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CULTURAL RESOURCE INVESTIGATION
PROPOSED UNION SQUARE REZONING

ENVIRONMENTAL REVIEW

CEQR NO. 87-283M

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LOUIS BERGER

ENVIRONMENTAL MANAGEMENT

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DEPARTMENT OF CITY PLANNING

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CULTURAL RESOURCE INVESTIGATION
PROPOSED UNION SQUARE REZONING
CEQR NO. 87-283M

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N.Y.C. Department of General Services
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CULTURAL RESOURCE INVESTIGATION
PROPOSED UNION SQUARE REZONING

I. DESCRIPTION OF THE AFFECTED ENVIRONMENT

Description of the affected environment was developed from extensive background research on the project area. Also all standing structures were subject to architectural inspection and evaluation. Since open areas, such as parking lots, are presumed to be most likely to be subject to re-development involving extensive subsurface impacts, special attention was paid to the possible presence of intact, subsurface cultural resources in these areas (parking lot at 111-123 E. 13th Street and vacant lots adjacent to the Palladium facing E. 14th Street). This research together with general background studies, literature review and cartographic survey formed the basis for assessing archaeological potential.

A. PRIOR STUDIES

The project area was included in the study area covered by the proposed Union Square Special Zoning District (Parsons Brinckerhoff 1984). According to the draft environmental impact statement, the project area does not contain any New York City Landmarks nor any properties included in or eligible for inclusion in the National Register of Historic Places. Inquiry at the New York City Landmarks Preservation Commission (NYLPC) revealed that no additional properties have been designated since preparation of this document. Greenhouse Consultants, Inc. (GCI) prepared Stage 1a documentation for Block 870, located adjacent to the study area, concluding that there is no subsurface cultural resource potential due to the nature and depth of disturbance (GCI 1985; Baugher, July 30, 1987).

The locations of previously identified, noteworthy historic/architectural structures and areas of archaeological potential in the vicinity of the project area are shown in Figure 1. The American Drapery Building was designated a New York City Landmark in October 1986. None of the others have been included in or determined eligible for inclusion in the National Register of Historic Places.

B. ARCHAEOLOGICAL POTENTIAL

1. Prehistoric Resources

a. Overview

Relatively little is known of Paleo-Indian life in coastal environments (Brennan 1977; Custer and Stewart 1983; Custer, Cavallo and Stewart 1983). However, two Paleo-Indian sites, Port Mobil and Wards Point, have been reported from coastal areas within the New York City metropolitan area (Funk 1977; Eisenberg 1978). Both appear to represent small group encampments or forays. It is under debate whether the location of this and similar sites suggest that marine resources may have been one focus of settlement and subsistence patterns. This aspect of Paleo-Indian lifeways has received little attention in the past although tentative evidence from interior locales has suggested its importance (McNett and Marshall 1977; Dent 1979). However, some researchers point out that the artifact assemblage from the Port Mobil site does not suggest a marine orientation. The geomorphology of the area in combination with the effects of glaciation and subsequent sea level rise indicates that marine environments were probably not stable at this early date and could not have served as a primary focus of subsistence activities (Custer and Stewart 1983; Newman 1977; Edward 1977).

