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2004

CEMETERY AND DOMESTIC SITE
DOCUMENTARY STUDY

MANHATTANVILLE REZONING
IN WEST HARLEM
NEW YORK, NEW YORK

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September 2004

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EXECUTIVE SUMMARY

Columbia University is the applicant for the rezoning of an approximately 35-acre area of Manhattanville (the "Project Area") in West Harlem in Manhattan. The rezoning would also allow Columbia to realize and Academic Mixed-Use plan (the "Academic Mixed-Use Development") on approximately 17 acres within the 35-acre rezoning area. Development within the Academic Mixed-Use Area would include academic buildings, laboratory/research facilities, student and faculty housing, administrative offices, recreational facilities, and an open space. The Academic-Mixed Use Development would also include an extensive below-grade component of several basement levels to house support facilities and an energy center.

The approximate boundaries of the Project Area are West 133rd and 135th Streets to the north, Broadway and Old Broadway to the east, West 125th Street and St. Clair Place to the south, and the Hudson River to the west.

The proposed project requires review under City Environmental Quality Review (CEQR), the New York State Environmental Quality Review Act (SEQRA), and the New York State Historic Preservation Act of 1980 (SHPA), which require the analysis of archaeological resources. Under CEQR, the New York City Landmarks Preservation Commission (LPC) *Guidelines for Archaeological Work in New York City* outlines specific steps to determine whether the Proposed Actions could affect areas of potential archaeological sensitivity. The first step in this process is an initial review conducted by LPC of the affected area, in this case the Project Area. In reviewing the Project Area, the New York City Landmarks Preservation Commission (LPC) determined on June 16, 2004 that two lots within the Project Area—Block 1986, Lot 30 and Block 1997, Lot 17—may be sensitive for archaeological resources dating to the nineteenth century and recommended that a Phase 1A Documentary Study be prepared to determine the archaeological sensitivity of these sites.

Blocks 1986 and 1997 are located within the Academic Mixed-Use Area. Block 1986 is located north of West 131st Street, east of Broadway. For Block 1986, Lot 30, LPC noted a nineteenth century estate complex, and subsequent church on an 1852 map, and inquired about the potential for archaeological resources associated with the residential complex and an adjoining cemetery.

Block 1997 is located on the north side of West 130th Street, between Broadway and Twelfth Avenue. On Block 1997, Lot 17, LPC noted a nineteenth-century possible dwelling with an alley-way to an open space in the rear yard to the north and requested that additional documentary research be performed to evaluate the potential for a domestic site with the concomitant shaft features such as privies, cisterns, and wells.

Following LPC's request for research into the potential for a nineteenth-century cemetery and domestic site archaeological resources, HPI undertook background research for these two lots. A search through a combination of conveyance, tax assessment, city directory, atlas, and insurance map records, as well as a centennial history of Manhattan College, indicates that the church on Block 1986, Lot 30, was constructed in 1853, two years after New York City's prohibition of new cemeteries in Manhattan. The Church of the Annunciation at Manhattanville

was connected with the nascent Manhattan College, and the area to the north of the church served as an open space. In addition to an 1877 insurance map, a period photograph indicates that the open space to the north of the church was part of the college's courtyard and a manicured park area with an allee of trees that ran north and south along the east side of the block. An estate complex stood on the site prior to Manhattan College's purchase of the property. The college adaptively reused two of the estate buildings, then razed them in conjunction with the construction of the brick multi-storied academic building. Sometime after 1926, the brick building was demolished and the exposed bedrock blasted so that the area aligned with street level.

As for the domestic site on Lot 17 of Block 1997, documentary records indicate that the lot was originally part of an eighteenth-century farm or estate. During the first three quarters of the nineteenth century, the lot was undeveloped and owned variously by merchants, druggists, a medical doctor, a stationer, and a carpenter/builder who worked and lived, for the most part, south of Washington Square. In 1878 a 20 by 30-foot brick three-story dwelling was built on the 25 by 100-foot lot. In 1879 there were fire hydrants at the southeast and southwest corners of the West 130th Street side of the block, indicating the provision of city water. By 1884 a fire hydrant stood between Lots 17 and 16. Even if the residents of Lot 17 made use of privies, cisterns, and wells in combination with city water, there would be only a six-year timeframe between the construction of the house and the placement of a fire hydrant directly in front of the dwelling, a very short time for the potential use of any shaft features in the nineteenth century.

Manhattan College and its courtyard and open space on Block 1986 stood on the site until 1926, when its buildings were demolished. The 20 by 30-foot brick dwelling stood on Lot 17 from 1878 until at least 1985. Presently both sites are used as surface parking lots (Photographs 1, 1b, and 2). Lot 30 on Block 1986, which had been at a high elevation (approximately 15 feet above street level) in contrast to the land that became Broadway (Photograph 3: Washington 2002:45), is now level with Broadway for its western part, but rises sharply to the east. Lot 17 on Block 1997 is level with the West 130th Street streetbed, which slopes gently downward to the west toward the Hudson River (Photograph 4: Gabriel 1953:14).

Therefore, there is little potential for either a nineteenth-century cemetery or domestic back yard features on the two lots flagged by LPC. Lot 30 of Block 1986 was an open courtyard connected with Manhattan College, not the location of a burial ground. In addition, the bedrock outcrop was blasted to street level, eliminating the potential for the recovery of any residential resources that predated Manhattan College or human remains. In addition, As for Lot 17 on Block 1997, in all likelihood, public utilities ran along West 130th Street the year the residence was built. If not, Lot 17 of Block 1997 had public utilities available within anywhere from one to six years from the year of the dwelling's construction in 1878, thus greatly reducing the chances for back-yard shaft features' existence and usage. No further archaeological study for Lot 30 of Block 1986 and Lot 17 of Block 1997 is warranted.

This documentary study will be submitted to LPC and SHPO for their review.

I. INTRODUCTION

Columbia University is the applicant for the rezoning of an approximately 35-acre area of Manhattanville (the "Project Area") in West Harlem in Manhattan. The rezoning would also allow Columbia to realize an Academic Mixed-Use plan (the "Academic Mixed-Use Development") on approximately 17 acres within the 35-acre rezoning area. Development within the Academic Mixed-Use Area would include academic buildings, laboratory/research facilities, student and faculty housing, administrative offices, recreational facilities, and an open space. The Academic-Mixed Use Development would also include an extensive below-grade component of several basement levels to house support facilities and an energy center.

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This report presents the results of the documentary research undertaken to evaluate the potential sensitivity of Lot 30 of Block 1986 and Lot 17 of Block 1997.

II. RESEARCH GOAL AND METHODS

The research goal for this documentary study was to respond to the City of New York Landmarks Preservation Commission's (LPC) environmental review request for an archaeology review only for two lots within the approximately 35-acre Project Area (LPC: June 16, 2004). LPC based the review request on sensitivity models, historical maps, and subsurface information, including boring logs, contained in *Summary of Available Historic and Subsurface Data, University Master Plan, New York, New York*, prepared by Mueser Rutledge Consulting Engineers, March 7, 2003. LPC indicated "that there is the potential for the recovery of remains from [nineteenth-century] occupation on two lots within the study area (B 1997 L17 – residential) (B 1986 L30 – possible burial ground and residential).... There are no further archaeological concerns for the other blocks and lots in the study area." (Ibid.).

To accomplish the goal, several kinds of resources were consulted. The documentary research included the review of conveyance records, tract reports, re-indexed maps, and tax assessments, as well as manuscript and published maps and atlases, and a listing of church records. Published resources included city directories and histories of Manhattanville, Manhattan College, housing, and a study of graveyards in New York City. There was a review of the New York Public Library's (NYPL) photograph collection and the City's 1940s tax assessment photographs at the Municipal Archives. LPC files turned up no historical-archaeology site reports within a one-mile radius. Site photographs were taken in June and July 2004 (Photographs 1-2). Several librarians and archivists provided insight, as did a site visit and a walking tour of the West 125th Street area (led by Eric Washington, a Manhattanville scholar).

Historical maps and atlases, both published and in manuscript form, were studied for land use over time. Evidence of twentieth-century disturbance was also established in order to determine site integrity and the potential presence of intact cultural remains. Establishing prior disturbance was essential toward determining whether additional research would be necessary.

Among the maps consulted were the British Headquarters' Map (1782); Tract Report Map (33) showing the project area in 1806; the manuscript version of the Commissioner's Plan (1807-1811); Tract Report Maps (44 and 71) showing the project area in 1835; Dripps (1852 and 1867); Sackersdorf Blue Book (1815-1868); Viele (1855, 1865); Perris (1877); Holmes (1878); Bromley (1879, 1897, 1916, 1921, 1927, 1934, 1955); Spielmann & Brush (1881); Beers (1884-1885); Robinson (1884, 1890); Re-indexed Map 385 (1917); City Register Maps (1917); USGS (1956, 1979); and the Sanborn Insurance Maps (1975, 1985, 2002).

III. NATURAL HISTORY AND NINETEENTH-CENTURY OVERVIEWS

Generally, the project area is within the Manhattanville Valley, which was formed as a result of a northwest-southeast fault in the bedrock and is known as the "125th Street Fault" (MRCE 2003:7). The depressed fault zone lies, roughly, between West 123rd and 125th Streets, with the elevation of the top of the bedrock rising to the north and south of the fault (Berkey 1933:38). Block 1986, the former site of Manhattan College and the Church of the Annunciation at Manhattanville, stood on a bedrock outcrop on the north side of West 131st Street between Broadway on the west and Old Broadway on the east (Photograph 3: Washington 2002:45). The top of the bedrock was 15 feet above the street level, with the buildings rising above that.

The dwelling on Block 1997's Lot 17, was, beginning in 1878, listed as being three-stories high and brick (Tax Assessment, Manhattan, 12th Ward, 1878:226 through 1890:226). A 1940 photograph shows the same brick residence with two outdoor sets of stairs, one down to a windowed basement level, several feet below street level; the other, up to the first level of the house (Tax Photograph, Manhattan, E-1306). It appears as though the residence that stood on the site from 1878 to 1985, at least, had a foundation on some combination of surficial fills and alluvial and glacial outwash sands, silts, clays, and till (MRCE 2003:8; Berkey 1933:38). Soil borings have not been taken on Lot 17, but in the twentieth century, after the construction of the elevated IRT subway along Broadway in 1904, the top of bedrock at the corner of Broadway and West 130th Street (325 feet east of Lot 17) was 11.4 feet beneath the curb level (Rock Data 1937: Vol. 4, Sheet 1, Boring 61). It is assumed that the house stood on alluvial and glacial outwash materials.

In part, period maps shed light on the streams, ponds, and watercourses that may have been influenced by and had an effect on the geology and soils on Block 1997. Both the shoreline of "Haerlem Cove" on the Hudson River at the foot of West 130th Street (Randel's manuscript version of the Commissioners' Map 1807-1811; British Headquarters' Map 1782; Holmes 1878; Robinson 1884; Bromley 1897, 1916, 1921, 1927, 1934, 1955; Sanborn 1975, 1985, 2002) and the ponds and a stream that ran diagonally southeast/northwest downstream just west of Lot 17 (Viele 1855 and 1865) were located in what became West 130th Street between the Hudson River and Broadway. The bight's estuarine shoreline varied with the mapmakers (and perhaps time), and the high tide line may have been located anywhere from 175 to more than 350 feet west of Lot 17. The western boundary of the Byrd, subsequently the Lawrence and Hicks, Lawrence & Co. parcels, which included Lot 17, probably was the Hudson River shoreline, shown within the western part of Block 1997 (Tract Report 55 [1806]; Tract Report 44 [1835]; Tract Report 71 [1835]; Holmes 1878). The ponds, as shown on maps, varied from being located in the street in front of Lot 17 to being 175 feet west of Lot 17. The "Old Pond" label at the foot of West 130th Street on an 1879 map may indicate a combination of a pond system draining into the Hudson or a filling-in of the cove at the foot of West 130th Street (Bromley). At any rate, the water drained down gently westward to the river in and along Block 1997, west of Broadway.

The valley formed by the 125th Street fault in the bedrock provided a gentle downward-sloping plane to the Hudson River and a sandy bight that allowed sailing vessels, barges, and other

water craft to load and unload produce and products from the seventeenth century onward (Washington 2002:1). During the Revolution the project area appeared to be the only hospitable landing area for a great distance along the west coast of Manhattan as it was a low lying area between what is known today as Morningside Heights to the south and Washington Heights to the north (British Headquarters Map 1782).

In 1790, Peter and Elizabeth Waldron and their three slaves lived on land that included the project sites on Blocks 1986 and 1997 (Ancestry.com: 1790 Federal Census; City Register General Statements for Blocks 1986 and 1997). In 1795 Elizabeth Waldron, Peter's widow, sold their property to two merchants, Joseph Byrd and John Barrow, who lived and worked in federal downtown New York City (City Register: Liber 54, Pages 405-408; Tract Reports 33 and 55; Duncan 1795; Longworth 1800-1807).

In 1806, the village of Manhattanville was established in the Bloomingdale Road/Old Broadway and Manhattan Street/West 125th Street area. The village's street grid was laid somewhat parallel and perpendicular to Harlem Cove on the Hudson River, which was at a 45-degree angle (northeast/southwest) to the grid system being devised by the Commissioners between 1807 and 1811 (Holmes 1878).

During the nineteenth century the suburban village was the location of country estates, residential housing, commercial establishments, manufacturing enterprises, religious, educational, and other institutions, as well as a transportation hub that linked water travel with that of the stagecoaches, streetcars, and the railroad (Washington 2002:9; Photographs 3 and 4). Early landowners who established the village—Jacob Schieffelin, John Lawrence, and Thomas Buckley—gave the streets their names. These streets would, by and large, succumb to the Commissioners' grid plan. Only vestigial streets from the 1806 period, including West 125th Street (formerly Manhattan Street), West 126th Street, (Lawrence Street, east of Broadway outside of the Project Area), and Old Broadway (Bloomingdale Road) still remain today.

