. A pedimented, temple front porch marks the entrance; stone columns support the brick-and-stone entablature and the stone pediment that contains a mosaic tympanum. Above the pediment is a recessed arched mosaic of St. Francis. The upper portion of the tower is ornately decorated with stone courses, a bracketed cornice, and a molded frame for a mosaic roundel. Crowning the tower is a spire surrounded by a partially detached entablature supported on freestanding corner columns. One-story, three-sided chapels with peaked roofs mark the transition of the tower to the side aisles, which are also trimmed in stone. Each side aisle has a pair of arched stained glass windows, and the side aisles' parapets are scrolled in typical early Renaissance fashion. The five-story brick Franciscan Fathers monastery is located on the east side of the church. Built in 1908–1909, it was designed by Thomas J. Duff in a subdued Renaissance Revival style. The monastery has two distinct façades: the primary street façade and the lesser façade facing the forecourt of the church. A stone cornice running above the first floor and arched windows on the same floor unite the two façades. The street façade is raised above a rusticated stone basement. The central section of the façade is three bays wide and characterized by a round-arched entrance flanking round-arched windows, round-arched windows on the upper floors, and a stone gable with a carved quatrefoil. A recessed side bay is located next to the building adjacent to the east. An angled corner pavilion with a peaked roof transitions the street façade to the simply designed forecourt façade. Thomas J. Duff also designed the three-story School of St. Francis of Assisi on the west side of the church. Built in 1911–1912, it does not have much street frontage, but mirrors the monastery with an angled corner tower. The church complex meets Criterion C as an intact example of Renaissance Revival style architecture. There are later, non-contributing additions to the complex at 129 West 31st Street and to the rear of the church on West 32nd Street. In an Environmental Review letter dated December 14, 2020, LPC determined that the church complex also appears eligible for NYCL designation.

(#23) Greeley Arcade Building, 127 West 30th Street, S/NR-eligible

The Greeley Arcade Building, located at 128-136 West 31st Street/127-133 West 30th Street, is a 17-story through-block building designed by architects George and Edward Blum and completed in 1926 (see view 23 of **Figure 8-13**). It originally housed offices and showrooms, and it has a ground-floor arcade extending through the building. The three-story base is faced in limestone and has six bays defined by articulated detailing around the window groupings. Above the base, the building is faced in brick with few decorative elements. Starting at the ninth floor, the building has a series of setbacks, the tops of which are emphasized by running arches and capitals, and the



Grand Hotel, 1232-1238 Broadway (#21, S/NR, NYCL) 20



St. Francis RC Church Complex, 129-143 West 31st Street (#22, S/NR-eligible, NYCL-eligible) 21



Greeley Arcade, 127 West 30th Street (#23, S/NR-eligible) 22



Loft Building, 115-125 West 30th Street (#24, S/NR-eligible) 23

Empire Station Complex Civic and Land Use Improvement Project

setbacks create corner tower forms. The Greeley Arcade Building is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#24) Loft Building, 115-125 West 30th Street, S/NR-eligible

The 12-story loft building at 115-125th Street is clad in brick and stone, and it has a long street frontage and rises for its full height without setbacks (see view 24 of **Figure 8-13**). Built in 1912 and designed by George F. Pelham, it is minimally ornamented with Renaissance-style motifs. The building has a two-story stone-clad base with recessed bays framed by pilasters. Each bay has a ground-floor storefront with three windows above. Recessed bays containing three windows continue up the façade to the roofline. Above the base, the façade is clad in brick, and pilaster forms frame the recessed bays. On the top two floors, rounded double-height half-columns frame the windows, with decorative spandrel panels at the twelfth floor. The building appears to have lost a cornice at the roof parapet. The main entrance to the loft floors is at the east end of the building, and while the entrance has been altered with a modern, granite surround, it retains a fanlight beneath a projecting stone arch. The freight entrance is at the west end of the building, and it has a stone enframing with an entablature. The loft building at 115-125 West 30th Street is significant under Criterion A in the area of commerce.

(#25) 23rd Police Precinct Station House, 134-138 West 30th Street, S/NR-eligible, NYCL

R. Thomas Short designed this four-story police station in 1907. It was one of the first station houses constructed in Manhattan after the consolidation of Greater New York in 1898, and it was one of the earliest in the City to solely employ automobile patrols. Built to serve the Tenderloin District, an area that was once considered the most crime-ridden in the City, this fortress-like building, designed in a Medieval Revival style, features a rusticated granite base arranged with four simulated rounded towers with crenellated parapets (see view 25 of **Figure 8-14**). The granite around the windows is smooth faced, while the remaining blocks across the base are rough cut. The central entrance, which originally accommodated automobiles and led to a central courtyard, is deeply recessed beneath a stone arch, and it has a Guastavino tile vault. A stone panel with the City's seal is located above the entrance. At the third floor, a recessed balcony beneath a stone arch mirrors the ground-floor entrance below. A bracketed and crenellated roof parapet crowns the building. Narrow side courts separate the building from those adjacent to the east and west, and granite-faced, crenellated, and arched gates enclose the side courts at the sidewalk. The station house currently houses the Police Department's Traffic Control Division. The 23rd Police Precinct Station is significant under Criterion A for its association with the civic development of New York City and the Midtown area of Manhattan and under Criterion C in the area of architecture.

(#26) Loft Building, 130 West 30th Street, S/NR-eligible, NYCL

Cass Gilbert designed the 18-story loft building at 130 West 30th Street in 1927. Erected for the fur trades, the building rises flush from the street line for nine stories, above which it is massed with a series of setbacks (see view 26 of **Figure 8-14**). The building is arranged with two corner brick bays that frame the wide central bay of alternating strips of windows and highly ornate terra cotta spandrel panels. Thin vertical piers separate each window and spandrel panel to create a grid with a horizontal emphasis. Stylized lions, hunting scenes, and winged guardian figures embellish the corner entrances. These unusual terra cotta reliefs, along with those on the spandrel panels, were inspired by ancient Assyrian sources. The Atlantic Terra Cotta Company fabricated the terra cotta ornament. The architect Cass Gilbert is known for office buildings like the Woolworth Building and civic structures that include the United States Customs House at Bowling Green in Lower Manhattan. The loft building at 130 West 30th Street is significant under Criterion A in the



23rd Police Precinct Station House, 134-138 West 30th Street #25, S/NR-eligible, NYCL 24



Loft Building, 130 West 30th Street (#26, S/NR-eligible, NYCL) 25

area of commerce and under Criterion C in the area of architecture. In 2003, the building was converted into apartments.

(#27) Loft Building, 144-154 West 30th Street, S/NR-eligible

Sugarman & Berger, architects of the New Yorker Hotel (#X, described above), designed the 20-story Art Deco garment loft building at 144-154 West 30th Street. It was built in 1925–1926 by the fur merchant William Platky, who occupied the store and basement, and leased the remainder of the building to other garment and fur firms. Stylized piers and pinnacles give a Gothic character to the brick-and-stone loft building (see view 27 of **Figure 8-15**). The design is not centered, with the entrance placed at the building's west side. Above the first setback at the eleventh floor, the massing piles a series of pavilions on the west side in vertical line with the entrance. The three-story base is clad in stone, and instead of having large showroom windows above the ground-floor storefronts, the base contains larger office-type windows. Stone details on the base include an entrance enframingent with a band of molding intricately carved with a foliate design, projecting panels below the third-floor windows, small rosette blocks at the outer corners of the third-floor window bays, a band of molding carved with a foliate pattern at the cornice line, two small stone fox heads above the entrance, and blocky buttresses between the third and fourth floors. On the loft floors, raised brick panels below the windows and angled piers break the monotony of what would be a typical loft façade of window bays and brick piers. Stone cornices with buttresses and projecting fox heads mark the setbacks. The loft building at 144-145 West 30th Street is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#28) Loft Building, 345 Seventh Avenue, S/NR-eligible