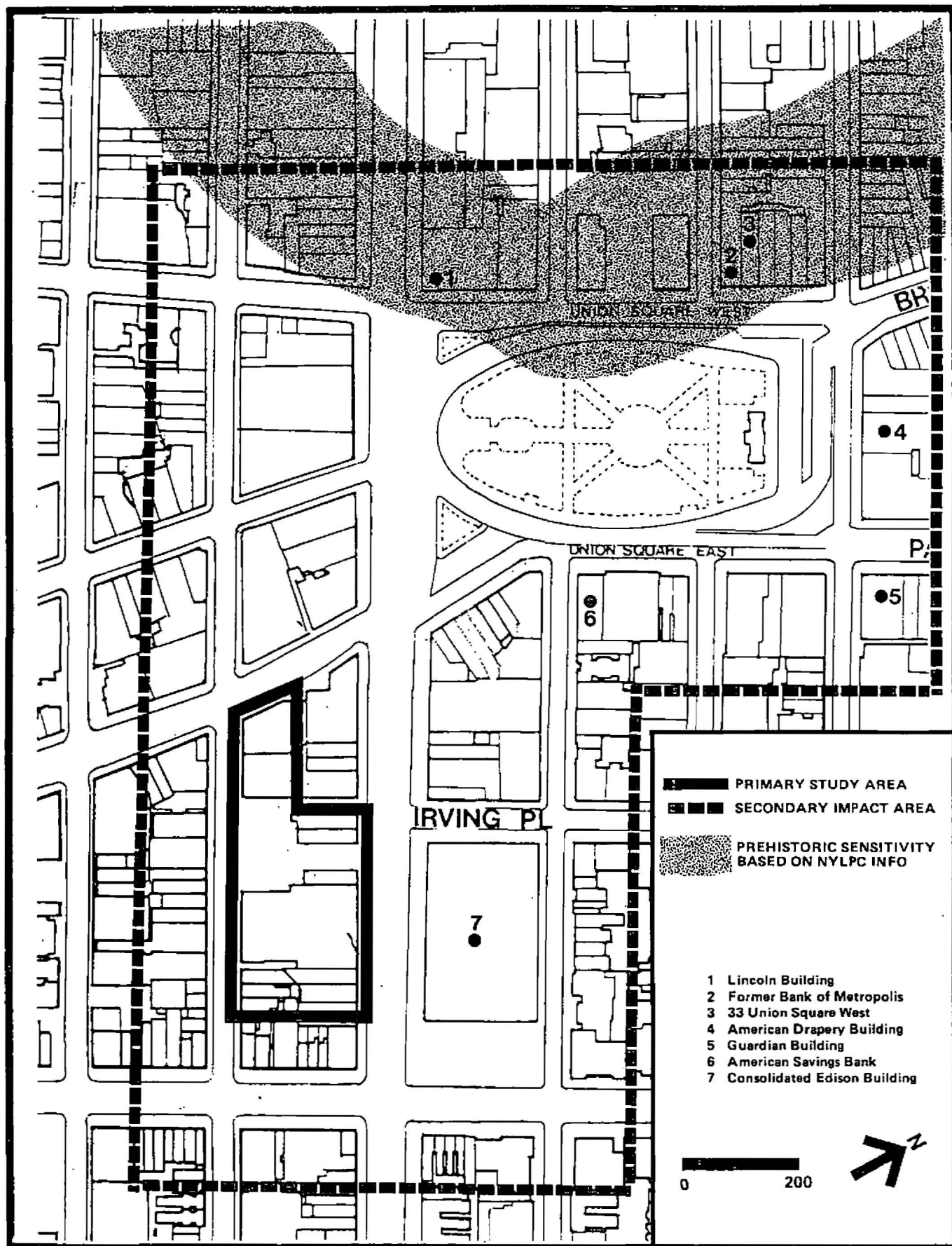


FIGURE 1 Previously Identified Historic and Architectural Resources in the Primary and Secondary Study Areas and Areas of Predicted Archaeological Sensitivity

SOURCES: NYLPC, Parsons Brinckerhoff 1984: II-32, GCI 1985

If Paleo-Indian sites are present in the project area, they would most likely be comparable to Port Mobil in being small and spatially limited. If hypotheses regarding the importance of cryptocrystalline lithics in Paleo-Indian settlement patterns are correct (Gardner 1979; Custer 1983), any sites in the project area should produce lithic assemblages that show moderate degrees of curation. Newman (1977) has suggested, based on evidence from western Long Island, that paleoenvironmental successions in the New York area were somewhat different from those postulated for similar types of eastern coastal environments.