As Manhattan moved uptown, with present day Broadway being cut through the area in 1872 and the IRT's elevated subway opening above it in 1904, Manhattanville, as a distinct village, lost some of its autonomy and became engulfed in the urban large-scale and high-rise development of the twentieth century.

IV. RESEARCH RESULTS

Block 1986, Lot 30 (Figures 2 and 3; Photographs 1 and 3) variously appeared as a meadow atop a southern prong of the exposed bedrock of Washington Heights (Viele 1855 and 1865). It was the location of a colonial estate (Gabriel 1953:7; Holmes 1878), then a nineteenth-century estate (Dripps 1852; Holmes 1878; City Register grantor/grantee index; Gabriel 1953:6; Washington 2002:45), after which it became part of the Manhattan College campus and the churchyard of the Church of the Annunciation at Manhattanville, both built in 1853 (Gabriel 1953:7-8; Dripps 1867; Bromley 1879; Robinson 1884; Bromley 1897). The church building was razed some time after 1897 (Bromley), but before the Manhattan College's north/south, L-shaped, multi-storied building facing Broadway was torn down in 1926 (New York Public Library 1981:752, A4).

Describing the block's landscape of a century earlier, at the time just before the construction of the college and church buildings, Brother Casimir Gabriel, in a centennial monograph, wrote that the building site "In miniature, ... was a topographical wonder with solid hillocks of granite [sic], fertile valleys, a few small groves and one or two plane areas" (Gabriel 1953:7). At the time neither West 131st Street nor Broadway had been cut through (Gabriel 1953:7; Washington 2002:45). One of the flat areas was behind both the college building and the east/west long axis of the church, whose tower and steeple stood at the eastern end of the building facing what would become West 131st Street (Photographs 4 and 5). This area served as a public space, an interior-block courtyard, with an allee of trees behind the tower/steeple end of the church (Photograph 5).

The New York State Rural Cemetery Act of 1847, together with the 1851 moratorium in New York City for new cemeteries, made it highly unlikely that there was a burial ground in the churchyard of the Church of the Annunciation at Manhattanville, constructed in 1853 (Snyder 1881; Inskeep 2000). The 1847 Act encouraged the establishment of the suburban cemeteries in Brooklyn and Queens, where, in all likelihood, those connected with the church would have been buried. The church's death registers began in 1853 (WPA 1940:60), the year the church was built and two years after the regulation against new cemeteries in New York City went into effect. The only possible area for a churchyard burial ground would have been the relatively level area behind and to the north of the church in the public space and Manhattan College campus courtyard. In any case, the nineteenth-century churchyard stood on bedrock at least 15 feet above street level, a poor location for a cemetery. Today, only a small section, mid-block, on the western part of Block 1986 is above street level; the majority of the project site on Lot 30 is at street level (Photograph 1), indicating that the bedrock was blasted to drop the elevation to street level.

An estate complex stood on the site prior to Manhattan College's purchase of the property from Newbold Lawrence (Gabriel 1953, Washington 2002)). The college adaptively reused two of the buildings for an academic year, then razed them in conjunction with the construction of a brick multi-storied academic building. Sometime after 1926 the brick building, which faced Broadway, was razed and the exposed bedrock blasted so that the area aligned with street level.

Block 1997, Lot 17 (Photographs 2 and 3) shifted from being part of a colonial farm/estate to becoming part of the growing real estate investment market as the Village of Manhattanville was established in 1806 (1795: Liber 54, Pages 405-408; 1807: Liber 76, Page 36 in Tract Report 33; 1795: Liber 54, Page 405 in Tract 55; Duncan 1795; Longworth 1800-1807). The early nineteenth-century conveyances for the not-yet-lotted Block 1997 (but, through Tract Report maps, can be identified as parcels that include Lot 17) site a meadow, a brook, and the North [Hudson] River as surveying points (1795, Liber 54, Page 405; 1807: Liber 76, Page 36 in Tract Report 33). Thus, the Tract Report maps mirror the conveyance text and substantiate the map evidence from the later nineteenth-century published maps (Holmes 1878; Bromley 1879; Robinson 1885; Bromley 1897).

Merchants John Barrow and Joseph Byrd, who carried on a business together, lived and worked downtown on Pearl Street (Longworth's). They and their wives, Rebecca and Elizabeth, respectively, after purchasing the property from widow Elizabeth Waldron in 1795, conveyed their parcels back and forth to each other in the first decade of the nineteenth century. These parcels, which included Lot 17, were "passed through various conveyances to John Lawrence in 1833 and 1835, respectively" (City Register: General Statement of Early Title for Block 1997). Lawrence had been purchasing property in the area at least as early as 1804.

Druggist John Lawrence, who, like Barrows and Byrd, worked and lived downtown. Yet Lawrence and other family members maintained country estates in the project area. (Two of the buildings on Newbold Lawrence's estate served, for a short time, as a "school house and dormitories" for the nascent Manhattan College being built in 1853 on Block 1986 [Gabriel 1953:6,7]. Cornelius E. Lawrence had a house one block north of Lot 17, Block 1997 [Dripps 1852]. Another Lawrence estate, which was outside the project area, included substantial buildings and outbuildings on the crest of the bluff, along with an elaborate roadway system, encompassing several blocks north of West 134th Street [Dripps 1852]). The Lawrence kin had both business and residential addresses downtown (Longworth's 1804-1807, 1826-1828, 1832, 1833, 1835, 1838; Doggett's 1849, 1850; Rode's 1853; Trow's 1852, 1853, 1854, 1857, 1858).

There were several conveyances among Lawrences in the 1850s for land that included what would become Lot 17. In 1864, there was a conveyance between John B. Lawrence, M.D. (and his wife Mary Adeline Lawrence) of the City of Brooklyn and Edward Jones (Liber 914, Page 208-210; Liber 1358, Pages 38-41) for five parcels that included Lot 17, which, as of then, was not built upon. The five lots conveyed in 1864 sold for a total of \$3500.00. Edward Jones, stationer, had a business address on John Street and a home at the foot of West 130th Street (Trow's 1864). Period maps indicate structures at the foot of West 130th Street as well as at the western end of Block 1997, but not on Lot 17 (Dripps 1867; Perris 1877).

Lot 17 continued to be an absentee-owned parcel of land. In 1877, George H. Peck, agent (later listed as either storage or clerk), both purchased and sold Lot 17 in fee simple (his business address was not listed, but his home address was Kingsbridge [Trow's]). Subsequent directories put his business address downtown and his home in Brooklyn. The next fee simple owner of Lot 17 was James Pettit, builder, carpenter, and fireman, who lived in the Manhattanville neighborhood. Between 1876 and 1889, he lived either on Lawrence (West 126th) Street or Manhattan (West 125th) Street (Trow's).

Finding that the conveyances were providing little detail concerning any of the structures that might have been conveyed, tax assessment records were reviewed, yielding only a small amount of information before 1878. In 1856, Lot 17 was one of 12 lots listed under Dr. John B. Lawrence's name, and the total assessment was \$2000.00 (Tax Assessments Reel 69, Page 165). Thus, in 1856, the assessed value averaged \$166.00 per lot, and, in 1864, the selling price per lot averaged \$700.00. In 1877, even though conveyances listed James Pettit as the owner in fee simple, John B. Lawrence's name continued on the tax assessment rolls for Lot 17. That year Lot 17 was listed as being 25 by 99 feet, with no structure, with a real estate value of \$800.00. The total corrected value of his Lots 15-21 was \$4000.00 (Tax Assessments Reel 82, Page 226).

As early as 1852 the eastern end of the block, near the railroad and the piers along the Hudson, was being randomly developed (Dripps 1852). Fifteen years later little more in the way of development occurred anywhere on Block 1997 (Dripps 1867). Yet, surrounding blocks housed factories, a paint manufactory, lumber and coal yards, as well as stables, all enterprises that were part of the burgeoning Village of Manhattanville. Ten years later, the eastern half of the block continued to show little or no development, although immediately to the west of Lot 17, there was a "planning [sic] mill" (Perris 1877).

In 1878, one house, three stories high, was listed on Lot 17 and valued at \$2000.00 (Tax Assessments Reel 84, Page 226). Throughout its history the 20 by 30 foot house stood on a 25 by 99 foot lot, with an alleyway on the eastern side of the lot leading to the open rear yard (Bromley 1879, 1897, 1916, 1921, 1927, 1934, 1955; Sanborn 1975, 1985). The tax assessment for Lot 17 remained the same through 1894, and, from 1879 on, the house was listed as being brick. After 1890 the tax assessment surname listing for Lot 17 read "unknown" rather than John B. Lawrence.

At least as early as 1879 there was a fire hydrant at either end of Block 1997 on the West 130th Street side (Figure 3). By 1884 there was a hydrant in place between Lots 17 and 16, right in front of the brick three-story house, single-family house. Public utilities were probably put in West 130th Street along the south side of Block 1997 in anticipation of the development of the eastern end of the block, which began at the end of the 1870s. Thus, in all likelihood, there was little need for the residents of Lot 17 to have a well or cistern or privy or any other shaft feature into which they could deposit any refuse and other cultural material.

In the second decade of the twentieth century, there was a complete build-out of the block (Bromley 1916). The buildings on both sides of West 130th Street between Broadway and Twelfth Avenue, housed a pencil works, a sawmill, a stable for street-cleaning horses, a dye works, a worsted mill, and a railway depot (Bromley 1897). Processing and manufacturing complexes as well as businesses involved with transportation and city services surrounded the residence and the tenants on Lot 17. The house stood on the lot until 1985, after which time it became the uneven-surfaced, street-level parking lot it is presently.

V. SENSITIVITY

Both Lot 30 on Block 1986 and Lot 17 on Block 1997 have low sensitivity: Lot 30 for a potential cemetery and estate dwelling site and Lot 17 for domestic site nineteenth-century archaeological remains. On Lot 30 of Block 1986, there is low sensitivity for human remains to be at the location of the former site of the Church of the Annunciation at Manhattanville and its churchyard to the north, which were constructed in 1853, two years after the New York City Ordinance against new burial grounds went into effect. There is also low sensitivity for any residential resources. The churchyard and contiguous Manhattan College campus courtyard, including the adaptively reused early nineteenth century estate complex's two buildings, stood on exposed bedrock, which has subsequently been blasted away.

On Lot 17 of Block 1997, the combination of the initial development of the house lot as a residence in 1878 with the potential access to public utilities at least as early as 1879 makes it unlikely that the residents of the dwelling had such shaft features as a cistern, well, or privy in their open backyard. Historical archaeology relies on subsurface deposits to help in the understanding of the daily lives of the people living and working on the site. In the absence of these shaft features, there is no need to consider further archaeological investigation.

Consequently, since both sites possess low sensitivity for historic period resources, no further archaeological analysis is warranted.

VI. CONCLUSION AND RECOMMENDATIONS

Historical Perspectives, Inc. concludes that there is very low sensitivity for either nineteenth-century human- or domestic-site remains on the two lots that the City of New York Landmarks Preservation Commission flagged for archaeological review as a part of their review process for the Proposed Project. Therefore, Historical Perspectives, Inc. recommends that no further documentary research or archaeological field testing be done concerning Lot 30 on Block 1986 and Lot 17 on Block 1997 in Manhattanville.

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- George H. and Mary A. Peck, Grantors; James Pettit, Grantee. Liber 1391, Pages 278-281. December 26, 1876.
- 1881 James and Elizabeth Pettit, Grantors; Anna M. Harrison, Grantee. Liber 1625, Page 320.
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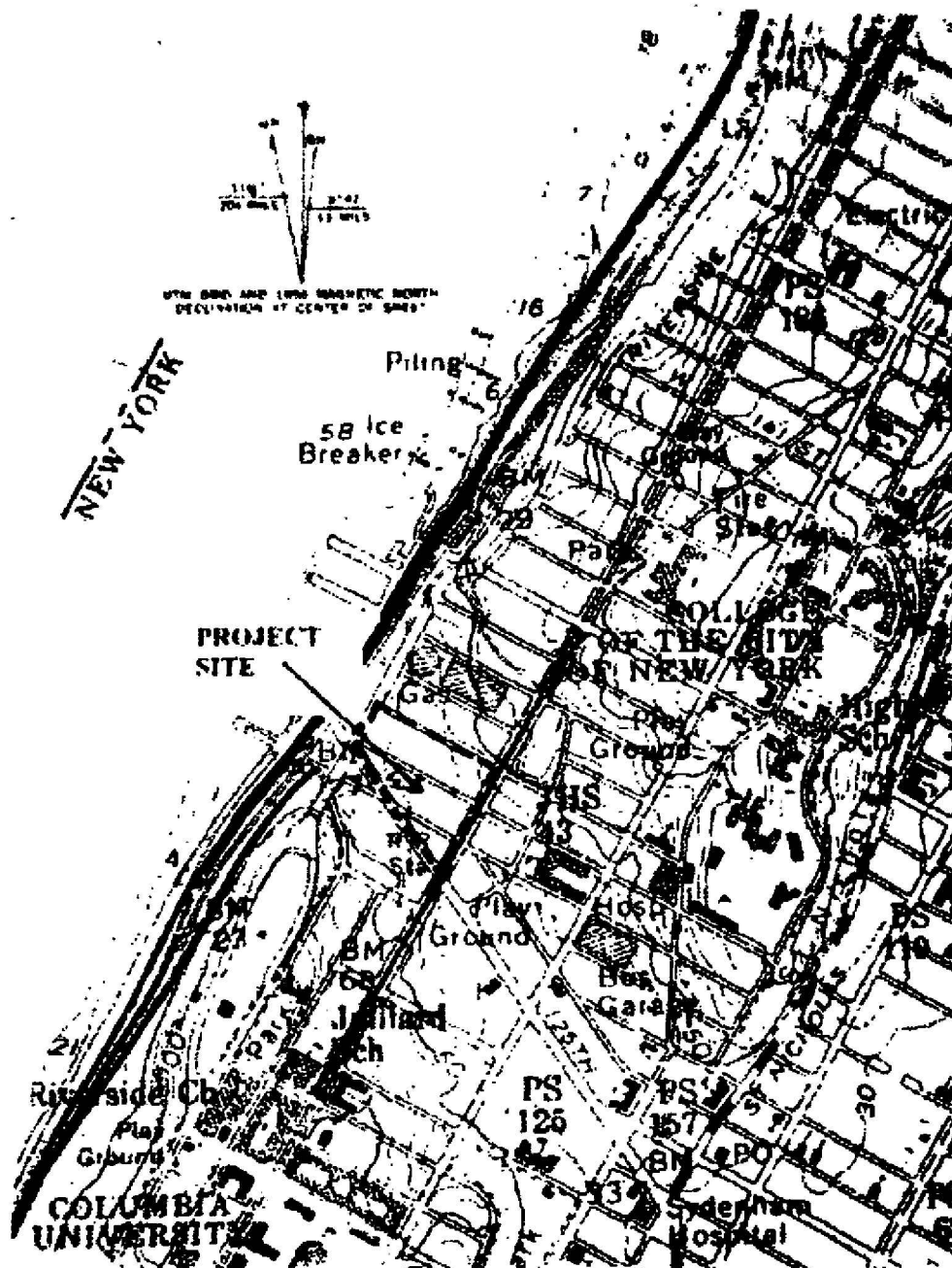