John H. Knubel designed the Art Deco loft building at 345-353 Seventh Avenue in the fur district for businesses in the fur trade. Built in 1927–1928, the 15-story brick building is massed like many of the garment and fur lofts from the 1920s. It rises flush from the building line for 17 stories before it rises in a series of four setbacks (see view 28 of **Figure 8-15**). A central pavilion form is carried through the setbacks. The five-story stone base is articulated with large showroom windows spaced vertically with stone piers and horizontally with decorative metal spandrel panels. Art Deco carvings are located on the entablatures above the second and fifth floors and on the capitals of the piers. On the upper floors, protruding brick piers and brick spandrels with recessed panels create texture and rhythm on the façade, which is divided into six bays of three window columns each. Geometric Art Deco motifs are located at the capitals of the piers and at the cornices of the setbacks. The loft building at 345 Seventh Avenue is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#29) Loft Building, 323-335 Seventh Avenue, S/NR-eligible

Located in the original center of the fur district, the 20-story Seventh Avenue Building at 323-335 Seventh Avenue, designed by Schwartz & Gross, originally housed fur manufacturers and provided a club on the top floor when it was built in 1920. The building is designed in the Renaissance Revival style, clad in brick and stone, and massed above the 12th floor in a series of setbacks (see view 29 of **Figure 8-16**). The ornamentation on the three-story stone base includes Corinthian pilasters with recessed panels on their shafts, spandrel panels with roundels and recessed panels, an entablature, and piers with carved urns and foliate designs on the third floor. The unusual third floor is completely glazed, except for the decorative brick piers; the showroom windows are multi-paned metal windows. The upper floors contain large loft windows. Brick bands create the appearance of quoins above the base. On the upper floors, there are several stone cornices. Beginning at the 17th floor, the building's Seventh Avenue corners take the form of



Loft Building, 144-154 West 30th Street (#27, S/NR-eligible) 26



Loft Building, 345 Seventh Avenue (#28, S/NR-eligible) 27



Loft Building, 323-335 Seventh Avenue (#29, S/NR-eligible) 28



Fur Craft Building, 242-246 West 30th Street (#30, S/NR-eligible) 29

Empire Station Complex Civic and Land Use Improvement Project

towers with projecting bracketed cornices. These corner towers are also ornamented with stone cartouches, roundels, and piers. The loft building at 323-335 Seventh Avenue is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#30) Fur Craft Building, 242-246 West 30th Street, S/NR-eligible

Designed by the architect Henry I. Oser, the Fur Craft Building at 242-246 West 30th Street was built in 1925–1926 to house businesses in the fur industry. At the same time, the owners erected a two-story building with stores to the west as a means to protect the loft building’s access to sunlight. Since re-clad, the addition was also designed by Oser. The 14-story brick-and-stone Fur Craft Building has Classical design elements and is massed on its upper floors in a series of setbacks with a central angled pavilion (see view 30 of **Figure 8-16**). A Corinthian temple front ornaments the pavilion above the first setback and a cupola with Palladian windows crowns the central pavilion. The rusticated stone base contains a central, double-height arched entrance opening with a large transom. Corinthian pilasters support pedestals upon which are large fox sculptures. The entrance infill is metal with decorative spandrel panels, a clock, urn reliefs on the jambs, and anthemia. A cartouche and swags are set in the parapet of the entrance. The storefronts on either side of the entrance appear to have been altered, but stone cartouches and the cornice above the base remain. The Fur Craft Building is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#31) Loft Building, 249-251 West 29th Street, S/NR-eligible

The 15-story loft building at 249-251 West 29th Street was constructed in 1925 for the fur industry. Designed by Henry I. Oser in conjunction with Schwartz & Gross, this brick loft building with Art-Deco-stylized Gothic details is narrower than many loft buildings in the area. Above the seventh floor, it rises in a series of setbacks with a central tower form (see view 31 of **Figure 8-17**). Stone pinnacles mark each setback at the building corners and at the edges of the central tower. Decorative brick spandrels are placed at the parapets of the setbacks and below all the windows. The base is clad in stone, contains large showroom windows, and is ornamented with square carved insets. Adjacent to the east is a two-story addition built in 1927 to project the loft building’s access to sunlight. The loft building at 249-251 West 29th Street is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#32) Loft Building, 241-245 West 29th Street, S/NR-eligible

The 17-story loft building for the fur trades at 241-245 West 29th Street was designed in 1927 by J. Eckman in an austere utilitarian manner, with only minor applied ornamentation. Above the seventh floor, the brick building rises in a series of setbacks with angled corner pavilions (see view 32 of **Figure 8-17**). Some Art Deco scrollwork and pinnacle forms are placed at the setback parapets. The façade is divided into three bays of strip windows. Cornice molding and recessed panels on the piers provide some texture to the three-story stone base. Portions of the ground floor storefronts appear to have been altered with new infill and windows. The loft building at 241-245 West 29th Street is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#33) Loft Building, 231-239 West 29th Street, S/NR-eligible

George and Edward Blum designed the loft building for the fur trades at 231-239 West 29th Street. Built in 1925, the 15-story brick-and-stone structure is largely devoid of applied ornamentation. Instead, the design focuses on the setback massing and the ziggurat-like tower on the east side of the building (see view 33 of **Figure 8-18**). Although the façade is divided into window bays



Loft Building, 249-251 West 29th Street (#31, S/NR-eligible) 30



Loft Building, 241-245 West 29th Street (#32, S/NR-eligible) 31



Loft Building, 231-239 West 29th Street (#33, S/NR-eligible) 32



Loft Building, 214-222 West 29th Street (#34, S/NR-eligible) 33

flanked by brick piers, the bays contain only one column of narrow windows, unlike many other loft buildings in the area that have several window columns within each bay. The brick piers, wide in comparison to the window bays, break up the façade into a tight grid while emphasizing verticality, enhanced by pointed caps crowning the piers at the setbacks. The setbacks are also marked by spandrel panels with lancet-like forms. The stone base contains asymmetrical groupings of showroom and office windows. A simple cornice surmounts the base. The loft building at 231-239 West 29th Street is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#34) Loft Building, 214-222 West 29th Street, S/NR-eligible

Henry I. Oser designed the 16-story loft building at 214-222 West 29th Street in the fur district. Built in 1925–1926, it is ornamented with Gothic elements and is asymmetrically massed above the seventh floor in a series of setbacks, pavilions, and a light court (see view 34 of **Figure 8-18**). The façade is divided into nine recessed bays of three windows flanked by brick piers. The mottled stone base contains Gothic details that include pointed-arch entrances, grotesque figures supporting buttresses, pinnacles, and blind arcades of pointed arches in low relief. Similar Gothic details in mottled stone are placed at the setbacks. The loft building at 214-222 West 29th Street is significant under Criterion A in the area of commerce and under Criterion C in the area of architecture.

(#35) Former French Hospital, 326-330 West 30th Street, S/NR-eligible

Designed by Crow, Lewis, & Wickenhaefer, the brick, stone, and terra cotta French Apartments building at 326-330 West 30th Street and 329 West 29th Street was formerly the French Hospital. The George A. Fuller Company constructed the 12-story, Classical Revival building in 1928–1929 for the French Benevolent Society, founders of the hospital. The building was the fourth non-sectarian hospital operated by the society. The hospital performed outpatient work and provided children's and maternity services, and the building included a residence and training school for nurses. The hospital building's primary (West 30th Street) façade is composed of a central portion set back from the street and two corner pavilions (see view 35 of **Figure 8-19**). A two-story projecting entrance pavilion is ornately designed with fluted Corinthian pilasters, windows with segmental pediments and tympanums carved with foliate designs, ornamental balconies, carved swags, and a balustrade. The words "Societe Française De Bienfaisance" are engraved in the frieze. Above the entrances to the corner pavilions are a carved sign that reads "Clinic Entrance" and a mortar and pestle set in a wreath. The building is ornamented with additional Classical Revival details. The West 29th Street façade is similar in design. The former hospital building is significant under Criterion C as an example of Classical Revival-style institutional architecture and under Criterion A in the areas of health, medicine, and social history.