By late Archaic times (circa 3000 BC - 1000 BC), it is believed that the rate of sea level rise and isostatic rebound of the continental margins had been relatively ameliorated (Newman 1977; Edwards and Merrill 1977), resulting in the stabilization of marine environments and the flourishing of marine resources which were intensively exploited by aboriginal populations (Brennan 1977; Custer and Stewart 198; Wyatt 1977). This is a trend throughout the Middle Atlantic region, which generally continued will into Middle Woodland times, circa AD 700 (Custer and Stewart 1977). In some of these areas, the exploitation of rich marine resources was intrinsically involved with the development of complex societies that stood in contrast to surrounding groups (Custer 1982; Custer 1983; Stewart 1982).

Regionally, settlements became nucleated during Late Woodland times with primary residence occurring in villages composed of relatively large groups. The importance of primitive agriculture seems to have been a major factor in this change in settlement and subsistence. The practice of agriculture and its effect on late prehistoric and early historic period Indians of coastal New York is currently the focus of much debate (Ceci 1977; Ceci 1980; Silver 1982).

When the first Europeans (Dutch) settled in the region during the first decades of the seventeenth century, they encountered the

Upper Delaware Indians, who lived on Manhattan. The Dutch and English slowly expanded their territory from lower Manhattan northward, forcing the native inhabitants out of the area. By the first decade of the nineteenth century, the process had been completed, forcing the remaining few Upper Delawarian people out of the area.

2. Historic Resources

a. Overview of Development of Union Square

The following overview of historical development of Union Square and vicinity is based on material presented in the Draft Environmental Impact Statement for the Proposed Union Square Special Zoning District (Parsons Brinckerhoff 1984). Detailed historical research on the project area is presented separately.

Known as Union Place in the Commissions Plan of 1811, Union Square was superimposed on the intersection of Bowery Road and Bloomingdale Road (now Broadway). Samuel Ruggles, who also designed Gramercy Park, surveyed the square in 1831, and it soon became the focus for an exclusive, residential neighborhood. Like Gramercy Park to the north, the park was enclosed by a gate.

Although the 14th Street neighborhood retained its residential character, the area east of Union Square became a fashionable theatre district in the middle decades of the nineteenth century. Union Place was the focus for draft riots during the Civil War as well as meetings, reviews and parades. After the war, the fence was removed and the park renamed Union Square.

During the last three decades of the century, major department stores moved into the area, and "Ladies Mile," a stretch of Broadway from 8th to 23rd Streets, housed a series of fashionable

stores. Theatre was a presence in the neighborhood and the opening of Luchow's in the 1880s, a restaurant patronized by the entertainment world, contributed to the nightlife.

Between 1900 and 1914, however the theatres and restaurants began to move north, toward Times Square. They were followed by the fashionable department stores. Real estate values fell and vacant properties were occupied by the garment industry and residences for the immigrant laborers. On the eve of World War I, the square became a focus for political activity, geared to the issues affecting the local population. Anarchists, Socialists and "Wobblies" held meetings, soap discussions and rallies. Agencies for these movements were located in the surrounding buildings. This politicized atmosphere survived the war, and in the late 1920s, the square was the scene for more demonstrations and rallies. After 1929, it was a gathering place for the jobless and labor demonstrations ensued during the Depression.

In the meantime, the remaining theatres were converted to burlesque and then to film or were used as shooting and art galleries. Former residential buildings on Union Square itself were converted to new department stores by S. Klein and Orbachs, and in the 1930s, 14th Street became known as bargain center. After 1910, the new BMT subway line was put in through the park, which was not, however, relandscaped until 1935. S. Klein expanded after World War II and new residential development occurred on 14th Street and Union Square East. This was insufficient, however, to stem the deterioration, and S. Klein, Rogers Peet Company, Rizolli and Luchow's eventually shut their doors.