Figure 1: USGS 1979, Central Park Quadrangle

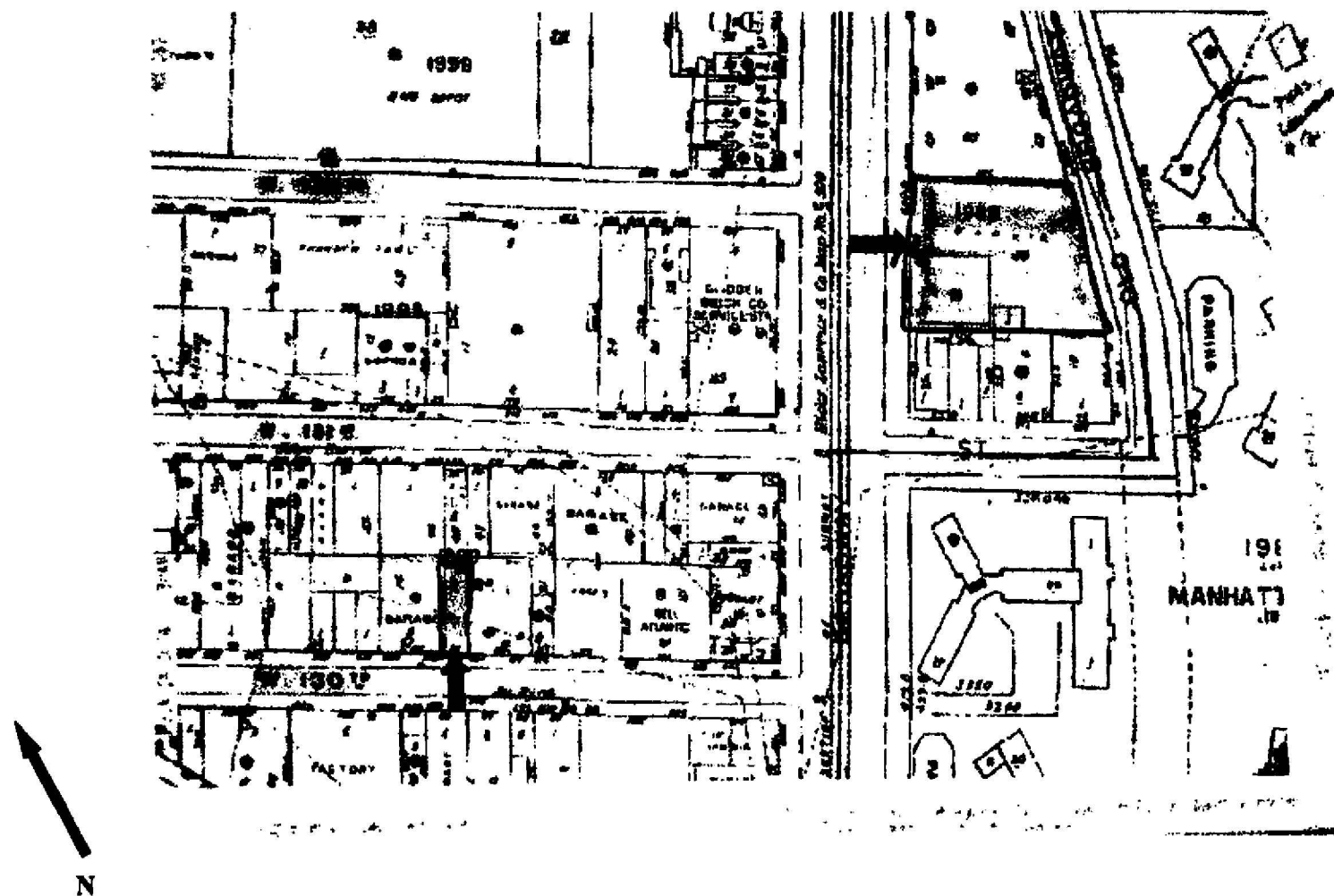


Figure 2: Sanborn 2002

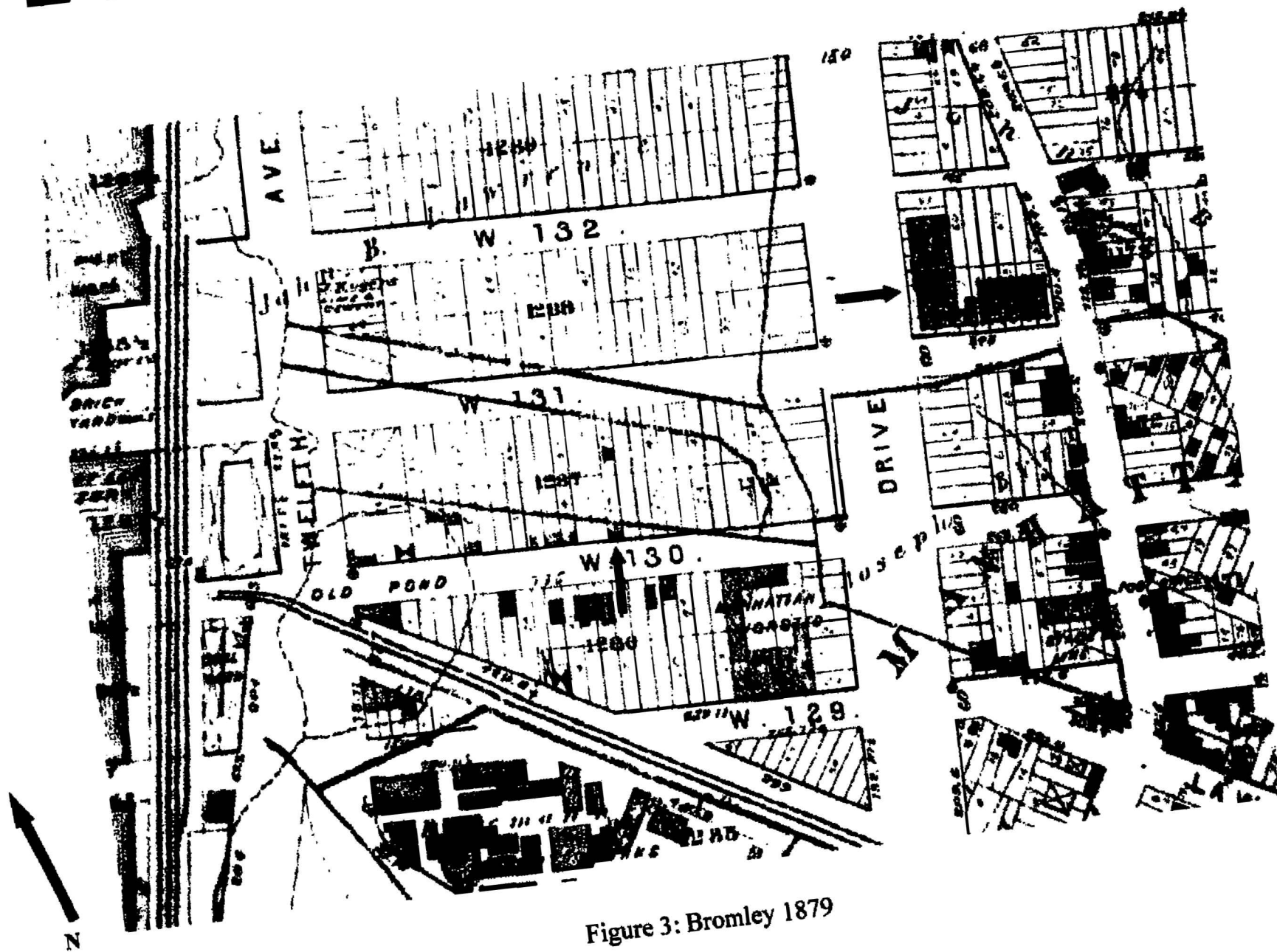


Figure 3: Bromley 1879



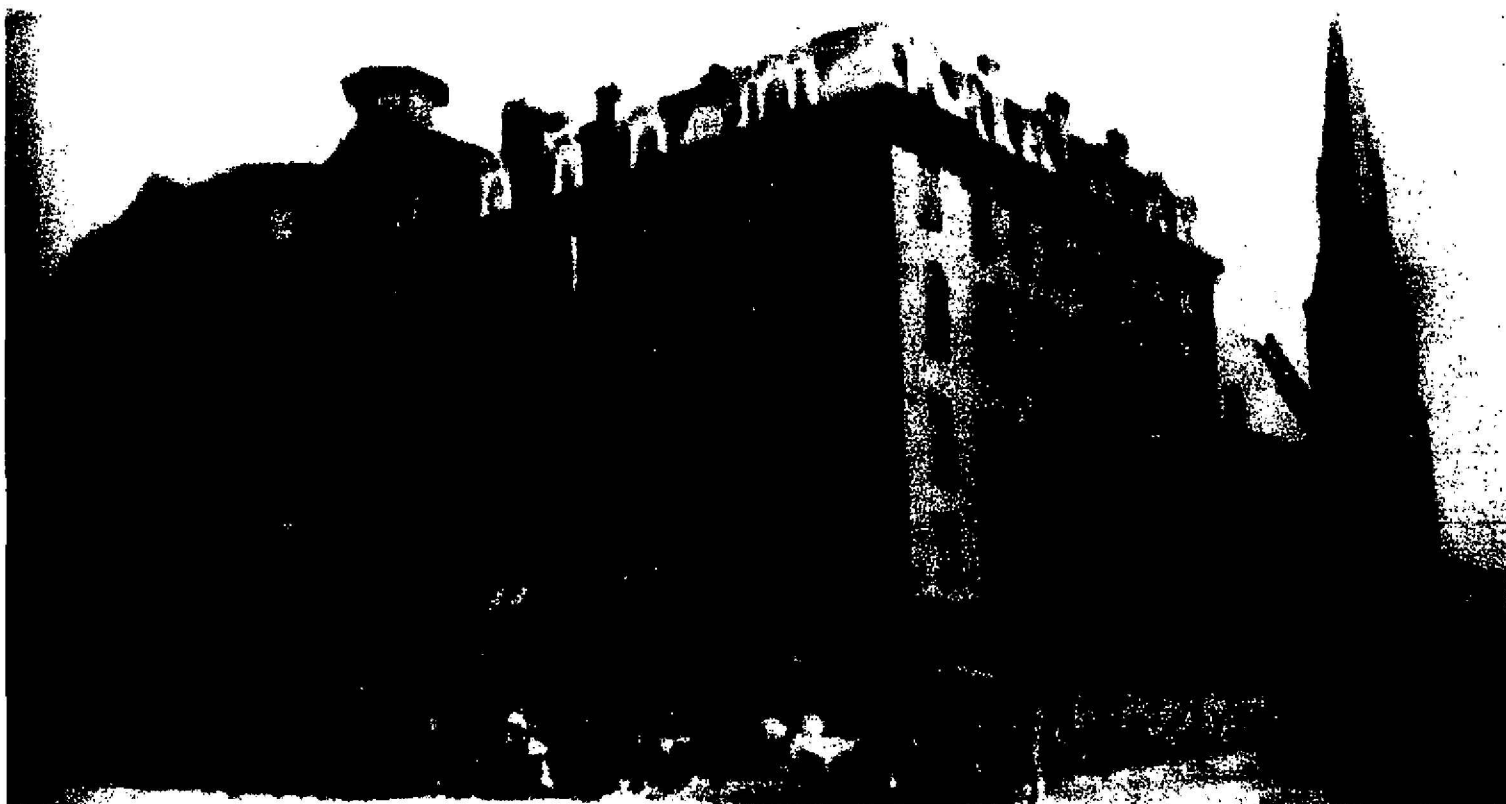
Photograph 1a: Block 1986, Lot 30, looking east from Broadway