(#36) Lamartine Place Historic District, 333-355 West 29th Street, S/NR-eligible, NYCL

The Lamartine Place Historic District consists of twelve row houses on the north side of West 29th Street between Eighth and Ninth Avenues (see view 36 of **Figure 8-19**). Designed predominantly in the Greek revival style, the four- and five-story brick buildings were constructed in the late 1840s and early 1850s. Generally, they have stone door enframements, sills and lintels, stoops, basements, front garden areaways, and bracketed cornices. Some of the row houses have lost their stoops. There are also missing window lintels. Many of the front areaways are enclosed with decorative metal fences, while the five houses at the western end of the block have areaways enclosed by brick walls or plain metal fences. William Torrey and Cyrus Mason developed the twelve row houses as part of a longer row, now disrupted to the east by the former French Hospital,



Former French Hospital, 326-330 West 30th Street **34**
(#35, S/NR-eligible)



Lamartine Place Historic District, 333-355 West 29th Street **35**
(#36, S/NR-eligible, NYCL), view northwest

Empire Station Complex Civic and Land Use Improvement Project

a mid-20th century apartment building, and altered row houses. Notable early residents of the Lamartine Place Historic District were abolitionists Abby and James Sloan Gibbons, whose house at 339 West 29th Street was attacked during the Draft Riots of July 13–17, 1863. The Lamartine Place Historic District is significant under Criterion A for its association with the early 19th-century development of New York City, the Underground Railroad, and the Civil War Draft Riots. It also significant under Criterion C as a largely intact collection of Greek Revival row houses.

(#37) Penn South Apartment Complex, bounded by West 29th and West 23rd Streets, Eighth and Ninth Avenues, S/NR-eligible

The Mutual Redevelopment Houses, commonly known as Penn South, consist of ten buildings between West 29th and West 23rd Streets and Eighth and Ninth Avenues. West 25th and West 26th Streets traverse the complex following the Manhattan street grid, while West 24th and West 28th Streets traverse the complex along curved alignments. The International Ladies' Garment Workers Union (ILGWU) and the United Housing Foundation developed the complex in 1962. The ILGWU also sponsored the East River Housing Cooperative at Grand Street and the FDR Drive (1955) and the Seward Park Cooperative at Grand and Essex Streets (1959). Herman Jessor was the architect of all three cooperative developments.

Each of the ten free-standing buildings in Penn South is 22 stories and nearly identical in design, and the complex includes five single-core residential buildings with cruciform plans and five double-core buildings, each with two cruciform footprints. The site plan allowed maximum sunlight to the apartments. The buildings have simple brick façades with metal-framed windows and concrete courses marking the floors (see view 37 of **Figure 8-20**). The corner apartments of each projecting bay have recessed balconies, and there are larger balconies on the top three floors. On the double-core buildings, there are also recessed balconies where the two cruciform plans adjoin. Landscaped lawns with mature trees surround the residential buildings. In addition to the residential towers, the complex also includes low-rise retail buildings, a theater, a power house, recreation facilities, and a parking facility. Also located within the boundaries of the complex are multiple buildings that pre-date its development, including the Church of the Apostles (NYCL, S/NR) built in 1848 at 300 Ninth Avenue (outside the secondary study area). The Penn South Apartment Complex is eligible under Criterion A in the area of social history as a physical representation of the labor movement's concern to provide affordable housing to the working class. It also meets Criterion C under the theme of community planning and development as representative of modern urban planning design theory.

(#37a) Bayard Rustin Apartment, Building 7B in Penn South (340 West 28th Street), S/NR

The Penn South Apartment Complex also includes the S/NR-listed Bayard Rustin Residence, which is Apartment 9J in Building 7B. The National Register nomination includes Building 7 in its entirety, because National Register regulations preclude nomination of a portion of a building, and the nomination boundary is defined by the sidewalks surrounding Building 7 as they define the site within the larger development. Building 7 is located in the north-central part of the complex, south of West 28th Street, and it is one of the five double-core buildings with a double cruciform plan.

The Bayard Rustin Residence is significant as the most important resource associated with Bayard Rustin (1912–1987), a person of great importance in American political and social history. Bayard Rustin, a gay African American Quaker, civil rights advocate, proponent of non-violence, and campaigner for social and economic justice, had an impact on many of the nation's social justice achievements since the 1930s. Among his many notable endeavors, he organized and led the



Penn South Apartment Complex (#37, S/NR-eligible), view southeast on Ninth Avenue at West 29th Street **36**



Morgan General Mail Facility, 341 Ninth Avenue (#38, S/NR-eligible, NYCL-eligible), view southwest on Ninth Avenue at West 30th Street **37**

August 28, 1963 March for Jobs and Freedom in Washington DC, he created and led for many years the A. Philip Randolph Institute, an organization that became central to creating jobs and justice for trade unionists, and advocated for LGBTQ+ rights. In 1962, Rustin purchased apartment 9J in Building 7 of the new Penn South Complex and lived there until his death in 1987. Apartment, 9J is located in the northeast corner of the ninth floor. The Bayard Rustin Apartment is significant under Criterion B for its association with Bayard Rustin as his longest and most permanent place of residence as an adult.

(#38) Morgan General Mail Facility, 341 Ninth Avenue, S/NR-eligible, NYCL-eligible

The ten- and six-story United States Postal Service (USPS) Morgan General Mail Facility occupies the entire block bounded by Ninth and Tenth Avenues and West 29th and West 30th Streets. It is connected to the Farley Building by a tunnel. Constructed in 1933 over part of the New York Central rail yards, the building is significant as one of many postal facilities built under a New Deal-generated building program. James A. Wetmore, who was Acting Supervising Architect of the Public Works Branch of the U.S. Treasury Department at the time of the building's construction, is credited with its design. Set on a limestone base, the upper portion of the building is faced in tan brick and articulated with alternating piers and window bays (see view 38 of **Figure 8-20**). Art Deco details embellish the ten-story Ninth Avenue portion of the building. A frieze with a geometric relief pattern runs above the base, a belt course with a similar pattern runs above the eighth floor, and a cornice projects above the ninth floor. On the Ninth Avenue façade, the brick piers take the form of fluted pilasters. Sculpted eagles and carved floral blocks embellish the base. Over the main door is an ornamental bronze screen above a fixed transom window. There is a broken connection to a rail spur from the High Line at the Tenth Avenue façade. The Morgan General Mail Facility is significant under Criterion A for its association with a network of mail transportation that addressed specific and unique needs of efficiently and rapidly transporting large volumes of parcel post, by various means, between post office stations in New York City and under Criterion C for its unique structural engineering features and complex systems in the building, and as an important example of a building with an Art Deco style interpretation of classical orders and motifs. In an Environmental Review letter dated December 14, 2020, LPC determined that the building also appears eligible for NYCL designation.

(#39) Loft Building, 402-426 West 31st Street, S/NR-eligible

Designed by Edward L. Larkin and built in 1914, the large loft building at 406-426 West 31st Street overlooks the Penn Station Rail Yard to the north (now platformed over by the recently constructed Manhattan West development). Erected for the printing trades, it is a 15-story building with a wide 250-foot frontage. The West 31st Street façade has a three-story rusticated stone base and upper floors clad in tan brick (see view 39 of **Figure 8-21**). The shaft is articulated with thin brick piers and numerous, regularly spaced windows that originally served to provide ample light to the printing floors. Terra cotta pilasters and decorative panels embellish the upper three floors. The east and west façades are largely blank brick, while the south façade overlooking West 30th Street and an entrance to Dyer Avenue and the Lincoln Tunnel has the same repetition of numerous windows as the north façade. The south façade, however, is not clad in decorative face brick. The Fashion Institute of Technology now occupies the building with a dormitory. The loft building at 402-426 West 31st Street is significant under Criterion A in the areas of commerce and industry and under Criterion C in the area of architecture as an intact example of printing loft design.