b. Historical Development of Primary Study Area

The earliest deed associated with the primary study area dates to April 1765, when Cornelius and Anna Maria Tiebout sold 2 acres east of King's High Road (later Bowery Road) to Richard Dawson

(New York County, City Register, Tract Report #395). In April 1825, when the block bounded by E. 13th, E. 14th, 3rd and 4th Avenues was surveyed into Manhattan's urban grid, most of the block was owned by the heirs of David Dunham. Dunham had been a New York City merchant with fairly substantial real estate interests; he listed his residences and place of business in lower Manhattan (Longworth's American Almanac, New York Register and City Directory 1822:175, 1825:161).

Dunham and his partner Daniel Tompkins bought most of the land contained in blocks 559, 558, 870, 871, 896 and 469 between 1804 and 1806 (New York County, City Register, Tract Report #395). By 1825, Dunham had died and a lawsuit brought in the Court of Chancery resulted in survey of his property and a series of public sales. The area now occupied by the parking lot at 111-123 E. 13th Street was purchased by Peter Schermerhorn Jr., a New York City merchant and member of a prominent family (Anthony Dey et al. to Peter Schermerhorn Jr., April 18, 1825, NYC 203:438). The remainder of the project area was purchased by other investors (Cooke 1831).

In the mid-eighteenth century, this part of Manhattan Island had been given over to agricultural uses (Ratzer 1767). None of the known eighteenth-century farm sites documented on the Ratzer (1766-67) map appears to have been contained in the project area. At the turn of the century, the landscape was still characterized by open spaces, fields, irregular terrain, and dispersed farmsteads and gentlemen's seats (Risse 1900). The 1807 plan for the future expansion of the city into this area shows some development along Bowery Road, including two structures at the western end of the project area (Figure 2). Union Place, as it was then projected, would have required removal of these buildings.

A similar configuration of structures was shown on Poppleton's and Longworth's plans, ten years later (Poppleton 1817; Longworth

1817). The terrain at this point was apparently low and flat and was still undeveloped in 1824 (Hooker 1824). The two structures were still depicted in the western portion of the block. Despite the land sales that occurred after 1825, the block does not appear to have been intensively developed in 1831 and the two structures are still shown at the western end (Langdon 1831). The continuity in the depiction of these structures suggests that successive cartographic efforts may have relied on previous work, only updating those portions of the maps that needed revision. Bridges's (1825) survey of Dunham's estate in 1825 does not show these structures. They may have been abandoned by this time or so little importance attached to them that the surveyor did not address their presence. The continued presence of the two structures may simply indicate slow pace of development in the vicinity of the project area, not inconsistent with Union Square's early nineteenth century reputation as a shanty town and potters field.

By 1837, there was evidence of urban development in this area. A reservoir was located between E. 12th and E. 13th Streets, and the shaded area indicated on the Burr (1837) map implies initial development along the Bowery Road (4th Avenue) frontage (Figure 3). It should be noted, that the 1807 grid had been modified so that the western boundary conformed to the older Bowery Road. Union Place had been converted into more of a rectangle. By 1848, development of the block was complete (Kemble 1848).

This scenario, based on cartographic sources, is confirmed by selected research in city tax records. There is some difficulty in reconciling the various lists as three systems of numbering lots were used between 1825 and 1845. In 1825, Benjamin Marshall reported 10 lots, valued at \$2500; the Estate of David Dunham reported 6 lots, valued at \$1200; David Wagstaff reported 3 lots at \$700 and Peter Schermerhorn reported 5 lots at \$1000 (Record of Assessments 1825:n.p.). No improvements are indicated. Ten years later, the most of the block had been surveyed into lots