Photograph 1b: Block 1986, Lot 30, looking northwest from Old Broadway



Photograph 2: Block 1997, Lot 17, looking north from West 130th Street

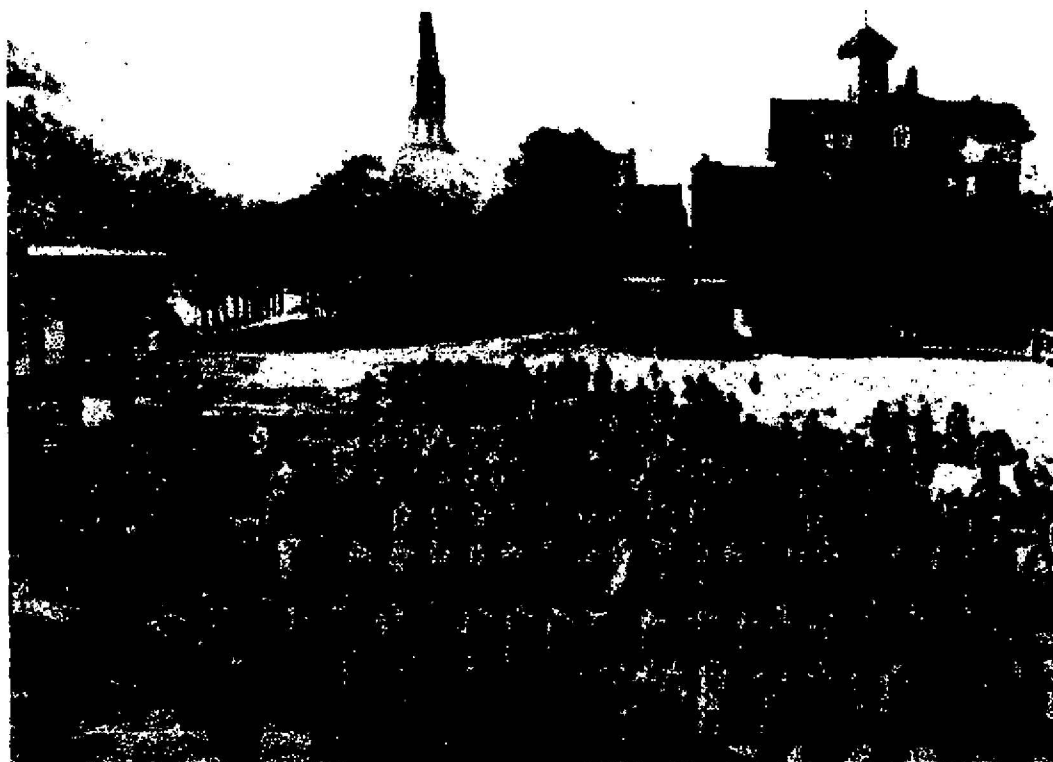


Photograph 3: Block 1986, looking northeast from Broadway and West 131st Street (Washington 2002:45)





Photograph 4: Block 1997 area, looking east from the Hudson River (Gabriel 1953:14)



Photograph 5: Block 1986, looking south within the middle of the block (Gabriel 1953:43)



APPENDIX D.2

HISTORIC RESOURCES
AGENCY CORRESPONDENCE



Environmental and Planning Consultants

117 East 29th Street
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

Fax Cover Sheet

TO: Gina Santucci	FROM: Claudia Cooney
COMPANY: NYC LPC	DATE: October 27, 2004
FAX	PHONE
NUMBER: 212-669-7817	NUMBER: 212-340-9745
PHONE	
NUMBER: 212-669-7822	TOTAL NO. OF PAGES, INCLUDING COVER: 4
RE: Manhattanville Rezoning in West Harlem: EDC/LA-CEQR-M	

☐ URGENT ☐ PLEASE REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY

Thank you for your comments of October 20, 2004 providing LPC's determinations of eligibility for potential resources identified in the Project Area and Study Area. As we discussed, Table 1 should be entitled "Properties within the Project Area." Table 2 should be entitled "Properties in the Study Area."

Thank you for your assistance in this matter. Please let me know if you have any questions at (212) 340-9745.

Regards,

A handwritten signature in cursive script, appearing to read 'Claudia', written over a horizontal line.

ENVIRONMENTAL REVIEW

EDC /LA-CEQR-M

08/16/04

PROJECT NUMBER

DATE RECEIVED

PROJECT

MANHATTANVILLE/W. HARLEM R

☐ No architectural significance

☐ No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places


☒ Appears to be eligible for National Register Listing and/or New York City Landmark Designation *as noted.*

☒ May be archaeologically significant; requesting additional materials

COMMENTS

See attached comments.

cc: SHPO


SIGNATURE

10/20/04

DATE

As per the applicant's documents dated 8/13/04, the LPC is in receipt of Table 1, a list of properties within the Academic Mixed-Use project area that appear to meet criteria for listing on the State/National Registers (S/NR), and Table 2, properties that appear eligible for the S/NR in the larger rezoning area. LPC determinations are as follows.

Table 1, Properties within the Academic Mixed-Use project area

Map Ref. #	Name	Address	LPC eligible	S/NR eligible
1	Studebaker Building	615 W. 131 St.	X	X
A	Claremont Theater Building	3338 Broadway	X	X
B	Former Lee Brothers Storage Building	at Riverside Drive Viaduct	X	X

Table 2, Properties in the larger rezoning area

Map Ref. #	Name	Address	LPC eligible	S/NR eligible
1	Former Sheffield Farms Dairy	632 W. 125 St.	X	X
4	Former Engine Co. No. 37	509 W. 126 St.	X	X

1 of 2

7	New York Public Library, George Bruce Branch	518 W. 125 St.	X	X
8	P.S.43, Manhattanville JHS	509 W. 129 St.		X
11	Riverside Drive & Riverside Park Scenic Landmark North	North of 135 St.	X	X
12	Riverside Drive/135 through 136 Sts. Historic District		X	X

G:\CEQRER\manhattanville rezoning.at.wpd

ENVIRONMENTAL REVIEW

EDC /LA-CEQR-M 09/03/04
PROJECT NUMBER DATE RECEIVED

PROJECT

MANHATTANVILLE/W.HARLEM R

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

COMMENTS

"Table 1, Subdistrict A:Academic Mixed Use Area, Properties that do not appear to meet NR listing and NYCL designation in the Project Area", received 9/3/04. The LPC concurs with these findings of no significance.

"Table 2, Subdistricts B, C, and Other Area Properties that do not appear to meet criteria for NR listing and NYCL designation", received 9/3/04. The LPC concurs with these findings of no significance.

cc: SHPO


SIGNATURE DATE 10/19/04



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

October 7, 2004

Claudia Cooney
Technical Director
Allee King Rosen & Fleming
117 East 29th Street
New York, New York 10016-8022

RE: Proposed Manhattanville Rezoning and Academic Mixed-Use Development
Historic Resource Evaluations
New York County, NY
04PR04734

Dear Ms. Cooney:

Thank you for requesting the comments of the State Historic Preservation Office concerning your project's potential effect upon historic resources. My site visit of August 18th was most helpful in evaluating the properties. I have reviewed the documentation which you provided in your submissions in accordance with the provisions of Section 14.09 of the New York State Historic Preservation Act of 1980.

We concur with the Area of Potential Effect (Historic Resources Study Area) for this project. It is our understanding that you are seeking our opinion on the National Register eligibility of the potential historic resources within the area of potential effect.

Properties in Academic Mixed-Use Area – Subdistrict A

The following properties in Subdistrict A (Table 1 "List of Potential Historic Resources in Project Area: Academic Mixed-Use Area," August 12th submission) appear to be National Register-eligible. Resource Evaluations for these properties are enclosed.

- Studebaker Building, 615 West 131st Street
- Former Warren Nash Service Center Building, 3280 Broadway
- West Market Diner, 659 West 131st Street
- Hudson Moving & Storage Building, 3229 Broadway
- Riverside Drive Viaduct, above Twelfth Ave. from St. Claire Place to West 135th St.

While the following properties in Subdistrict A (Table 1 "List of Potential Historic Resources in Project Area: Academic Mixed-Use Area," August 12th submission) are of local historic interest they do not appear to meet the National Register criteria.

- Former Glidden Buick Company Service Station, 3261-3275 Broadway
- Former Chevrolet Building, 3300-3318 Broadway
- Despatch Moving & Storage Building, 3243-3247 Broadway
- Factory building at 3251-3255 Broadway
- Former Third Avenue Railway Company Car House, 637-643 West 125th Street
- Remnants of the original Manhattanville street pattern at West 125th Street

In addition, the State Historic Preservation Office concurs with your "List of Properties That Do Not Appear to Meet the Criteria for NR Listing - Subdistrict A: Academic Mixed-Use Area" (Table 1 of September 2nd submission).

Properties in Subdistricts B, C, and Other Area

The three following buildings in Subdistricts B, C, Other Area (Table 2, August 12th submission) appear to meet the National Register criteria. Resource Evaluations for these properties are enclosed.

- Claremont Theater, 3338 Broadway
- Former Lee Bros. Storage Building, 571 Riverside Drive
- Former NY Central Railroad Substation, 2350-2362 12th Avenue/700 West 134th St.

The following historic resources (Table 2, August 12th submission) are of local historical interest do not appear to meet the National Register criteria.

- Meat packing buildings, 2284-2286 Twelfth Avenue
- Third Avenue Railway Co. turn around tracks, Twelfth Avenue south of 125th Street
- Remnants of the original Manhattanville street pattern, 125th Street west of Twelfth Avenue.

In addition, we concur with your "List of Properties That Do Not Appear to Meet the Criteria for NR Listing – Subdistricts B, C, and Other Area" (Table 2 of September 2nd submission).

Potential Resources in the Study Area

We have reviewed the documentation for the Potential Historic Resources in the Study Area. (These are properties that fall outside Subdistricts A, B, C, and Other Area but within the Study Area Boundary.)

Based on the documentation provided the following properties appear to meet the National Register criteria. Resource Evaluations for these properties are enclosed.

- Whitestone Apartments, 45 Tiemann Place
- Former Sheffield Farms, 632, West 125th Street
- Two apartment buildings at 189 and 191 Claremont Avenue
- Former Engine Co. No. 37, 509 West 126th Street
- Former McDermott-Bunger Dairy, 527-535 West 125th Street
- New York Public Library, George Bruce Branch, 518 West 125th Street
- P.S. 43/Manhattanville JHS, 509 West 129th Street
- Seven residential buildings, 505-517 West 135th Street
- Riverside Drive and Riverside Park Boundary Increase
- Riverside Drive/135-136th Streets Historic District

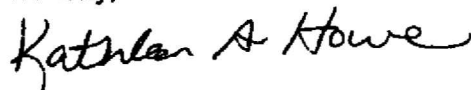
The former stable at 508 West 126th Street and the former NY Central Railroad Freight House at 701 West 135th Street are of historic interest but do not meet the National Register criteria.

Comments on Archaeology

Doug Mackey of our Archaeology Unit concurs with LPC's comments concerning the archaeological potential for Lots Block 1997 Lot 17 and Block 1986 Lot 30.

If you have any questions regarding this review, please call me at (518) 237-8643, ext. 3266. Please refer to the Project Review (PR) number noted above in any correspondence.

Sincerely,



Kathleen A. Howe
Historic Preservation Specialist

enc: Resource Evaluations

cc: Rachel Shatz, ESDC



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

RESOURCE EVALUATION

DATE: 10/6/04

STAFF: Kathy Howe

PROPERTY: Studebaker Building

MCD: Manhattan

ADDRESS: 615 West 131st Street

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015089

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The Studebaker Building at 615 West 131st Street in Manhattanville is a Moderne style industrial building designed by W.S. Ferguson and erected in 1923. The six-story brick building with white terra cotta ornament meets Criterion C as an outstanding example of 20th century Moderne design. The building appears to retain a high degree of integrity of design, materials, and craftsmanship. Many of the original multi-light industrial steel sash remain providing profuse light to the interior spaces.

The Studebaker Building was one of many auto-related businesses that sprang up in Manhattanville prior to World War II. It meets Criterion A at the local level for its association with the industrial history of New York. The building originally served as a large-scale automobile service station by the Studebaker Corporation and was later used as a sales and service headquarters. The historical significance of the building continued after 1937 when it was altered to house a Borden's Farm Products Milk Plant.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

RESOURCE EVALUATION

DATE: 10/6/04

STAFF: Kathy Howe

PROPERTY: former Warren Nash Service Center Building MCD: Manhattan

ADDRESS: 3280 Broadway

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015090

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The former Warren Nash Service Center Building at 3280 Broadway in Manhattanville was built in 1927 to the designs of Frank S. Parker as an automobile service station for the Warran Nash Motor Corporation. The six-story reinforced concrete building meets Criterion C as an intact example of early 20th century industrial design. It is historically significant under Criterion A for its association with Manhattanville's "Automobile Row." Warren-Nash occupied the building up until the early 1940s.

The building is historically significant at the national level for housing one of the laboratories for the Manhattan Project which developed the atomic bomb. Columbia University's SAM Laboratory, which was contracted by the National Research Defense Committee, conducted research in this building from at least 1943 to 1945. The offices of J. Robert Oppenheimer and Brigadier Leslie Grove are believed to have been located on the upper floor.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

RESOURCE EVALUATION

DATE: 10/6/04

STAFF: Kathy Howe

PROPERTY: West Market Diner

MCD: Manhattan

ADDRESS: 659 West 131st Street

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015093

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.

Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The West Market Diner at the corner of West 131st Street and Twelfth Avenue is comprised of two connected diner buildings. The original diner car, now at the east end, was installed on the site in 1921 by the P.J. Tierney Company of New Jersey. The western diner car was placed here by the Mountain View Diner Company in 1948. The 1921 diner car was converted for use as a kitchen after the installation of the 1948 diner. The diner was in operation up until recently. It meets Criterion C as an example of streamlined metal diner design typical of the period.