Loft Building, 402-426 West 31st Street (#39, S/NR-eligible), view west from Ninth Avenue **38**



St. Michael's RC Church Complex, 414-424 West 34th Street (#40, S/NR-eligible, NYCL-eligible), view on West 34th Street **39**

Empire Station Complex Civic and Land Use Improvement Project

(#40) St. Michael's Roman Catholic Church Complex, 414-424 West 34th Street, S/NR-eligible, NYCL-eligible

St. Michael's Roman Catholic Church was originally located on the site of the open cut of the Pennsylvania Station Rail Yard (now platformed over by the recently constructed Manhattan West development). On the condition that the Pennsylvania Railroad would build a new facility nearby, the church sold its original buildings to accommodate construction of the Pennsylvania Station complex. In 1905–1906, the Pennsylvania Railroad built the current church complex at 414-424 West 34th Street and 409-429 West 33rd Street. Designed by Napoleon LeBrun and Sons, the complex consists of a church and rectory that front on West 34th Street and a school, convent, and vestry that front on West 33rd Street. The through-block church is a limestone Romanesque Revival structure. The primary façade fronts on West 34th Street and is faced in rough ashlar stone (see view 40 of **Figure 8-21**). The church's south façade is faced in smooth limestone blocks, and its defining features are a blind arched window in the center and two pinnacled turrets framing the gable.

The five-story brick rectory is adjacent to the west of the church at 424 West 34th Street. It exhibits a unique mixture of Gothic and Romanesque Revival elements that include a corbelled archivolt over the entrance arch, windows with limestone colonnette mullions and architraves with hood-moldings and carved label stops, and three limestone, gabled dormer windows (see view 40 of **Figure 8-21**). On West 33rd Street, the vestry (409 West 33rd Street), the convent (417 West 33rd Street), and the school (421-429 West 33rd Street) exhibit the same mix of Gothic and Romanesque Revival details as the rectory. All three are brick with limestone bases, window architraves, and corbelled cornices, and they all have copper dormer windows (see view 41 of **Figure 8-22**). Unique details of the three-story brick vestry include a large limestone, peaked-roof porch with an arched entrance capped by a corbelled archivolt resting on colonnettes, and two dormer windows with trefoil tracery in the gables. The school has squat corner towers. The church complex is significant under Criterion A for its association with the area's historical development and under Criterion C for its architectural design. In an Environmental Review letter dated December 14, 2020, LPC determined that the church complex also appears eligible for NYCL designation.

(#41) Webster Apartments, 419 West 34th Street, S/NR-eligible

Parish & Schroeder designed the 14-story Webster Apartments at 419 West 34th Street. It was built in 1922–1923 from a gift of Charles B. Webster, a former senior partner of R. H. Macy & Company, as an apartment hotel for working women. The fund set up by Webster specified that the apartment hotel was to cater to working women with modest salaries. Also meant to provide the services of a social club, the building originally contained a lounge, a dance and lecture hall, a kitchen and dining room, a library, an infirmary, ten small reception rooms, and sewing rooms and laundries on the residential floors, in addition to 360 bedrooms. The permanent staff included a woman manager, housekeeper, dietician, nurse, chef, and associated help. Designed in a respectable, austere neo-Georgian style, as thought to befit an apartment for working women in the early 20th century, the building is organized in a U-plan with a large central light court fronting on West 34th Street above the three-story base (see view 42 of **Figure 8-22**). Below the light court is a large stone entrance porch composed of columns supporting an entablature. Above the entablature is a three-light stone window and broken segmental pediment. Segmental tympanums with carved decorations are set above the first-floor windows. The top two floors have the form of a pilastered loggia set on a stone balustrade and ornamented with carved stone spandrel panels. Stone cornices are located above the base and at the roofline. The Webster Apartments are significant under



Michael's RC Church Complex, 414-424 West 34th Street (#40, S/NR-eligible, NYCL-eligible), view on West 33rd Street 40



Webster Apartments, 419 West 34th Street (#41, S/NR-eligible) 41

Criterion C for its association with the area's historical development and under Criterion C for its architectural design.

(#42) William F. Sloan Memorial YMCA, 360 West 34th Street, S/NR-eligible, NYCL-eligible

Cross & Cross designed the through-block William F. Sloan Memorial Branch of the YMCA located at 360 West 34th Street immediately across West 33rd Street from the Farley Building. Built in 1929–1930 and named for William Sloan, the chairman of the National War Council of the YMCA during World War I, the building originally functioned to provide social facilities and sleeping accommodations for men in the armed services. The 14-story brick building is designed in the neo-Georgian style, and it is massed with projecting pavilions and upper floor setbacks (see view 43 of **Figure 8-23**). The two-story base has a limestone ground floor that contains entrances with broken segmental pediments and a second floor with round-arched windows with stone keystones. A central light court on the West 34th Street façade creates corner pavilions. Stone detailing includes quoins, string courses, window keystones and voussoirs, balustrades, cartouches, and pediments that form the crowns of the corner pavilions. The south façade is similar in detailing, but it does not use setbacks. Abutting a three-story building on Ninth Avenue, the west façade carries the design of the north and south façades and also utilizes the corner pavilion motif. This building meets National Register Criterion A for its association with the area's historical development and Criterion C for its architectural design. In an Environmental Review letter dated December 14, 2020, LPC determined that the building also appears eligible for NYCL designation.

(#43) Former J.C. Penney Building, 330 West 34th Street, S/NR-eligible

The J.C. Penney Company constructed the 18-story building at 330 West 34th Street and 331-343 West 33rd Street in 1925–1926 for offices and a plant for manufacturing packing cases. The building also originally contained an office for the American Express Company solely devoted to J.C. Penney express shipments. Adjacent to the east of the former YMCA building, it sits across West 33rd Street from the Farley Building. Schultze & Weaver designed the building as a large Italian palazzo, and its solid and rectilinear bulk is slightly relieved by a series of two setbacks beginning at the 12th floor on the north façade and a series of four setbacks beginning at the seventh floor on the south façade (see view 44 of **Figure 8-23**). The north and south façades are similarly designed, but the north façade is the primary one. On the north façade, the three-story rusticated base is faced in stone and has two large arched entrances; the 12th floor is designed as a large, bracketed stone cornice with arched windows in the gaps between the brackets; a stone balustrade forms the parapet of the second setback; and the top floor takes the form of an attic story clad in stone with carved piers. On the south façade facing the Farley Office Building and Moynihan Train Hall, the attic story and balustrade appear, but there is no bracketed cornice at the first setback, and the rusticated base is clad in brick. In addition, there are ground-floor loading docks on West 33rd Street. This building is significant under Criterion A for its association with commercial development around the original Pennsylvania Station and under Criterion C for its architectural design.

(#44) West 28th Street Subway Station, Seventh Avenue between West 27th and West 29th Streets, S/NR

The West 28th Street Subway Station, which serves the No. 1 Subway Line, is a 530-foot-long station under and parallel to Seventh Avenue at West 28th Street. It was completed as part of the IRT line in 1918 under Contract III of the Dual Contract era (1909–1931). Contract III comprised construction of the Upper Lexington Avenue extension of the original IRT, joining the original



William F. Sloan Memorial YMCA, 360 West 34th Street #42, S/NR-eligible, NYCL-eligible 42



Former J.C. Penney Building, 330 West 34th Street #43, S/NR-eligible 43

Empire Station Complex Civic and Land Use Improvement Project

subway at Grand Street and continuing the IRT Broadway/Seventh Avenue line down to South Ferry. Contract III also included lines in the Bronx, Queens, and Brooklyn. The station has four original stair entrances at West 28th Street and two exit stairways at West 27th Street, one of which is a replacement. The station retains its original plan and much of its original tilework. The West 28th Street Subway Station is significant under Criterion C in the areas of architecture, transportation, and engineering.

(#45) Empire State Building, 350 Fifth Avenue, S/NR, NHL, NYCL

The Empire State Building is located outside the secondary study area, but the immediately recognizable, 1,454-foot-tall Art Deco skyscraper is visible from multiple locations throughout the primary and secondary study areas.

E. FUTURE WITHOUT THE PROPOSED PROJECT—2028

PRIMARY STUDY AREA

In the 2028 No Action condition, development will occur on Site 7. Development on Sites 1 through 6 and 8 is not anticipated by 2028, and it is assumed that these sites will remain unchanged from existing conditions. In addition, the Farley Office Building would be completed within the primary study area.