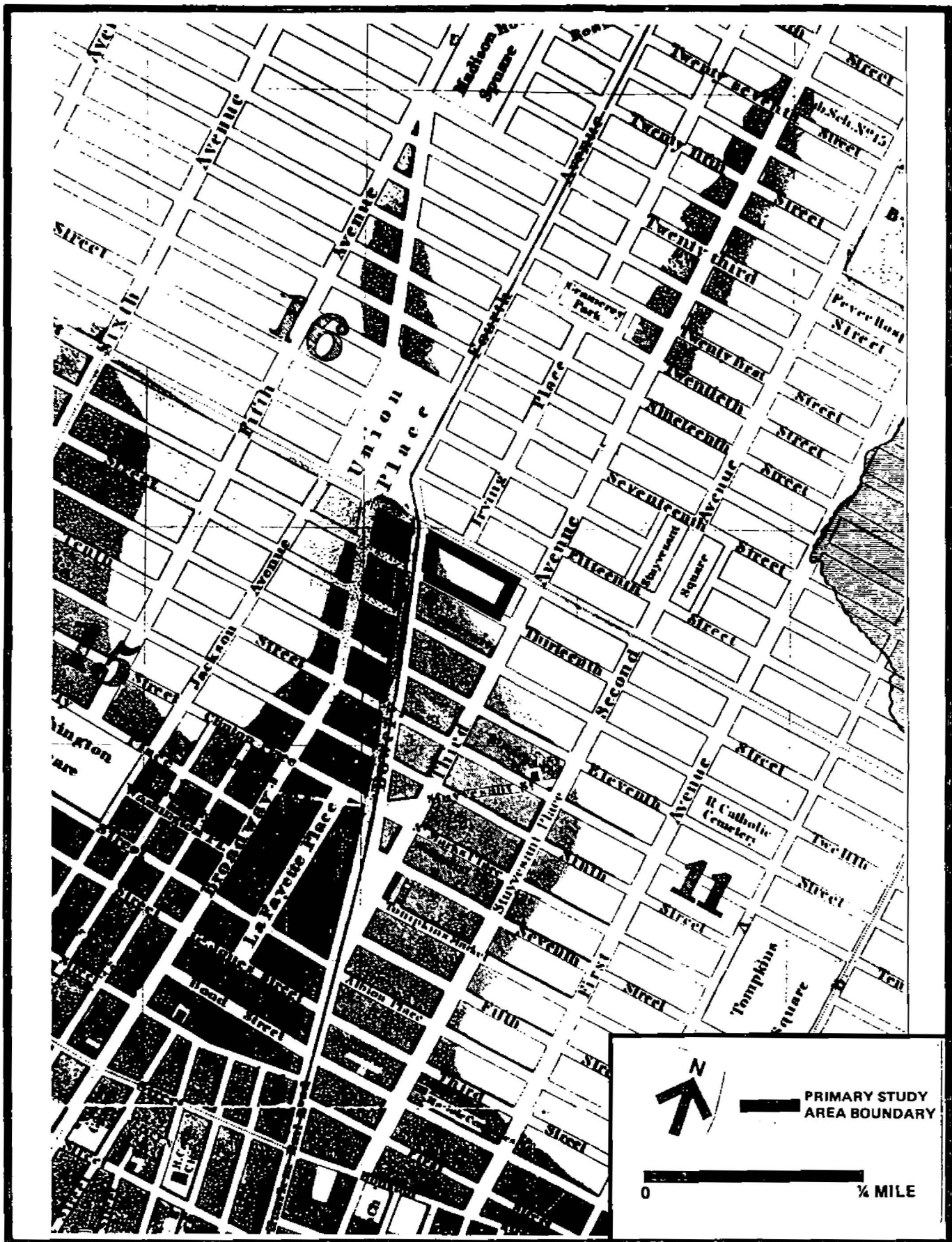


FIGURE 3: Primary Study Area and Vicinity, 1837

SOURCE: Burr 1837.

measuring 25' x 100' along E. 13th Street and 25' x 106.6' along E. 14th Street (Record of Assessments 1835:138-39). The center of the block appears to have been vacant.