The exterior of the entire structure was covered with the present non-historic brick cladding sometime after 1973. Probes of the exterior of the 1948 dining car recently taken by Building Conservation Associates suggest that the original painted sheet metal cladding appears to be intact and in good condition. The interior of the 1948 diner car

retains a high degree of integrity of design and materials. The plan conforms to that of a typical dining car plan, featuring booth seating on the front wall, an arched ceiling, a longitudinal center aisle, and long counter with stools for seating. Behind the counter is the food storage and preparation area and built-in shelves. Finishes include ceramic tile wainscoting, enameled ceiling panels, and stainless steel equipment and wall panels behind the counter, all adding to the aesthetic of efficiency typical of diner design.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

RESOURCE EVALUATION

DATE: 10/6/04

STAFF: Kathy Howe

PROPERTY: former Sheffield Farms stable

MCD: Manhattan

(present Hudson Moving & Storage Building)

ADDRESS: 3229 Broadway

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015094

I. ☐ Property is individually listed on SR/NR:
name of listing:

☐ Property is a contributing component of a SR/NR district:
name of district:

II. ☒ Property meets eligibility criteria.

☐ Property contributes to a district which appears to meet eligibility criteria.

Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;

B. ☐ Associated with the lives of persons significant in our past;

C. ☐ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;

D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The six-story brick and stone clad building at 3229 Broadway was built in 1903 to the designs of Frank Rooke. Research indicates that the building served as a stable for Sheffield Farms, a large milk manufacturer. Sheffield Farms had a milk plant nearby at 632 West 125th Street, also designed by Rooke. The building is historically significant under Criterion C for its association with the local milk manufacturing industry which had an important presence in Manhattanville during the early 20th century. Rooke's distinctive façade features rusticated pilasters, a modillioned cornice, and slate roof.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

RESOURCE EVALUATION

DATE: 10/7/04

STAFF: Kathy Howe

PROPERTY: Riverside Drive Viaduct

MCD: Manhattan

ADDRESS: Riverside Dr. above Twelfth Ave. between
St. Clair Place and West 135th Street

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015133

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The Riverside Drive Viaduct, designed by engineer F. Stewart Williamson, was completed in 1901. This impressive engineering structure is designed to carry the Riverside Drive roadway over Manhattanville, which is in a valley. The 80 foot high viaduct is supported on 130-foot girders and semicircular arches featuring steel filigree work. The structure was built three years prior to the IRT Viaduct on Broadway (NR-listed). The Riverside Drive Viaduct meets Criterion C as an important engineering structure in New York City. Its elegant design is also important as an expression of the City Beautiful movement. While the viaduct underwent a major rehabilitation, completed in 1987, and the original viewing balconies have been removed it retains sufficient integrity of design, setting, materials, workmanship, feeling, and association.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

RESOURCE EVALUATION

DATE: 10/6/04

STAFF: Kathy Howe

PROPERTY: Claremont Theater Building

MCD: Manhattan

ADDRESS: 3338 Broadway

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015099

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☐ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The former Claremont Theater Building is located on the east side of Broadway between 134th and 135th Streets in Manhattanville. The two and three-story terra cotta and brick clad building was erected in 1914 to the design of architect Gaetan Ajello. The multi-purpose building housed a 1,500-seat movie theater, a dance hall, a rooftop garden, and stores on Broadway. The Claremont displays many of the character-defining features of the Italian Renaissance style including arched window openings, pilasters, and swags. It is historically significant for its association with the cultural entertainment history of the neighborhood.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

RESOURCE EVALUATION

DATE: 10/6/04

STAFF: Kathy Howe

PROPERTY: former Lee Brothers Storage Building

MCD: Manhattan

ADDRESS: 571 Riverside Drive

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015100

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☐ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☐ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The former Lee Brothers Storage Building at 571 Riverside Drive was built in 1927 to the designs of Chicago architect George Kingsley. The upper portion of the façade which projects above the Riverside Drive Viaduct is an elegant neoclassical design done in terra cotta while the lower portion, beneath the Viaduct, is a functional concrete façade devoid of ornament. The temple-fronted building is an outstanding example of Neoclassical design that conceals its very utilitarian purpose as a storage warehouse.



New York State Office of Parks, Recreation and Historic Preservation
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Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

RESOURCE EVALUATION

DATE: 10/6/04

STAFF: Kathy Howe

PROPERTY: New York Central Substation No. 11

MCD: Manhattan

ADDRESS: 2350-2362 Twelfth Avenue

COUNTY: New York Co.

(a.k.a. 700 West 134th Street)

PROJECT REF: 04PR04734

USN: 06101.015103

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.

Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The former New York Central Substation No. 11 at 2350-2362 Twelfth Avenue in Manhattanville was built in 1931 for the New York Central Railroad as part of its electrification network to power its trains. This three-story, Art Deco brick building meets Criterion C as an intact example of typical substation design. Identifying characteristics of substation design include the rectangular plan, masonry construction, large window openings (now boarded up) for ample ventilation and natural light. It is not known if original equipment is intact at the interior.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

RESOURCE EVALUATION

DATE: 10/7/04

STAFF: Kathy Howe

PROPERTY: Whitestone Apartments

MCD: Manhattan

ADDRESS: 45 Tiemann Place

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015132

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The Whitestone Apartments at 45 Tiemann Place meets Criterion C as a distinctive architectural design by the prolific apartment house architect Emery Roth (1871-1947). The six-story brick building is notable for its fine craftsmanship, ornamentation, and use of materials (brick, terra cotta, copper). The lively façade is articulated by tall brick piers between the window bays, colorful terra cotta ornament in geometric shapes, and a fanciful copper parapet.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

RESOURCE EVALUATION

DATE: 10/6/04

STAFF: Kathy Howe

PROPERTY: former Sheffield Farms Dairy Company

MCD: Manhattan

ADDRESS: 632 West 125th Street

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015105

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
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- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The former Sheffield Farms Dairy Company building was designed by architect Frank Rooke in 1907. In 1934 a three-bay addition, which matches the original design, was built to the west. The building is built of brick with an elegant classical-inspired white terra cotta façade. Sheffield Farms was one of New York City's large milk manufacturers in the early 20th century. This building housed pasteurization and bottling facilities for milk that was distributed on the Upper West Side and Harlem. Of special note at the interior of the building is the original showroom with its Guastavino tile vaulted ceiling. Sheffield Farms Dairy Company meets both Criterion C for its architectural design and Criterion A for its association with the New York's dairy industry.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

RESOURCE EVALUATION

DATE: 10/6/04

STAFF: Kathy Howe

PROPERTY: apartment buildings

MCD: Manhattan

ADDRESS: 189 and 191 Claremont Avenue

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015109

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The apartment buildings at 189 and 191 Claremont Avenue were designed by Denby & Nute in 1906 for developer James O'Brien. Like much of this area, they were built in response to the completion of the IRT subway line. The apartments have limestone bases with brick facades above. Of special note is the attic story which is ornamented with a geometric pattern of diamonds and squares. The buildings meet Criterion C for their elegant architectural design and possess a high degree of integrity of materials, design and craftsmanship.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

RESOURCE EVALUATION

DATE: 10/6/04

STAFF: Kathy Howe

PROPERTY: former Engine Co. No. 37

MCD: Manhattan

ADDRESS: 509 West 126th Street

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015106

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

Former Engine Company No. 37 at 509 West 126th Street was built in 1881 to the designs of Napoleon LeBrun, who served as the NYC Fire Department's chief architect from 1880 to 1895. This three-story, Romanesque Revival style, red brick building meets Criterion C as a typical example of firehouse design of the period. It is also historically significant under Criterion A for its association with the history of firefighting in New York City. Although the ground floor openings have been blocked in and second and third floor windows partially enclosed, the façade retains many of the original design features including fluted pilasters and decorative shields at the base, stringcourses of brownstone, and a modillioned cornice.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

RESOURCE EVALUATION

DATE: 10/7/04

STAFF: Kathy Howe

PROPERTY: former McDermott-Bunger Dairy

MCD: Manhattan

ADDRESS: 527-535 West 125th Street

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015110

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;
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- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The former McDermott-Bunger Dairy at 527-535 West 125th Street was built in 1904 to the designs of Joseph H. McGuire. The three-story brick building with rusticated stone base has large door openings to either side of the main block which provided access to delivery wagons. The building is historically significant under Criterion A for its association with Manhattanville's once thriving dairy industry. The area's easy access to rail, road, and river transportation made it attractive for the development of industry. Sheffield Farms, another large dairy in the neighborhood, took over the McDermott-Bunger operation by 1929.



New York State Office of Parks, Recreation and Historic Preservation
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Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

RESOURCE EVALUATION

DATE: 10/7/04

STAFF: Kathy Howe

PROPERTY: New York Public Library, George Bruce Branch MCD: Manhattan

ADDRESS: 518 West 125th Street

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015111

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

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STATEMENT OF SIGNIFICANCE:

The George Bruce Branch of the New York Public Library was designed by Carrere & Hastings and opened its doors in 1916. The three-story brick building with white marble base meets Criterion C as an outstanding example of Georgian Revival civic architecture in New York City. This elegant building displays a high degree of integrity of design, materials, and craftsmanship. Typical characteristics of the Georgian Revival style used in the design include the entrance with tall fanlight and oculus windows above, the keystone lintels, and the dentilled cornice.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

RESOURCE EVALUATION

DATE: 10/7/04

STAFF: Kathy Howe

PROPERTY: Manhattanville Junior High School/P.S. 43

MCD: Manhattan

ADDRESS: 509 West 129th Street

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015113

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.

Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

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- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The Manhattanville Junior High School (P.S. 43) was designed by Walter C. Martin, Superintendent of School Buildings at the NYC Board of Education. The four-story red brick building with limestone trim was built between 1932 and 1937, replacing an earlier school on the site. The school meets Criterion C as an intact example of 1930s-era institutional design with simplified Collegiate Gothic details including a central tower, a pointed arch entrance, and stone pinnacles at the parapets.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

RESOURCE EVALUATION

DATE: 10/7/04

STAFF: Kathy Howe

PROPERTY: Houses at 505-517 West 135th Street

MCD: Manhattan

ADDRESS: 505-517 West 135th Street

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015115

I. ☐ Property is individually listed on SR/NR:
name of listing:

☐ Property is a contributing component of a SR/NR district:
name of district:

II. ☒ Property meets eligibility criteria.

☐ Property contributes to a district which appears to meet eligibility criteria.

Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history;

B. ☐ Associated with the lives of persons significant in our past;

C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;

D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The row of seven tenements at 505-517 West 135th Street were built in 1906 to the designs of George Frederick Pelham by builder Louis Cohen. This cohesive row of Beaux-Arts style buildings appears to be eligible under Criterion C as potential historic district for embodying the distinctive characteristics of middle-class tenement design in New York City. The buildings are new-law tenements, erected following the passage of a reform law in 1901. The construction of these buildings reflects the history of development in this section of Manhattan, especially development relating to the construction of the city's first subway lines which opened in 1904. The buildings retain a high degree of integrity of materials, design, and craftsmanship.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

RESOURCE EVALUATION

DATE: 10/8/04

STAFF: Kathy Howe

PROPERTY: Riverside Drive and Riverside Park

MCD: Manhattan

Boundary Increase (North End)

ADDRESS: Riverside Dr. from W. 135th St. to W. 158th St. COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015116

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.

Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion In the National Register:

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- B. ☐ Associated with the lives of persons significant in our past;
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- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The portion of Riverside Park and Riverside Drive that is listed on the National Register begins at 72nd Street and continues north to St. Clair Place, approximately 129th Street, where it is effectively terminated by the Manhattanville fault. The northern section of the park and drive was not included in the original nomination though it appears to meet the NR criteria in the areas of landscape design and recreation. This section extends from 135th Street up to approximately 158th Street. The original nomination could be amended to include this section of the park provided the appropriate documentation is prepared.



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

RESOURCE EVALUATION

DATE: 10/7/04

STAFF: Kathy Howe

PROPERTY: Riverside Drive – West 135th – 136th Streets

MCD: Manhattan

Historic District

ADDRESS: various

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: various

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

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STATEMENT OF SIGNIFICANCE:

Based on the documentation provided the Riverside Drive – West 135th – 136th Streets Historic District consists of a cohesive group of buildings on the blocks between Riverside Drive and Broadway. The potential district meets Criterion C for its collection of high quality residential buildings erected between 1906 and 1909 by many of New York's prominent architectural firms including Neville & Bagge, Schwartz & Gross, Emery Roth, and Bernstein & Bernstein. The majority of the buildings are examples of the Beaux Arts style. The neighborhood is historically significant under Criterion A in the area of community development as a result of the completion of the IRT subway line.

ENVIRONMENTAL REVIEW

EDC/LA-CEQR-M

09/17/04

PROJECT NUMBER

DATE RECEIVED

PROJECT

MANHATTANVILLE/W.HARLEM R

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

COMMENTS

The LPC is in receipt of the "Cemetery and Domestic Site Documentary Study for Manhattanville Rezoning in West Harlem, New York, New York," prepared by Historical Perspectives, Inc and dated September 2004.

The LPC concurs that there are no further archaeological concerns. Please submit 2 bound copies for archival distribution.