ARCHAEOLOGICAL RESOURCES

As described previously, there are no areas of archaeological sensitivity within the Project Area. The Archaeological Documentary Study of Site 7 and the adjacent streetbed of West 32nd Street prepared in September 2020 determined that Site 7 and the streetbed are not archaeologically sensitive due to the extensive excavation that occurred during the construction of the existing railroad easements and the Hotel Pennsylvania. Under the 2028 No Action condition, Site 7 would be developed. Given the absence of archaeological sensitivity within the Project Area, the development of Site 7 under the 2028 No Action condition will not result in effects to archaeological resources.

ARCHITECTURAL RESOURCES

New development on Site 7 will result in the demolition of the existing Hotel Pennsylvania (#6, S/NR-eligible) and construction of an approximately 1.6-million-gross-square-foot (gsf) building containing office and retail use.

Construction on Site 7 could result in accidental construction damage to the following two architectural resources that are located within 90 feet—the former Equitable Life Assurance Company (#8, S/NR-eligible, NYCL-eligible) at 393 Seventh Avenue and St. Francis Roman Catholic Church Complex (#22, S/NR-eligible, NYCL-eligible) at 129-143 West 31st Street. These two architectural resources would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities.

To avoid, mitigate, and minimize adverse effects to the U.S. General Post Office (#7, S/NR, NYCL) and surrounding historic and cultural resources, development of the Farley Office Building (and the now-completed Moynihan Train Hall) is being done in accordance with the stipulations in the First Amendment to the First Amended and Restated Programmatic Agreement (November 21, 2017), executed among the Federal Railroad Administration; the Port Authority

of New York and Jersey; ESD; the Moynihan Station Development Corporation; OPRHP acting in its capacity as the State Historic Preservation Office; R/V Moynihan Station Developer, LLC; and the Advisory Council on Historic Preservation pursuant to Section 106 of the National Historic Preservation Act.

SECONDARY STUDY AREA

OVERVIEW

In the future without the Proposed Project, the status of architectural resources could change. S/NR-eligible resources could be listed on the Registers, NYCL-eligible properties could be calendared for a designation hearing, and properties pending designation as Landmarks could be designated. It is also possible, given the project's Phase 1 analysis year of 2028, that additional sites could be identified as architectural resources and/or potential architectural resources in this time frame.

In the future without the Proposed Project, changes to architectural resources or to their settings could occur. For instance, indirect impacts from future projects could include: a change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; screening or elimination of publicly accessible views; or introduction of significant new shadows or significant lengthening of the duration of existing shadows on a historic landscape or on a historic structure if the features that make the resource significant depend on sunlight. It is also possible that some architectural resources in the study area could deteriorate or experience direct impacts through alteration or demolition, while others could be restored.

Architectural resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection under Section 106 of the National Historic Preservation Act from the effects of projects sponsored, assisted, or approved by federal agencies. Although preservation is not mandated, federal agencies must attempt to avoid adverse effects on such resources through a notice, review, and consultation process. Properties listed on the Registers are similarly protected against effects resulting from projects sponsored, assisted, or approved by State agencies under the State Historic Preservation Act. However, private owners of properties eligible for, or even listed on, the Registers using private funds can alter or demolish their properties without such a review process. Privately owned properties that are NYCLs, in New York City Historic Districts, or pending designation as Landmarks are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur, regardless of whether the project is publicly or privately funded. Publicly owned resources are also subject to review by the LPC before the start of a project; however, the LPC's role in projects sponsored by other City or state agencies generally is advisory only.

The 2014 New York City Building Code, in Section BC 3309: Protection of Adjoining Property, provides for the protection of 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. Further, Section BC 3309.4.4 requires that "historic structures that are contiguous to or within a lateral distance of 90 feet ... from the edge of the lot where an excavation is occurring" be monitored during the course of excavation work. In addition, the DOB *TPPN #10/88*, applies to NYCLs, properties within NYCHDs, and NR-listed properties. *TPPN #10/88* supplements the standard building protections afforded by the Building Code by requiring a monitoring program to reduce the likelihood of construction damage to adjacent NYCLs and NR-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Empire Station Complex Civic and Land Use Improvement Project

POTENTIAL EFFECTS FROM KNOWN DEVELOPMENT PROJECTS

The projects identified as likely to be completed by 2028 within the ¼-mile land use study area are listed on Table 2-1 and shown on Figure 2-2 (see Chapter 2, “Analytical Framework”). Planned developments within the land use study area are expected to introduce predominantly office and hotel uses. A number of the planned developments are located within the 400-foot secondary study area for historic and cultural resources.

One of the projects in the secondary study area will directly affect a historic resource. A 166-unit residential building (No Action development 13) will replace the tenement at 319 West 35th Street, which is a contributing building to the Garment Center Historic District (#9, S/NR). This project could also cause accidental construction damage to contributing historic district buildings located within 90 feet of construction. *TPPN #10/88* would provide supplemental construction protections to adjacent historic buildings above the standard building protections afforded by the Building Code.

Ten planned projects within the secondary study area could cause accidental construction damage to architectural resources located within 90 feet of construction.³ These ten projects are:

- (No Action development 5) The hotel at 432 West 31st Street is adjacent to the loft building at 402-426 West 31st Street (#39, S/NR-eligible). The loft building would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities.
- (No Action development 6) The office and residential development under construction at 401 West 31st Street is located within 90 feet of the loft building at 402-426 West 31st Street (#39, S/NR-eligible) and St. Michael’s Roman Catholic Church Complex at 414-424 West 34th Street (#40, S/NR-eligible, NYCL-eligible). The loft building and church complex would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities.
- (No Action development 7) The hotel at 442 West 33rd Street is located within 90 feet of St. Michael’s Roman Catholic Church Complex at 414-424 West 34th Street (#40, S/NR-eligible, NYCL-eligible). The church complex would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities.
- (No Action development 8) The 24-unit residential building at 431 West 33rd Street is adjacent to St. Michael’s Roman Catholic Church Complex at 414-424 West 34th Street (#40, S/NR-eligible, NYCL-eligible). The church complex would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities.
- (No Action development 17) The 266-unit residential building at 241 West 28th Street appears to be located within 90 feet of the three S/NR-eligible loft buildings at 249-251 West 29th Street (#31), 241-245 West 29th Street (#32), and 231-239 West 29th Street (#33). The loft buildings would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities.
- (No Action development 18) The 199-unit residential building at 215-225 West 28th Street is located within 90 feet of the loft building at 214-222 West 29th Street (#34, S/NR-eligible).

³ See Table 2-2 in Chapter 2, “Analytical Framework” for the table of No Action development projects. The No Action developments are also shown on Figure 2-2.

The loft building would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities.

- (No Action development 22) The retail development at 263 West 34th Street is located within 90 feet of multiple buildings along West 35th Street within the Garment Center Historic District (#9, S/NR). *TPPN #10/88* would provide supplemental construction protections to the adjacent S/NR-listed buildings above the standard building protections afforded by the Building Code.
- (No Action development 23) The hotel at 255 West 34th Street is located within 90 feet of multiple buildings along West 35th Street within the Garment Center Historic District (#9, S/NR) and within 90 feet of the Pennsylvania Building (#11, S/NR-eligible). *TPPN #10/88* would provide supplemental construction protections to the adjacent S/NR-listed buildings above the standard building protections afforded by the Building Code.
- (No Action development 24) The 180-unit residential building at 245 West 34th Street is located within 90 feet of multiple buildings along West 35th Street within the Garment Center Historic District (#9, S/NR) and within 90 feet of the Pennsylvania Building (#11, S/NR-eligible). *TPPN #10/88* would provide supplemental construction protections to the adjacent S/NR-listed buildings above the standard building protections afforded by the Building Code.
- (No Action development 38) The office building under construction at 1241 Broadway is located across Broadway from the Grand Hotel (#21, S/NR, NYCL) at 1232-1238 Broadway. *TPPN #10/88* would provide supplemental construction protections to the Grand Hotel above the standard building protections afforded by the Building Code.