By 1845, however, a piano forte factory owned by Stoddart, Worcester and Dunham, had been built on the north side of E. 13th Street (Record of Assessments 1845:65); the factory is shown on the earliest real estate atlas (Figure 4). The firm was organized around 1836 but as late as 1845 listed its address in the directory as 361 Broadway (New York Classified Mercantile Directory 1837:94; Longworth's American Almanac, New York Register and City Directory 1840-41:245; Doggett's New York City Directory 1845-45:413). Between 1845 and 1850, the firm dissolved, although John Dunham continued to manufacture pianos for many years (Spillane 1890:181-82). Dunham had been trained as a cabinetmaker, and the combination of cabinetry and piano manufacturing was not uncommon in the early nineteenth century. By 1850, he reported his business at 75 E. 13th Street where it remained through 1865. Between 1870 and 1880, he listed his business address at several locations in the city, gradually moving north (Doggett's New York City Directory 1850-51:156; Trow's New York City Directory 1860-61:249; 1865:254; 1870:312; 1875:355; 1880:413).

Dunham sold the property to William Steinway in 1866 (John B. Dunham to William Steinway, December 20, 1866, recorded January 3, 1867, NYC 985:615). The Steinway warehouses, offices, and studios were located one block north of the project on a site bounded that extended from E. 14th to E. 15th Streets, between 4th Avenue and Irving Place (Steinway 1953:13). Dunham continued to appear as the owner of record in the tax lists through 1895. The use of the site is unclear, and it is possible that it functioned simply as additional warehouse space for the Steinway company.

The area behind the factory was vacant in 1845 but was subsequent-

ly developed as a lumber yard (Figures 4 and 5). The remainder of the block appears to have been occupied at this time in a series of row houses with fairly large rear yard areas. These may or may not have been owner-occupied, as absentee ownership and tiers of leases and subleases had become common by approximately 1840 (Blackmar 1979). Between 1853 and 1859, the Episcopal Church was constructed on E. 14th Street. In general, the juxtaposition of the piano manufactory, religious and educational institutions, and nearby livery stable suggests a functionally heterogeneous neighborhood, although the factory and the nearby Academy of Music prefigured the neighborhood's transition to theatre and entertainment.

A bird's eye view (1879) shows fairly intensive use of space with small open areas east and west of the church on E. 14th Street (Figure 6). Although this view depicts several large buildings along E. 13th and E. 14th Streets, the system of enumeration for tax purposes indicates that these were still legally distinct lots, with 25 foot frontages that may have been merged (see Figure 7). A "circus" occupied Schermerhorn's lots, 116-124 E. 14th Street between 1865 and 1875 (Record of Assessments, 17th Ward, 1865:113;1875:117). These lots were not occupied by five and six story buildings until 1895 (Record of Assessments, 17th Ward 1895:133). The row houses at the northeast corner were merged into the Schuler Hotel, although the lots were legally distinct. Rear yard areas were still open at several locations (e.g., 115-125 4th Avenue, 129, 121-117, 113-107 E. 13th Street, 129-141 E. 13th Street, 110-124 E. 14th Street).

By 1903 (Figure 8), two small factories occupied the area from 105 E. 13th Street to 121 E. 13th Street. The Dewey Theatre occupied the site of the church on E. 14th Street, and one of the dwellings behind it, facing E. 13th Street, provided dressing rooms for the theatre. Mixed commercial and residential uses characterized the remainder of the block. Additions to the mid-nineteenth-century rowhouses consisted of one- and two-story