SIGNATURE



09/23/04

DATE

ENVIRONMENTAL REVIEW

EDC /LA-CEQR-M

08/16/04

PROJECT NUMBER

DATE RECEIVED

PROJECT

MANHATTANVILLE/W.HARLEM R

No architectural significance

☐ No archaeological significance

☐ Designated New York City Landmark or Within Designated Historic District

☐ Listed on National Register of Historic Places

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

☒ May be archaeologically significant; requesting additional materials

COMMENTS

The LPC is in receipt of the draft scope of work for EIS dated 8/10/04. The text is acceptable for architectural resources.

cc: SHPO


SIGNATURE

08/24/04

DATE

1 of 2

ENVIRONMENTAL REVIEW

EDC/	LA-CEQR-M	08/19/04
PROJECT NUMBER		DATE RECEIVED

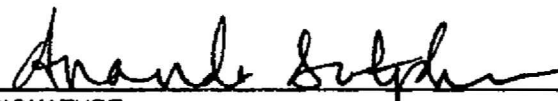
PROJECT

MANHATTANVILLE/W. HARLEM R

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

COMMENTS

Archeology review only. The EIS Draft Scope of Work appears to be acceptable. The project was previously reviewed on 6/16/04 and the following comments still apply. LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on two lots within the study area (B 1997 L 17 - residential) (B 1986 L30 ? possible burial ground and residential). Accordingly, the Commission recommends that an archaeological documentary study be performed for these locations only, to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2001). There are no further archeological concerns for the other blocks and lots in the study area.
m0edc0MANHATTANVILLEinWharlemREZONE08232004AYz


SIGNATURE

08/23/04
DATE

2 of 2

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

ENVIRONMENTAL REVIEW

EDC/ LA-CEQR-M

06/04/04

PROJECT NUMBER

DATE RECEIVED

PROJECT

MANHATTANVILLE/W. HARLEM R

No architectural significance

☐ No archaeological significance

☐ Designated New York City Landmark or Within Designated Historic District

☐ Listed on National Register of Historic Places

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

☒ May be archaeologically significant; requesting additional materials

COMMENTS

Archaeology review only.

LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on two lots within the study area (B 1997 L 17 - residential) (B 1986 L30 - possible burial ground and residential). Accordingly, the Commission recommends that an archaeological documentary study be performed for these locations only, to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2001). There are no further archeological concerns for the other blocks and lots in the study area.

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lzFSO.doc

Arande Sotph

SIGNATURE

06/16/04

DATE

ENVIRONMENTAL REVIEW

EDC	/06-DCP032M	05/12/06
PROJECT NUMBER		DATE RECEIVED

PROJECT

MANHATTANVILLE/W.HARLEM R

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

COMMENTS

The LPC is in receipt of the Historic Resources chapter of the DEIS dated 5/1/06. Regarding the renovation of the former Warren Nash Service Station (S/NR eligible) and the Studebaker Building (LPC and S/NR eligible), please copy LPC on all SHPO documents. In order to complete the review, a copy of the full DEIS, including the mitigation chapter and the shadow and contextual analysis, should be provided to LPC for comment.

cc: SHPO

<u>Guia Santucci</u>	06/07/06
SIGNATURE	DATE

ENVIRONMENTAL REVIEW

EDC/06-DCP032M

05/12/06

PROJECT NUMBER

DATE RECEIVED

PROJECT

MANHATTANVILLE/W.HARLEM R

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

COMMENTS

For archaeological resources only:

NYC Chapter of
The LPC is in receipt of the DEIS dated May 1, 2006. In the agency's findings of 9/23/2004, the LPC noted that it did not have any archaeological concerns for the project area as then envisioned which is noted in the DEIS. In the event that any additional blocks and lots are added, the LPC should receive the amended block/lot list for review and comment.

cc: SHPO



SIGNATURE

05/15/06

DATE

2012

ENVIRONMENTAL REVIEW

EDC	/06-DCP032M	05/12/06
PROJECT NUMBER		DATE RECEIVED

PROJECT

MANHATTANVILLE/W.HARLEM R

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

COMMENTS

The LPC is in receipt of the Historic Resources chapter of the DEIS dated 5/1/06. Regarding the renovation of the former Warren Nash Service Station (S/NR eligible) and the Studebaker Building (LPC and S/NR eligible), please copy LPC on all SHPO documents. In order to complete the review, a copy of the full DEIS, including the mitigation chapter and the shadow and contextual analysis, should be provided to LPC for comment.

cc: SHPO

<u>Guia Santucci</u>	06/07/06
SIGNATURE	DATE

ENVIRONMENTAL REVIEW

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05/12/06

PROJECT NUMBER

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MANHATTANVILLE/W.HARLEM R

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COMMENTS

For archaeological resources only:

see chapter of
The LPC is in receipt of the DEIS dated May 1, 2006. In the agency's findings of 9/23/2004, the LPC noted that it did not have any archaeological concerns for the project area as then envisioned which is noted in the DEIS. In the event that any additional blocks and lots are added, the LPC should receive the amended block/lot list for review and comment.

cc: SHPO



SIGNATURE

05/15/06

DATE

2012

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

ENVIRONMENTAL REVIEW

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PROJECT NUMBER

09/07/06
DATE RECEIVED

PROJECT

MANHATTANVILLE/W. HARLEM R

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- ☐ May be archaeologically significant; requesting additional materials

COMMENTS

The LPC is in receipt of the PDEIS chapters for: Chapter 21, "Construction" dated 8/31/06; Chapter 23, "Mitigation", dated 8/31/06; and "Alternatives", dated 8/31/06.

Global change: the Former Sheffield Farms Dairy no longer appears eligible for LPC designation.

The revised Shadow study for the St. Mary's P.E. Church (LPC listed) is still outstanding, and possible mitigation needs to be explored in the Mitigation chapter.

Chapter 23, "Mitigation": Paragraph 40 regarding construction protection for the LPC designated Claremont Theater, please note that TPPN 10/88, "Procedures for the Avoidance of Damage to Historic Structures", issued by the NYC DOB, still provides protection to the landmark, regardless of an as-of-right or project-related action. The text should reflect this.

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Gina Santucci
SIGNATURE

09/07/06
DATE

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ENVIRONMENTAL REVIEW

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PROJECT

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COMMENTS

The LPC is in receipt of the revised historic resources chapter of the DEIS dated 8/14/06, and the shadows chapter dated 8/15/06. Comments are as follows.

The Mitigation chapter still needs to be provided for review and comment. The St. Mary's Protestant Episcopal Church, Parish House, and Sunday School Complex at 517-523 W. 126 St. (LPC and S/NR) should be added to the shadow study analysis. It is a sun-sensitive historic resource within the project study area. A construction protection plan should be provided for the Claremont Theater (LPC) at 3320 Broadway.

Gina Santucci
SIGNATURE

08/30/06

DATE

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ENVIRONMENTAL REVIEW

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10/12/06

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COMMENTS

Chapter 23, "Mitigation", dated 10/3/06.

Page 23-4. Remove lines 26 through 34. Replace with: "DOB's Technical Policy and Procedure Notice (TPPN) #10-88 will provide protection measures for these structures should construction occur on the adjacent soft sites. Therefore, the potential for construction period damage to these resources will be eliminated, and no adverse impacts are anticipated."

Chapter 8, "Historic Resources", dated 9/28/06.

Page 8-10. Table 8-1. The Former Sheffield Farms Dairy does not appear eligible for LPC designation.

Page 8-23. Remove lines 20 through 28. Replace with:
"DOB's Technical Policy and Procedure Notice (TPPN) #10-88 will provide protection measures for these structures should construction occur on the adjacent soft sites. Therefore, the potential for construction period damage to these resources will be eliminated, and no adverse impacts are anticipated."

Page 8-31. Line 19. Please provide the supporting shadow analysis for the statement that the Old Broadway Synagogue and St. Mary's Episcopal Church are not affected by incremental project shadows.



2 of 2

Chapter 7, "Shadows", dated 9/19/06.

Page 7-5. Please provide the supporting shadow analysis for the statement that the Old Broadway Synagogue and St. Mary's Episcopal Church are not affected by incremental project shadows.

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Guia Santucci
SIGNATURE

10/17/06

DATE

ENVIRONMENTAL REVIEW

EDC	/06-DCP032M	11/01/06
PROJECT NUMBER		DATE RECEIVED

PROJECT


MANHATTANVILLE/W.HARLEM R

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COMMENTS

The LPC is in receipt of Chapter 7, "Shadows", Chapter 8, "Historic Resources" and Chapter 23, "Mitigation", of the DEIS, all dated 10/26/06. Comments are as follows.

Chapter 7, "Shadows". Provide Figure 7-2.
Chapter 8, "Historic Resources". Table 8-1. The Former Sheffield Farms Dairy does not appear eligible for LPC designation.
Chapter 23, "Mitigation". LPC notes that the text regarding construction protection for Riverside Drive viaduct, former Central Railroad Substation #11, and the Claremont Theater, a designated NYC landmark, has been removed. These properties may be affected by the redevelopment of projected development sites in Subdistrict B and in the Other Area east of Broadway. The text should be restored as written in Chapter 8, "Historic Resources", lines 25 through 38 on page 8-22.


SIGNATURE

11/01/06
DATE

Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development

**Table 8-1
Architectural Resources in the Project Area and Study Area**

Ref. No.	Name	Address	Block/Lot	S/NR	S/NR-Eligible	NYCL	NYCL-Eligible
Project Area							
1	Manhattan Valley IRT viaduct	Broadway from West 122nd to West 135th Streets	N/A	X		X	
2	125th Street IRT Subway Station	Broadway and West 125th Street	N/A	X			
3	Studebaker Building	615 West 131st Street	1998/17		X ²		X ³
4	Former Warren Nash Service Station building	3280 Broadway	1986/85		X ³		
5	Former Sheffield Farms Stable	3229 Broadway	1998/34	X ^{2,4}			
6	West Market Diner	659 West 131st Street	1998/1		X ²		
7	Riverside Drive viaduct	Above Twelfth Avenue	N/A		X ²		
8	Former New York Central Railroad Substation No. 11	2360-2382 Twelfth Avenue/700 West 134th Street	2005/9		X ²		
9	Former Lee Brothers Storage Building	571 Riverside Drive	2001/1		X ²		X ³
10	Claremont Theater building	3320 Broadway	1986/1		X ²	X	
Study Area							
11	Former Sheffield Farms Dairy	632 West 125th Street	1985/44		X ²		<i>NYCL</i>
12	Whitestone Apartments	45 Tiemann Place	1995/16		X ²		
13	Two six-story apartment buildings	189 and 191 Claremont Avenue	1994/66, 69		X ²		
14	Former McDermott-Bunger Dairy	527-535 West 126th Street	1982/10		X ³		
15	New York Public Library, George Bruce Branch	518 West 125th Street	1980/22		X ²		X ³
16	St. Mary's P.E. Church, Parish House and Sunday School	517-523 W. 126th Street	1983/11		X	X	
17	Speyer School	514 West 126th Street	1982/36		X		
18	Old Broadway Synagogue	15 Old Broadway	1982/48	X			
19	Former Engine Co. 37	509 West 126th Street	1983/20		X ²		X ³
20	P.S. 43, Manhattanville Junior High School	509 West 129th Street	1933/37		X ²		
21	Seven five-story residential buildings	605-617 West 135th Street	1988/ various		X ²		
22	Riverside Park and Riverside Drive Scenic Landmark	West 72nd to West 129th Streets	1997/1	X		X	
23	Riverside Park and Riverside Drive Scenic Landmark North	North of West 135th Street	2101/55		X ²		X ³
24	Riverside Drive/West 135th-198th Streets Historic District	See Table 8-2	See Table 8-2		X ²		X ³
25	Tiemann Estate Historic District	Tiemann Place and West of Broadway	Various		X ²		
Notes: 1 Corresponds to Figure 8-1 2 S/NR eligibility determinations made by SHPO on October 7, 2004. 3 NYCL eligibility determinations made by LPC on October 2, 2004. 4 This property has subsequently been listed on the S/NR. 5 Eligibility determination made by SHPO on June 20, 2006. N/A: Not applicable SR: New York State Register of Historic Places. NR: National Register of Historic Places. S/NR Eligible: She has been found eligible for listing on the New York State and National Registers of Historic Places. NYCL: New York City Landmark. NYCL Eligible: LPC has determined that the site appears eligible for NYCL designation. Pending NYCL: Site has been calendared for a public hearing or heard for designation by LPC.							

Chapter 8: Historic Resources

The portion of the building below the viaduct is functional rather than ornate, built of concrete with rectangular window openings (see Figure 8-6). The building continues today to serve as a storage warehouse.

Other Areas

- 5 The former Claremont Theater building (S/NR-eligible, NYCL [in part]) is a two- and three-story terra-cotta and brick-clad building designed by Gaetan Ajello in the Italian Renaissance style (see No. 10 in Figures 8-1 and 8-9). Occupying the east blockfront on Broadway between West 134th and West 135th Streets, it was erected by the Wayside Realty Co., Inc. in 1914 to house a two-story theater, a dance hall on the second floor of the building, a roof garden, and stores on Broadway. The theater was a very early example of a New York City movie theater; Thomas Edison is reputed to have screened his *On the Stroke of Twelve* at the theater in 1915. Only the original two-story 1914 portion of the building on the southeast corner of West 135th Street and Broadway is an NYCL.

- 15 The northwest corner of the building has a chamfered corner, resulting in three façades at the intersection of Broadway and West 135th Street. White terra-cotta detailing includes a combination of shields, swags, finials, pilasters, and moldings. A movie camera detail is depicted in a shield at the cornice. The upper-story fenestration includes palazzo-inspired groupings of arched window openings with slender columns. Little of its original interior is believed to have survived intact, largely as a result of its many subsequent uses over time, which included an auto showroom and roller rink. The three-story brick-clad portion to the south of the theater is an addition from circa 1939 and is not an NYCL; the portion of the building south of the theater was originally one and two stories. It is currently occupied by a variety of commercial uses, including a furniture store.