All of the planned projects within the secondary study area will add to the density of development in the area and will alter the settings of numerous architectural resources by adding new adjacent buildings. Notably, No Action development 6 is constructing a large mixed-use development across Ninth Avenue from the low-rise U.S. General Post Office (#7, S/NR, NYCL), and No Action development 38 is constructing a tall office building across Broadway from the Grand Hotel (#21, S/NR, NYCL).

F. FUTURE WITH THE PROPOSED PROJECT—2028

Under the schedule assumed in the analysis, the 2028 Phase 1 With Action condition, Site 7 would be redeveloped; the proposed below-grade expansion of Penn Station on Sites 1, 2, and 3 would be completed; and the reconstruction of the existing Penn Station would be completed. Site 7 would be redeveloped with an approximately 2.6-million-gsf building with office space, retail, and accessory parking spaces. A deck would be constructed over the proposed expansion of Penn Station on Sites 1, 2, and 3, and the tracks and train platforms would be in use. In addition, a new service building for the existing Penn Station and its expansion is assumed to be completed on Sites 1 or 2 by 2028. Besides the new service building for Penn Station, above-grade uses would be cleared from Sites 1, 2, and 3 in anticipation of future development.

As described in Chapter 2, “Analytical Framework,” the siting, planning, property acquisition, and construction of the Penn Station expansion on Sites 1, 2, and 3 would be subject to separate actions and approvals by or for the involved public transportation agencies and would be subject to environmental review under the National Environmental Policy Act, Section 106 of the National Historic Preservation Act and Section 4(f) of the U.S. Department of Transportation Act. However, since the Proposed Project would support the proposed expansion of Penn Station on

Empire Station Complex Civic and Land Use Improvement Project

sites containing architectural resources, the potential impacts of the expansion are addressed in this analysis.

ARCHAEOLOGICAL RESOURCES

As described above, there are no areas of archaeological sensitivity within the Project Area. The Archaeological Documentary Study of Site 7 and the adjacent streetbed of West 32nd Street prepared in September 2020 determined that the development site and the adjacent streetbed are not archaeologically sensitive due to the extensive excavation that occurred during the construction of the existing railroad easements and the Hotel Pennsylvania. Therefore, the Proposed Project will not result in significant adverse impacts on archaeological resources in the 2028 With Action condition.

ARCHITECTURAL RESOURCES

As shown in **Table 8-3** and described below, the Proposed Project would result in significant adverse direct impacts on six architectural resources from development on Sites 2, 3, and 7 and could result in adverse physical impacts on six architectural resources that are located within 90 feet of proposed construction activities.

Table 8-3

Summary of Adverse Impacts on Architectural Resources – 2028 With Action Condition

| Resource | Adverse Impact from Removal | Adverse Impact from Adjacent Construction* | Notes |
|--|------------------------------------|---|---|
| (#1) Penn Station Service Building, 236-248 West 31st Street, S/NR-eligible, NYCL-eligible | X | | Significant Adverse Impact from Development on Site 2 |
| (#2) Fairmont Building, 239-241 West 30th Street, S/NR-eligible | X | | Significant Adverse Impact from Development on Site 2 |
| (#3) St. John the Baptist Roman Catholic Church Complex, 207-215 West 30th Street, S/NR-eligible, NYCL-eligible | X | | Significant Adverse Impact from Development on Site 2 |
| (#4) Penn Terminal Building, 370 Seventh Avenue, S/NR-eligible | X | | Significant Adverse Impact from Development on Site 2 |
| (#5) Stewart Hotel, 371-377 Seventh Avenue, S/NR-eligible, NYCL-eligible | X | | Significant Adverse Impact from Development on Site 3 |
| (#6) Hotel Pennsylvania, 401 Seventh Avenue, S/NR-eligible | X | | Significant Adverse Impact from Development on Site 7 |
| (#7) U.S. General Post Office, Block bounded by Eighth and Ninth Avenues, West 31st and West 33rd Streets, S/NR, NYCL | | X | Potential Adverse Construction-Related Impacts from Construction on Site 1 |
| (#8) Former Equitable Life Assurance Company, 393 Seventh Avenue, S/NR-eligible, NYCL-eligible | | X | Potential Adverse Construction-Related Impacts from Construction on Sites 3 and 7 |
| (#22) St. Francis Roman Catholic Complex, 129-143 West 31st Street, S/NR-eligible, NYCL-eligible | | X | Potential Adverse Construction-Related Impacts from Construction on Sites 3 and 7 |
| (#25) 23rd Police Precinct Station House, 134-138 West 30th Street, S/NR-eligible, NYCL | | X | Potential Adverse Construction-Related Impacts from Construction on Site 3 |
| (#27) Loft Building, 144-154 West 30th Street, S/NR-eligible | | X | Potential Adverse Construction-Related Impacts from Construction on Site 3 |
| (#30) Fur Craft Building, 242-246 West 30th Street, S/NR-eligible | | X | Potential Adverse Construction-Related Impacts from Construction on Site 2 |
| Note: *Resources that may experience an adverse impact from adjacent construction are located within 90 feet of proposed construction activities. | | | |

ESD is undertaking continuing consultation with OPRHP regarding the development of mitigation for these significant adverse direct impacts and the evaluation of alternatives that may avoid or fully or partially mitigate these significant adverse impacts. Alternatives are described in Chapter 21, “Alternatives,” and mitigation is described in Chapter 22, “Mitigation.” Any mitigation measures for adverse impacts resulting from the development of Sites 4 through 8 would be stipulated in a Letter of Resolution between ESD, MTA, the developer, and OPRHP. Any mitigation measures for adverse impacts resulting from the expansion of Penn Station on Sites 1, 2, and 3 would be stipulated in a Memorandum of Agreement or Programmatic Agreement among the lead federal agency, SHPO, and other applicable parties pursuant to the separate Section 106 process.

POTENTIAL DIRECT IMPACTS FROM DEVELOPMENT

Development of the Proposed Project would result in significant adverse impacts on seven architectural resources.

In the 2028 Phase 1 With Action condition, Site 7 would be redeveloped; the proposed below-grade expansion of Penn Station on Sites 1, 2, and 3 would be completed; and the reconstruction of the existing Penn Station would be completed. A deck would be constructed over the proposed expansion of Penn Station on Sites 1, 2, and 3, and the tracks and train platforms would be in use. In addition, a new service building for the existing Penn Station and its expansion is assumed to be completed on Sites 1 or 2 by 2028. With the exception of the new service building for Penn Station, above-grade uses would be cleared from Sites 1, 2, and 3 in anticipation of future development.

On Site 2, the following four architectural resources would be removed for the proposed below-grade expansion of Penn Station and in anticipation of future development: Penn Station Service Building (#1, S/NR-eligible, NYCL-eligible), Fairmont Building at 239-241 West 30th Street (#2, S/NR-eligible), and St. John the Baptist Roman Catholic Church Complex (#3, S/NR-eligible, NYCL-eligible), and Penn Terminal Building (#4, S/NR-eligible).

On Site 3, the Stewart Hotel (#5, S/NR-eligible, NYCL-eligible) would be removed for the proposed below-grade expansion of Penn Station and in anticipation of future development.

On Site 7, the Hotel Pennsylvania (#6, S/NR) would be demolished and the site would be redeveloped with an approximately 2.6-million-gsf building with office space, retail, and accessory parking spaces.

Therefore, the Proposed Project would have a direct significant adverse impact on these six architectural resources. Measures that could partially mitigate these significant adverse impacts are described in Chapter 22, “Mitigation.”