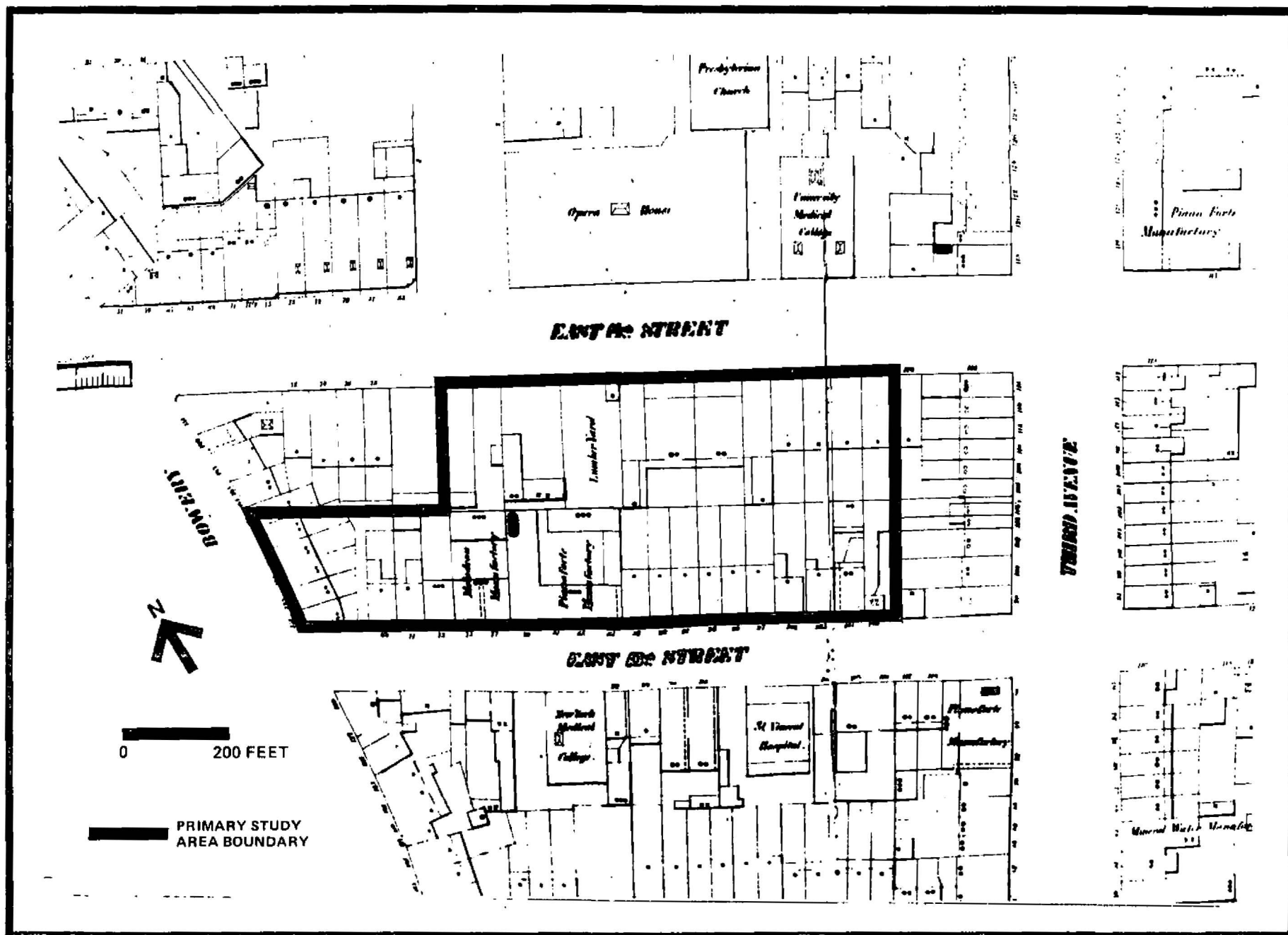
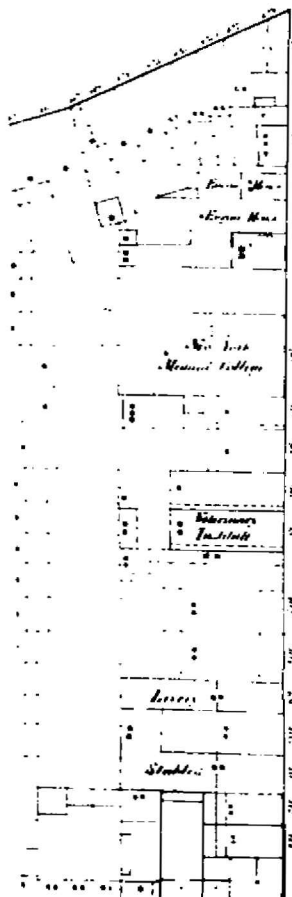