STUDY AREA

- 25 There are 15 architectural resources located in the study area (see Table 8-1 and Figure 8-1). Of these resources, four—St. Mary's Protestant Episcopal Church, Speyer School, Old Broadway Synagogue, and Riverside Park and Riverside Drive Scenic Landmark—were previously known architectural resources. Ten resources, including a historic district north of West 135th Street, were determined by OPRHP (October 7, 2004) and/or LPC (October 2, 2004) to meet eligibility criteria for listing on the S/NR and/or designation as NYCLs, respectively, as part of their review of the Proposed Project. OPRHP determined that the Tiemann Estate Historic District is eligible for listing on the S/NR on June 20, 2006, based on information submitted by the West Harlem Community Preservation Organization.

- 35 → Prentiss Hall (S/NR-eligible, NYCL), formerly the Sheffield Farms Dairy, is a five-story building at 632 West 125th Street (see No. 11 in Figures 8-1 and 8-10). It was designed by Frank A. Rooke for the Sheffield Farms-Slawson-Decker Company to house pasteurization and bottling facilities for the production of milk that was delivered throughout the Upper West Side and Harlem. The original building, built in 1907, was about 135 feet wide; a three-bay addition to the west was built in 1934. The building is clad in glazed white terra-cotta; the color may have been chosen to symbolize the dairy's sanitary and hygienic conditions. The façade has classical ornament, including a dentillated string course above the third story, an egg-and-dart string course above the fourth story, and fascies framing the two triple-story openings (the central and westernmost openings) and the arches of the flanking windows. A showroom with a Guastavino tile vaulted ceiling, still extant, allowed the public to see the milk being processed.

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

ENVIRONMENTAL REVIEW

EDC /06-DCP032M 01/30/07
PROJECT NUMBER DATE RECEIVED

PROJECT MANHATTANVILLE/W.HARLEM R

- ☐ No architectural significance
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- ☐ May be archaeologically significant; requesting additional materials

COMMENTS

The LPC is in receipt of the Historic Resources chapter of the DEIS dated 1/26/07. On page 8-10, Table 8-1, item 11, "Former Sheffield Farms Dairy" is not LPC eligible.

Erin J. Dwyer 01/30/07
SIGNATURE DATE

1/30
B. Kreus



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

January 30, 2007

Rachel Shatz
Empire State Development Corporation
633 Third Avenue
New York, NY 10017

Dear Ms. Shatz:

Re: ESDC
Proposed Manhattanville Rezoning and Academic Mixed-Use Development
New York County
04PR04734

Thank you for requesting the comments of the Office of Parks Recreation and Historic Preservation (OPRHP) for the proposed Manhattanville Rezoning and Academic Mixed-Use Development in Manhattan. We have reviewed the Draft Environmental Impact Statement information submitted in accordance with the New York State Parks, Recreation and Historic Preservation Law, Section 14.09.

Based upon our review, we offer the following comments/concerns:

1. The historic properties identified in Chapter 8 are correct.
2. We understand the National Register listed property known as the Former Sheffield Farms Stable located at 3229 Broadway is proposed for demolition. Demolition of a National Register listed property constitutes an Adverse Impact as defined by the State Historic Preservation Act. Pursuant to Section 428.8 of the Regulations, Chapter III, for Historic Preservation, we request a formal exploration of all prudent and feasible alternatives "to avoid or mitigate any adverse impact of the undertaking." The preservation and adaptive reuse of the building is our preferred alternative to demolition.
3. We understand that the National Register eligible West Market Diner at 659 West 131st Street is proposed for relocation. It would be our preference for the diner to be uncovered and restored in its current location. If this cannot be accomplished, we request the opportunity to review possible new locations, the proposed move and the rehabilitation plans for the structure.
4. As noted, our office has previously reviewed the rehabilitation of the National Register eligible Studebaker Building and has determined that the Studebaker project, as presented at that time, would have No Adverse Impact upon this historic building. Given the schematics of the proposed development around the Studebaker building, we would like to review the plans and specifications for proposed Columbia University Building #8 in Subdistrict A. It appears that Building #8 will abut the Studebaker building obscuring the Eastern façade. If this is the case, it is possible that Building #8 could have an Adverse Impact upon the historic Studebaker building.
5. We request site line studies with regard to the visual impact of the proposed development upon the Studebaker Tower and cornice line. At a minimum we would like to see views from the street beneath the Viaduct at 131st Street and 132nd Street toward the building.
6. We are pleased to learn that the former Warren Nash Service Station building at 3280 Broadway is planned for rehabilitation. Our office would like to review the proposed plans and specifications for the rehabilitation when they are available. For your use we have attached the Resource Evaluation for the Warren Nash Service Station building. We note that the building may be of national significance for its use as the headquarters of the Association of Manhattan Project Scientists who worked on the atomic bomb during the Second World War. It seems possible that

interior remnants from this era may still exist within the building and that they should be considered for preservation.

7. Given the proximity of historic structures to the proposed new construction, construction protection plans should be developed for properties within 90 feet of any construction. The plan should be developed in accordance with the requirements stipulated in the New York City Department of Buildings "Technical Policy Procedure Notice #10/88" and the New York City Landmarks Preservation Commission guidelines described in "Protection Programs for Landmarked Buildings".
8. We note that there are no proposed plans for Subdistricts B and C at this time. When such plans become available we request the opportunity to review and comment on such plans. We note that Subdistrict B is directly adjacent to the National Register eligible Riverside Drive Viaduct and includes the National Register eligible former New York Central Railroad substation No. 11. We further note that Subdistrict C includes the National Register eligible former Lee Brothers Storage Building.
9. The proposed Columbia University development building #17 is directly across from National Register eligible Claremont Theater building. If the proposed development across the street at building #17 has the potential to impact this historic theater building, we would like to review the proposed development.

Thank you for your request. If you have any questions, I can be reached at (518) 237-8643, ext. 3282. Please refer to the SHPO Project Review (PR) number in any future correspondences regarding this project.

Sincerely,



Beth A. Cumming *BAC*
Historic Preservation Specialist - Technical Unit
e-mail: Beth.cumming@oprhp.state.ny.us

enc: Resource Evaluation - former Warren Nash Service Center Building



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

RESOURCE EVALUATION

DATE: 1/30/07

STAFF: Kathy Howe

PROPERTY: former Warren Nash Service Center Building MCD: Manhattan

ADDRESS: 3280 Broadway

COUNTY: New York Co.

PROJECT REF: 04PR04734

USN: 06101.015090

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.

Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The former Warren Nash Service Center Building at 3280 Broadway in Manhattanville was built in 1927 to the designs of Frank S. Parker as an automobile service station for the Warran Nash Motor Corporation. The six-story reinforced concrete building meets Criterion C as an intact example of early 20th century industrial design. It is historically significant under Criterion A for its association with Manhattanville's "Automobile Row." Warren-Nash occupied the building up until the early 1940s.

The building is historically significant at the national level for housing one of the laboratories for the Manhattan Project which developed the atomic bomb. Columbia University's SAM Laboratory, which was contracted by the National Research Defense Committee, conducted research in this building from at least 1943 to 1945. The offices of J. Robert Oppenheimer and Brigadier Leslie Grove are believed to have been located on the upper floor.

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
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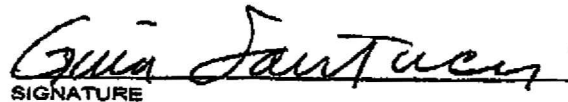
PROJECT

MANHATTANVILLE/HARLEM R

- ☐ No architectural significance
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- ☐ May be archaeologically significant; requesting additional materials

COMMENTS

Amended determination. The LPC is in receipt of the Historic Resources chapter of the DEIS dated 1/26/07. The text is acceptable.


SIGNATURE

01/31/07

DATE

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Environmental and Planning Consultants

440 Park Avenue South
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

April 13, 2007

Ms. Beth Cumming
Historic Preservation Specialist – Technical Unit
New York State Office of Parks, Recreation and Historic Preservation
Peebles Island, P.O. Box 189
Waterford, NY 12188-0189

Re: **Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development**
New York County
04PR04734

Dear Beth:

Further to your letter to Rachel Shatz of ESDC dated January 30, 2007 and as discussed on February 6, 2007, please find information on a number of the concerns you raised:

1. **West Market Diner at 659 West 131st Street**

Columbia University is studying potential locations for the diner to be relocated and exploring options for its restoration. As was discussed on February 6th and as described in Chapter 8, "Historic Resources" of the Preliminary Draft Environmental Impact Statement (PDEIS), the diner is composed of three distinct structures. These consist of the original 1921 wood diner at the north end of the site, the 1948 car fronting on West 131st Street, and a cinderblock addition to the east. The older wood car (on the north) has been substantially altered, with little left of its original fabric. It most recently served as the kitchen for the diner and possesses little historic integrity. The cinderblock addition does not contain significant interior architectural elements and its façade, as that of the 1948 Mountain View dining car, has been extensively remodeled through its recladding in brick in the 1970's. Unlike the 1921 car, however, the 1948 dining car appears to retain many original interior features, and it is possible that the 1948 diner's original metal cladding may still be present beneath the brick cladding. Therefore, Columbia proposes to relocate and to restore to the extent practicable the 1948 diner, but not the 1921 car or the cinderblock addition as these other two structures possess little integrity and architectural significance. Columbia would consult with the New York State Office of Parks Recreation and Historic Preservation (OPRHP) regarding potential relocation sites for the 1948 diner and plans for its rehabilitation.

2. **Studebaker Building, 615 West 131st Street**

The east façade of the Studebaker Building is a stucco party wall façade with some windows cut into it (see attached Figure 1). A 1909 Sanborn map indicates that the site immediately east of the Studebaker Building was formerly occupied by a two-story stable/carriage house, which was built up against the east façade of the Studebaker Building. This site is now occupied by a one-story industrial building. Since the east façade of the Studebaker Building does not contain any significant architectural elements and is essentially a blank wall, construction of the academic research building on Site 8 would not obstruct views to significant elements of the Studebaker Building. As such, development of Site 8 would not result in significant adverse visual or contextual impacts on the Studebaker Building.

3. Sightlines to the Studebaker Building

As described in Chapter 8 of the PDEIS, views of the west façade of the Studebaker Building, including its cornice and tower, would be obstructed from 12th Avenue beneath the viaduct by the proposed new building to be located on 12th Avenue between West 131st and West 132nd Streets. However, views of the Studebaker's north (West 132nd Street) and south (West 131st Street) façades, including the terracotta cornice lines, would remain visible from 12th Avenue at West 131st and 132nd Streets, as shown in Figure 2. These façades would also remain visible in views west from Broadway (see Figure 9-48 of Chapter 9, "Urban Design and Visual Resources" of the PDEIS).

The project has been designed to respect the historic and architectural character of the Studebaker Building. As described in Chapter 8, the proposed zoning text for the Academic Mixed-Use Area would waive the mandatory setbacks at grade for the West 131st/West 132nd Street block to preserve the streetwall established by the Studebaker Building. In addition, the proposed project would create new open spaces in the Academic Mixed-Use Area that would provide new publicly accessible locations to view the Studebaker Building and its tower. As shown in Figure 3, the proposed new midblock open area, which would traverse the blocks between West 133rd and West 125th Streets, would provide views of the west façade of the Studebaker Building and its tower. Views north from the proposed open area between West 129th and West 130th Streets would be especially dramatic, as views would terminate at the westernmost bay of the Studebaker Building's south (West 131st Street) façade, which includes the Studebaker logo at the terracotta-clad parapet, the two-story decorative terracotta entrance surround, and the Studebaker tower visible above the cornice line (see Figure 8-24 of Chapter 8).

Furthermore, the south and west façades of the Studebaker Building, including its cornice with the Studebaker logo and its tower would be visible from the proposed new square to be built between West 130th and West 131st Streets. The building's south façade would be visible from West 131st Street between Broadway and 12th Avenue, the north façade visible from West 132nd Street between Broadway and 12th Avenue, with a portion of the west façade visible from these streets in proximity to the proposed midblock open area. Figure 3 depicts the locations where it is expected that the Studebaker tower would be visible, in addition to the façades. Therefore, while views from under the viaduct on 12th Avenue would not include the west façade of the Studebaker Building and its tower, its primary north and south façades would remain visible on West 132nd and West 131st Streets and new publicly accessible open areas would be created where the public would enjoy views of this important resource and tower. Therefore, it is not expected that the proposed Academic Mixed-Use Development would result in significant adverse visual or contextual impacts on the Studebaker Building.

4. Subdistricts B, C and Other Areas are subject to the New York City Department of City Planning's proposed rezoning for Manhattanville. Columbia's proposed Academic Mixed-Use Development, which is subject to the General Project Plan (GPP) to be issued by ESDC and other state actions, would only occur in Subdistrict A. Therefore, the PDEIS has identified a reasonable worst-case development scenario that could result in the rezoning areas (Subdistricts B, C, and Other Areas) which included the identification of projected development sites, and assessed what the effects of that redevelopment could be. Since Columbia has no proposed development plans in Subdistricts B, C, and Other Areas, and ESDC's GPP will not include any redevelopment plans for these areas, there are no state-sponsored development plans in Subdistricts B, C, and Other Areas at this time that would require review by OPRHP.

5. Claremont Theater Building, 3320 Broadway

The academic research building proposed on Site 17 would be located across West 134th Street from the Claremont Theater. Since it is located within 90 feet of proposed construction, the Claremont Theater would be included in the Construction Protection Plan to be prepared for historic buildings as described in the PDEIS. Site 17 is presently occupied by a three story building. Development on Block 17 would result in a taller building with a larger footprint. However, it would not block views to the Claremont Theater that are not already obstructed by the existing three-story building on the site. Furthermore, the primary terracotta façade of the Claremont Theater is located at the chamfered corner of Broadway and 135th Street, which faces north/northwest away from Site 17 (which is located to the south). Views of this

decorative portion of the façade would remain unchanged in views south on Broadway, views north on Broadway in proximity to West 135th Street, and on 135th Street. Therefore, development of the proposed academic research building on Site 17 would not result in any significant adverse visual or contextual impacts to the Claremont Theater.