POTENTIAL DIRECT IMPACTS FROM ADJACENT CONSTRUCTION

Development of the Proposed Project could have adverse physical impacts on six architectural resources that are located within 90 feet of proposed construction activities, close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, subsidence, collapse, or damage from construction machinery. The six architectural resources that could experience adverse construction-related impacts are:

- (#7) U.S. General Post Office (S/NR, NYCL) is located within 90 feet of Site 1

Empire Station Complex Civic and Land Use Improvement Project

- (#8) Former Equitable Life Assurance Company (S/NR-eligible, NYCL-eligible) at 393 Seventh Avenue is located within 90 feet of Site 3 and is located within 90 feet of Site 7
- (#22) St. Francis Roman Catholic Church Complex (S/NR-eligible, NYCL-eligible) at 129-143 West 31st Street is located within 90 feet of Site 3 and is located within 90 feet of Site 7
- (#25) 23rd Police Precinct Station House (S/NR-eligible, NYCL) at 134-138 West 30th Street is located within 90 feet of Site 3
- (#27) Loft Building (S/NR-eligible) at 144-154 West 30th Street is located within 90 feet of Site 3
- (#30) Fur Craft Building (S/NR-eligible) at 242-246 West 30th Street is located within 90 feet of Site 2

Although the Stewart Hotel (#5, S/NR-eligible, NYCL-eligible) is located within 90 feet of Site 2, it would be removed from Site 3 as described above. Similarly, although the Hotel Pennsylvania (#6, S/NR-eligible) is located within 90 feet of Site 6, it would be removed for redevelopment of Site 7.

Therefore, Construction Protection Plans to protect the six architectural resources listed above within 90 feet of construction would be developed and implemented in coordination with OPRHP. For the NYCL and NYCL-eligible properties potentially affected by construction impacts, the construction protection plans would also be submitted to LPC for review and comment.

POTENTIAL VISUAL AND CONTEXTUAL IMPACTS

According to the *CEQR Technical Manual*, visual and contextual impacts on historic resources can include: a change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; isolation of the property from, or alteration of, its setting or visual relationships with the streetscape; screening or elimination of publicly accessible views of a historic resource; or introduction of significant new shadows or significant lengthening of the duration of existing shadows on a historic landscape or on a historic structure if the features that make the resource significant depend on sunlight. It is not expected that the Proposed Project would result in any of these types of visual and contextual impacts on architectural resources in the 2028 With Action condition.

The new building on Site 7 would not adversely change the scale, visual prominence, or visual context of architectural resources located in the study area, as it, like the No-Action building, would be one of many tall office buildings located along Seventh Avenue in a densely developed commercial district that contains many skyscrapers and other buildings that exhibit a range of heights and a variety of styles, massings, and materials. As the Empire State Building is located on the north side of West 33rd Street, construction of either the No Action or With Action development on the south side of West 33rd Street on Site 7 would not affect views east on West 33rd Street towards the Empire State Building. The new building on Site 7 would also not block views of other architectural resources in the primary or secondary study areas. In addition, the Proposed Project would not result in any significant adverse shadow impacts on architectural resources in the 2028 With Action condition.

G. FUTURE WITHOUT THE PROPOSED PROJECT—2038

PRIMARY STUDY AREA

In the No Action condition in 2038, Sites 4 and 5 will be redeveloped in addition to Site 7, which will be completed by the 2028 analysis year. Site 4 will be redeveloped with a 1.1-million-gsf mixed-use building with hotel, residential, and retail uses, and Site 5 will be redeveloped with an approximately 250,000-gsf office building with ground-floor retail space.

ARCHAEOLOGICAL RESOURCES

As described above, there are no areas of archaeological sensitivity within those portions of the Project Area that will be developed under the 2038 No Action condition. Therefore, development in the Project Area under the 2038 No Action condition will not result in effects to archaeological resources.

ARCHITECTURAL RESOURCES

There are no architectural resources located on, or within 90 feet of, Sites 4 and 5. Therefore, redevelopment of these sites would not directly affect architectural resources. The redevelopment of Sites 4 and 5 with tall office and mixed-use buildings will increase the density of development around the U.S. General Post Office (#7, S/NR, NYCL); buildings within the southern portion of the Garment Center Historic District (#9, S/NR) including the Hotel New Yorker (#10, S/NR-eligible, NYCL-eligible), Pennsylvania Building (#11, S/NR-eligible), and Nelson Tower (#12, S/NR-eligible, NYCL-eligible); and other architectural resources located along West 34th Street such as the R. H Macy & Company Store (#16, S/NR, NHL, NYCL-eligible). In addition, the new development on Site 5 will likely obscure views north on Seventh Avenue of Nelson Tower (#12, S/NR-eligible, NYCL-eligible).

SECONDARY STUDY AREA

No additional developments have been identified for the secondary study area for the 2038 analysis year beyond those described in the 2028 analysis year. Therefore, there would be no known effects to architectural resources in the secondary study area.

H. FUTURE WITH THE PROPOSED PROJECT—2038

For purposes of analysis, the Proposed Project is assumed to be completed by 2038, including all development sites, all public transportation and public realm improvements, and the reconstruction and expansion of Penn Station. In addition to the development completed by 2028, development between 2028 and 2038 would include new buildings on Sites 1, 2, 3, 4, 5, 6, and 8 and their associated public transportation and public realm improvements. As described in Chapter 2, “Analysis Framework,” the development sites would be redeveloped with high-density commercial buildings that contain mainly office and ground-floor retail uses, as well as hotel uses on Sites 1 and 4.

ARCHAEOLOGICAL RESOURCES

As described above, there are no areas of archaeological sensitivity within those portions of the Project Area that would be developed under the 2038 With Action Condition. Therefore, the Proposed Project would not result in significant adverse impacts on archaeological resources.

Empire Station Complex Civic and Land Use Improvement Project

ARCHITECTURAL RESOURCES

As shown in **Table 8-4** and described below, the Proposed Project in the 2038 With Action condition could result in adverse physical impacts on six architectural resources that are located within 90 feet of proposed construction activities. It would also result in significant adverse visual impacts with respect to the Empire State Building.

Table 8-4

Summary of Adverse Impacts on Architectural Resources – 2038 With Action Condition

| Resource | Adverse Impact from Removal | Adverse Impact from Adjacent Construction* | Adverse Contextual/Visual/ Shadows Impact | Notes |
|--|------------------------------------|---|--|---|
| (#7) U.S. General Post Office, Block bounded by Eighth and Ninth Avenues, West 31st and West 33rd Streets, S/NR, NYCL | | X | X | Potential Adverse Construction-Related Impacts from Construction on Site 1, Shadows Impact from Development on Sites 1, 2, 5, and 6 |
| (#8) Former Equitable Life Assurance Company, 393 Seventh Avenue, S/NR-eligible, NYCL-eligible | | X | | Potential Adverse Construction-Related Impacts from Construction on Sites 3 and 7 |
| (#22) St. Francis Roman Catholic Church Complex, 129-143 West 31st Street, S/NR-eligible, NYCL-eligible | | X | X | Potential Adverse Construction-Related Impacts from Construction on Sites 3, 7, and 8, Shadows Impact from Development on Sites 3, 7, and 8 |
| (#25) 23rd Police Precinct Station House, 134-138 West 30th Street, S/NR-eligible, NYCL | | X | | Potential Adverse Construction-Related Impacts from Construction on Site 3 |
| (#27) Loft Building, 144-154 West 30th Street, S/NR-eligible | | X | | Potential Adverse Construction-Related Impacts from Construction on Site 3 |
| (#30) Fur Craft Building, 242-246 West 30th Street, S/NR-eligible | | X | | Potential Adverse Construction-Related Impacts from Construction on Site 2 |
| (#37) Penn South Apartment Complex, S/NR-eligible | | | X | Shadows Impact from Development on Sites 1, 2, 3, 6, and 7 |
| (#40) St. Michael's Roman Catholic Church Complex, 414-424 West 34th Street S/NR-eligible, NYCL-eligible | | | X | Shadows Impact from Development on Sites 1 and 2 |
| (#45) Empire State Building, S/NR, NYCL, NHL | | | X | Visual Impact from Development on Sites 2 and 6** |
| Former Greenwich Savings Bank, 1352-1362 Broadway, S/NR, NYCL (This property is outside the study area.) | | | X | Shadows Impact from Development on Sites 5, 6, and 7 |
| Notes: | | | | |
| * Resources that may experience an adverse impact from adjacent construction are located within 90 feet of proposed construction activities. | | | | |
| ** The 2038 With Action development on Site 6 would almost fully obstruct views of the Empire State Building in eastward views along West 34th, and the 2038 With Action development on the east (Seventh Avenue) portion of Site 2 would block partial views northeast to the Empire State Building available from the east portion of Chelsea Park along Ninth Avenue, from the south side of the Ninth Avenue and West 28th Street intersection, and along the western portion of West 28th Street between Eighth and Ninth Avenues.. | | | | |

ESD is undertaking continuing consultation with OPRHP regarding the development of mitigation for these significant adverse direct and visual impacts and the evaluation of alternatives that may avoid or fully mitigate these significant adverse impacts. Alternatives are described in Chapter 21, “Alternatives,” and mitigation is described in Chapter 22, “Mitigation.”

POTENTIAL DIRECT IMPACTS FROM DEVELOPMENT

As described, above, the six architectural resources located on Sites 2, 3, and 7 would have been removed in the 2028 With Action condition. Therefore, there would be no new significant adverse direct impacts relating to the removal of architectural resources in the 2038 With Action condition.

POTENTIAL DIRECT IMPACTS FROM ADJACENT CONSTRUCTION

Development of the Proposed Project could have adverse physical impacts on six architectural resources that are located within 90 feet of proposed construction activities, close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, subsidence, collapse, or damage from construction machinery. The six architectural resources that could experience adverse construction-related impacts are:

- (#7) U.S. General Post Office (S/NR, NYCL) is located within 90 feet of Site 1
- (#8) Former Equitable Life Assurance Company (S/NR-eligible, NYCL-eligible) at 393 Seventh Avenue is located within 90 feet of Site 3 and is located within 90 feet of Site 7
- (#22) St. Francis Roman Catholic Church Complex (S/NR-eligible, NYCL-eligible) at 129-143 West 31st Street is located within 90 feet of Site 3, is located within 90 feet of Site 7, and is located within 90 feet of Site 8
- (#25) 23rd Police Precinct Station House (S/NR-eligible, NYCL) at 134-138 West 30th Street is located within 90 feet of Site 3
- (#27) Loft Building (S/NR-eligible) at 144-154 West 30th Street is located within 90 feet of Site 3
- (#30) Fur Craft Building (S/NR-eligible) at 242-246 West 30th Street is located within 90 feet of Site 2

Therefore, Construction Protection Plans to protect the six architectural resources within 90 feet of construction will be required to be developed and implemented in coordination with OPRHP. For the NYCL and NYCL-eligible properties potentially affected by construction impacts, the construction protection plans would also be submitted to LPC for review and comment.

POTENTIAL VISUAL AND CONTEXTUAL IMPACTS

According to the *CEQR Technical Manual*, visual and contextual impacts on historic resources can include: a change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; isolation of the property from, or alteration of, its setting or visual relationships with the streetscape; screening or elimination of publicly accessible views of a historic resource; or introduction of significant new shadows or significant lengthening of the duration of existing shadows on a historic landscape or on a historic structure if the features that make the resource significant depend on sunlight. In the 2038 With Action condition, the Proposed Project would result in some of these types of impacts as described below.

Along West 34th Street, the With Action development on Site 6, when compared to the No Action condition, would almost fully block views of the Empire State Building (#45, S/NR, NYCL, NHL) in views east, thereby eliminating a prominent, publicly accessible view of the architectural resource. As described further in Chapter 9, "Urban Design and Visual Resources," the With Action development on Site 2 would also block additional views northeast of the Empire State Building from the east portion of Chelsea Park along Ninth Avenue, from the south side of the Ninth Avenue and West 28th Street intersection, and along the western portion of West 28th Street

Empire Station Complex Civic and Land Use Improvement Project

between Eighth and Ninth Avenues within the larger urban design study area. Not all views to the Empire State Building in views east and northeast would be obstructed from the west portion of the study area, such as those looking east along West 33rd Street. Other views of the Empire State Building, such as views from vantage points north and south on Fifth Avenue and from vantage points east of the Empire State Building looking west would remain unaffected by the Proposed Project, as would views looking east from vantage points east of Sixth Avenue. From well outside the study area, it is anticipated that the new buildings would become part of the ever-changing and dynamic Manhattan skyline that includes the Empire State Building and that the Empire State Building would remain prominently visible from locations along the East River Esplanade in Manhattan, from the Brooklyn waterfront including Brooklyn Bridge Park, and from waterfront parks in Queens such as Hunter's Point South Park. Although these views would be available, the obstruction of prominent views looking east along West 34th Street and the obstruction of views northeast from the south side of the Ninth Avenue and West 28th Street intersection, along the western portion of West 28th between Eighth and Ninth Avenues, and from the east portion of Chelsea Park along Ninth Avenue would constitute a significant adverse visual impact on the Empire State Building. Potential measures to mitigate this significant adverse visual impact have been evaluated, are subject to ongoing consultation with OPRHP, and are discussed in Chapter 22, "Mitigation."

The Proposed Project would not screen or eliminate publicly accessible views of other architectural resources that would not be similarly screened or eliminated in the No Action condition. While the Proposed Project would affect views north on Seventh Avenue to Nelson Tower (#12, S/NR-eligible, NYCL-eligible, and located within the S/NR-listed Garment Center Historic District), located at the northwest corner of Seventh Avenue and West 34th Street, the No Action building on Site 5 will partially obstruct those same views. As Nelson Tower is located on the north side of West 34th Street, views east and west of Nelson Tower along this street would not be affected by the proposed developments on Sites 5 and 6 on the south side of West 34th Street. Views south on Seventh Avenue would also not be affected. Nelson Tower would remain prominently visible in views north and northwest from the intersection of Seventh Avenue and West 34th Street. Therefore, the obstruction of publicly accessible views to Nelson Tower in views looking north on Seventh Avenue would not constitute a significant adverse impact as partial views of Nelson Tower would remain, and views to this visual resource would remain unobstructed in views east and west on West 34th Street, in views south on Seventh Avenue, and with the most proximate and complete views of Nelson Tower looking north and northwest at the intersection of Seventh Avenue and West 34th Street remaining unaffected.

The proposed developments on Sites 1, 2, 3, 4, 5, 6, and 8 would not adversely change the scale, visual prominence, or visual context of architectural resources located in the study area. Like the No Action developments on Sites 4 and 5, these buildings would be additional tall commercial buildings in a densely developed commercial district that contains many skyscrapers and other buildings that exhibit a range of heights and a variety of styles, massings, and materials. As described in Chapter 9, "Urban Design and Visual Resources," the development of these new, taller and larger buildings would be consistent with trends in the secondary study area that have included and continue to include the development of other tall, large buildings of contemporary designs and curtain wall cladding, in particular groupings of such buildings at Manhattan West, and at Hudson Yards to the west outside the study area. Although most of the new buildings would be among the tallest in the study areas, it is not expected that the height of the new buildings, when viewed from street level and in context with other tall towers visible to pedestrians within and outside the secondary study area, would result in significant adverse impacts to architectural

resources. As described in Chapter 7, “Shadows,” the Proposed Project would result in significant adverse shadows impacts on four architectural resources in the primary and secondary study areas. The Proposed Project would have significant adverse shadows impacts on: the Eighth Avenue steps and colonnade and the main skylight of the US General Post Office (#7, S/NR, NYCL) from development on Sites 1, 2, 5, and 6; the stained glass windows of St. Francis Roman Catholic Church (#22, S/NR-eligible, NYCL-eligible) from development on Sites 3 and 8; the open spaces of the Penn South Apartment Complex (#37, S/NR-eligible) from development on Sites 2, 3, 6, 7, and 8; and the stained glass windows of St. Michael’s Roman Catholic Church (#40, S/NR-eligible, NYCL-eligible) from development on Sites 1 and 2. In addition, the development on Sites 5, 6, and 7 would result in significant adverse shadows impacts on the former Greenwich Savings Bank (S/NR, NYCL), which is located north of the secondary study at 1352-1362 Broadway (at West 36th Street). A range of potential measures to partially mitigate certain of the significant adverse shadows impacts is subject to ongoing consultation with OPRHP and discussed in Chapter 22, “Mitigation.” *