Please let us know if you require any further information or have any questions at (646) 388-9745.

AKRF, INC.



Claudia Cooney
Vice President

cc: Rachel Shatz ESDC
Geoffrey Wiener, Columbia University
Richard G. Leland, Esq., Fried, Frank, Harris, Shriver & Jacobson LLP
Mark Chertok, Esq., Sive, Paget & Riesel, P.C.
David Karnovsky, Esq., New York City Department of City Planning



New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.org

May 11, 2007

Claudia Cooney
Vice President
AKRF
440 Park Avenue South
New York, NY 10016

Re: ESDC
Proposed Manhattanville Rezoning and Academic Mixed-Use Development,
New York County
04PR04734

Dear Ms. Cooney:

Thank you for providing the additional information requested for review by the Office of Parks Recreation and Historic Preservation (OPRHP) for the proposed Manhattanville Rezoning and Academic Mixed-Use Development in Manhattan. We have reviewed the information submitted in accordance with the New York State Parks, Recreation and Historic Preservation Law, Section 14.01.

Based upon our review we offer the following comments:

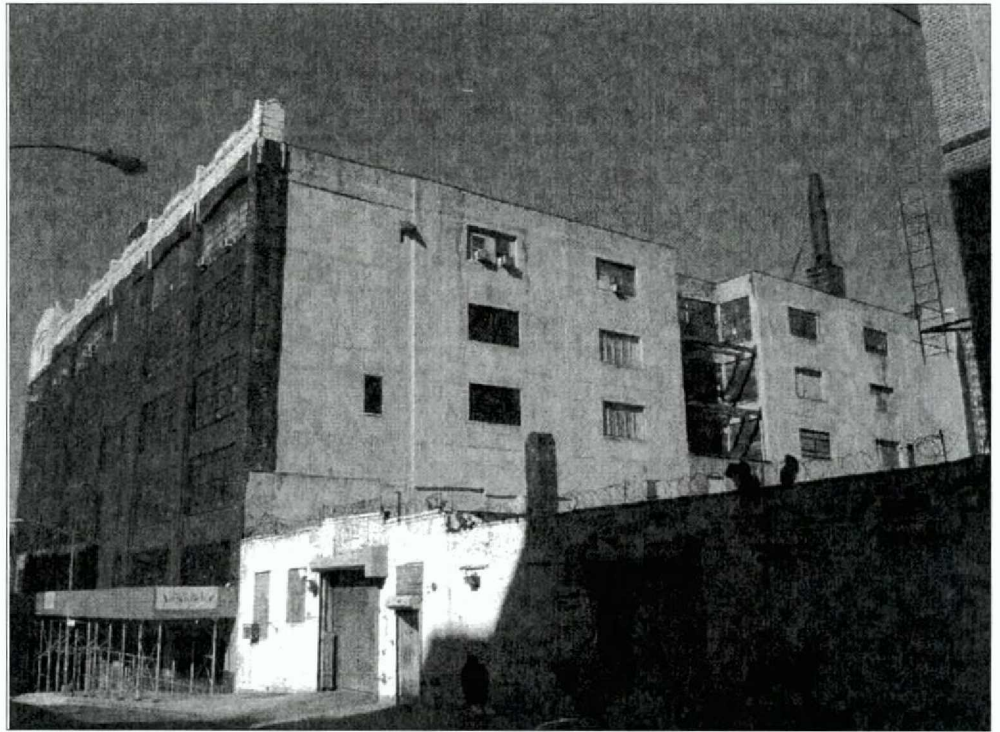
1. West Mark Diner at 659 West 131st Street We concur that the cinderblock addition and the original 1921 wood diner car possess little historic integrity and as such, we would not advocate for their restoration. We understand that the 1948 Mountain View dining car retains much of its original interior features and that the original exterior metal cladding is still present beneath the brick exterior. As such, we concur that relocating and restoring the 1948 diner would be appropriate. We would like to be consulted on the proposed new location and rehabilitation of this structure. In this case, it is our opinion that moving the structure would not necessarily result an adverse impact to the 1948 diner car since diner cars were designed to be relocated as needed.
2. Studebaker Building, 615 West 131st Street We concur that there would not be significant adverse visual or contextual impacts on the Studebaker building due to the proposed new construction.
3. Claremont Theater Building, 3320 Broadway We concur that the redevelopment of site 17 would not result in significant adverse visual or contextual impacts to the Claremont Theater.

Thank you for your request. If you have any questions, I can be reached at (518) 237-8643, ext. 3282. Please refer to the SHPO Project Review (PI) number in any future correspondences regarding this project.

Sincerely,

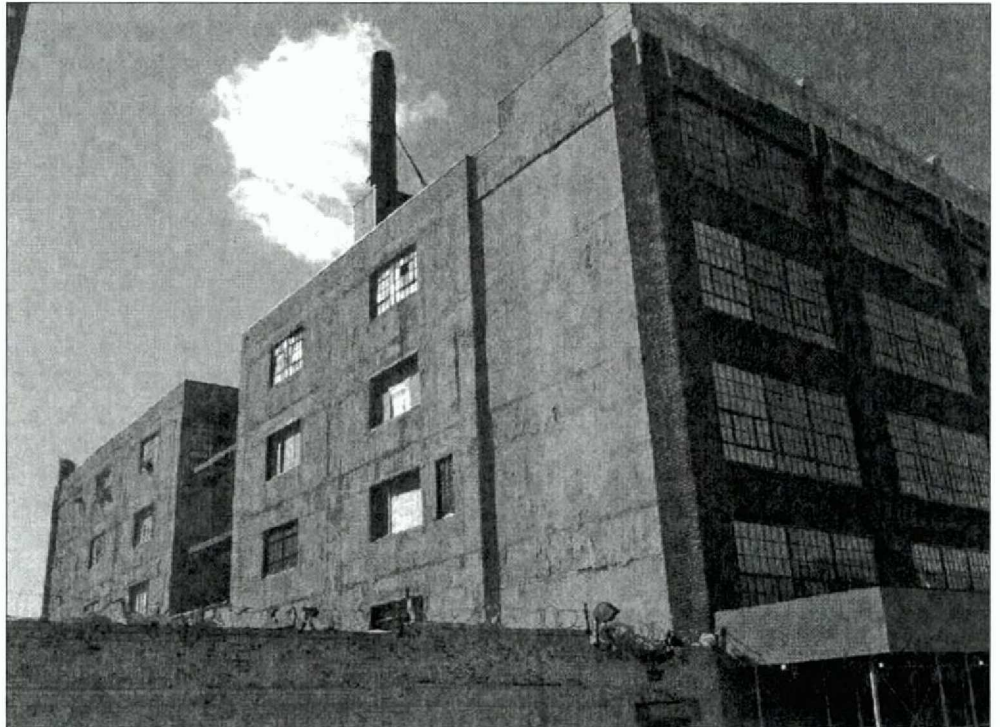
Beth A. Cumming
Historic Preservation Specialist - Technical Unit
e-mail: Beth.cumming@oprhp.state.ny.us

cc: Rachel Shatz - ESDC



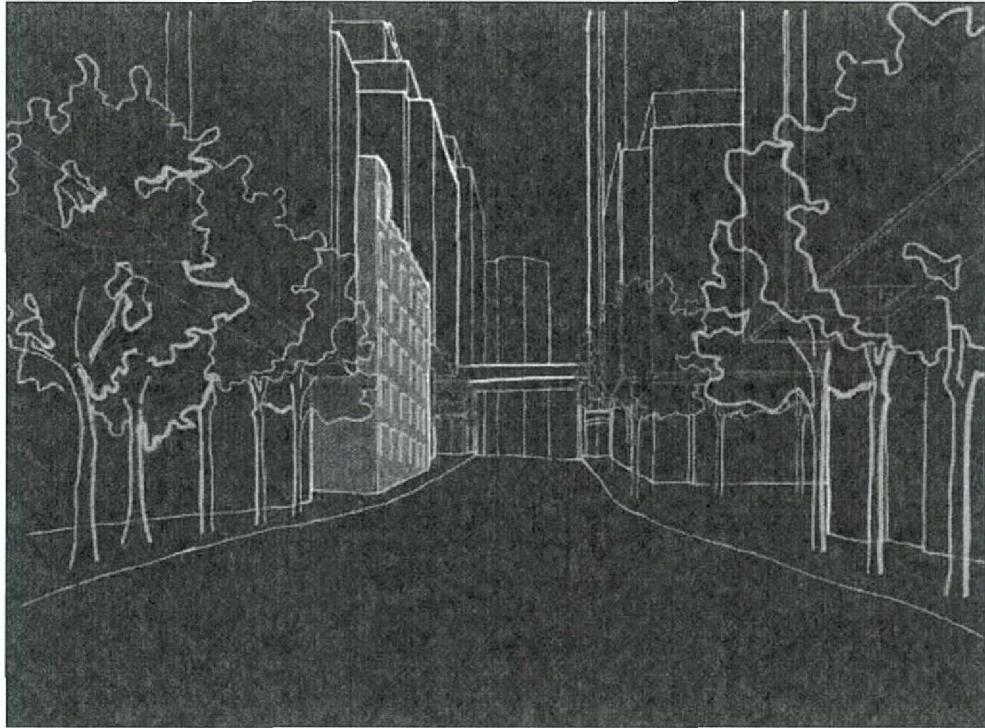
View of east facade of the Studebaker Building from West 131st Street

1



View of east facade of the Studebaker Building from West 132nd Street

2

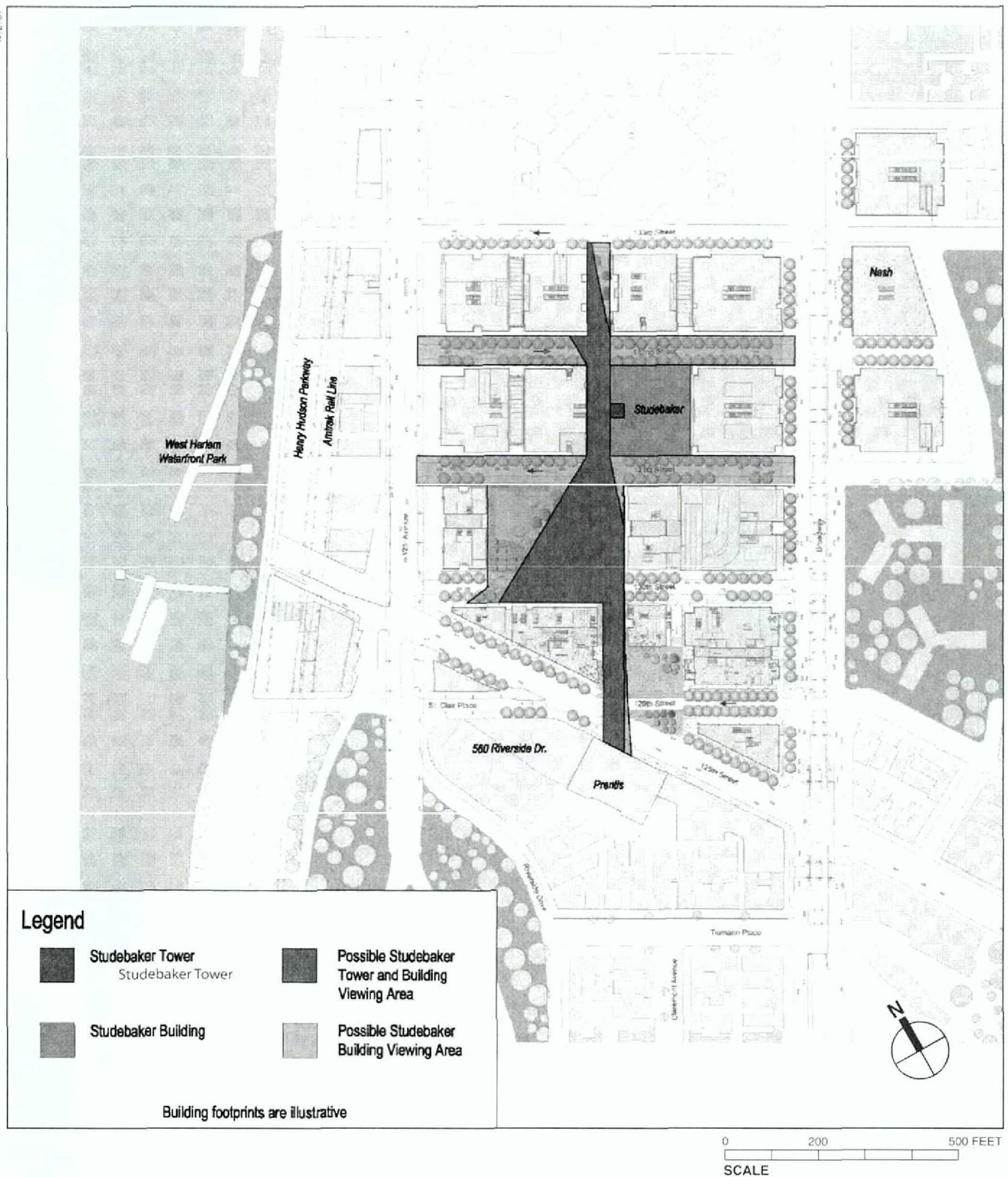




ILLUSTRATIVE PLAN SHOWN.

MANHATTANVILLE IN WEST HARLEM REZONING
AND ACADEMIC MIXED-USE DEVELOPMENT

Figure 9-48
**View West on West 131st Street
From Broadway**





MANHATTANVILLE IN WEST HARLEM REZONING
AND ACADEMIC MIXED-USE DEVELOPMENT

Figure 8-24
**View from Open Space Between
West 129th and West 130th Streets
Toward Studebaker Tower**