FIGURE 4: Primary Study Area and Vicinity, 1853

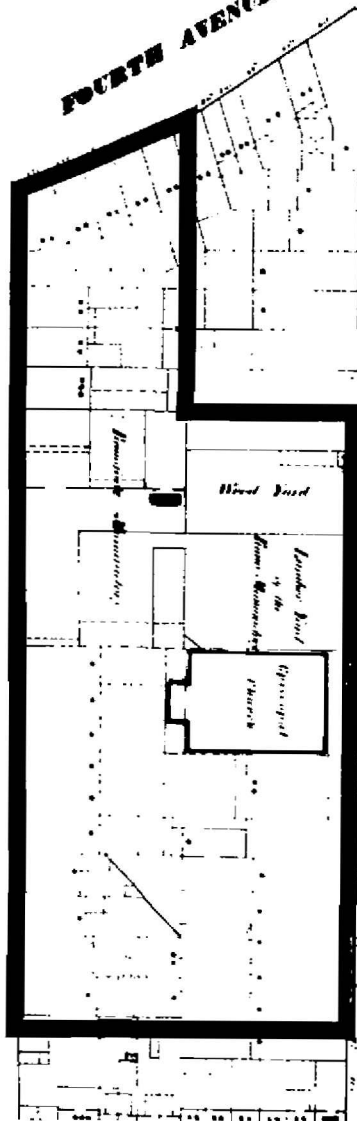
SOURCE: Perris 1853

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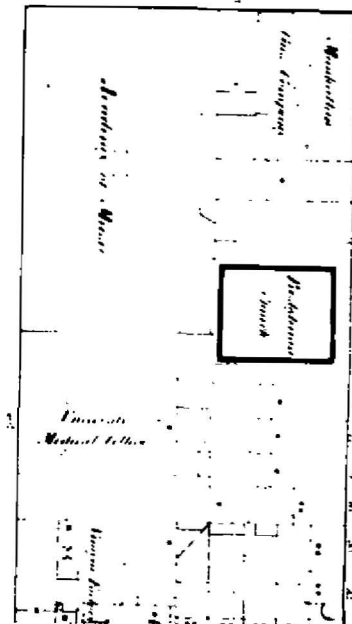
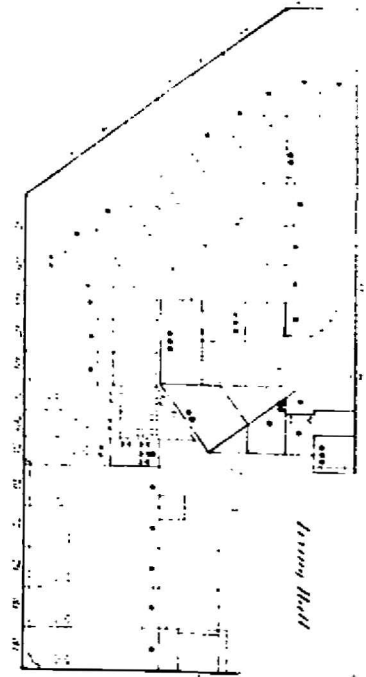
FOURTH AVENUE



EAST 13th STREET



EAST 14th STREET



PRIMARY STUDY AREA BOUNDARY



0 100 FEET

FIGURE 5: Primary Study Area and Vicinity, 1859

SOURCE: Perris 1859

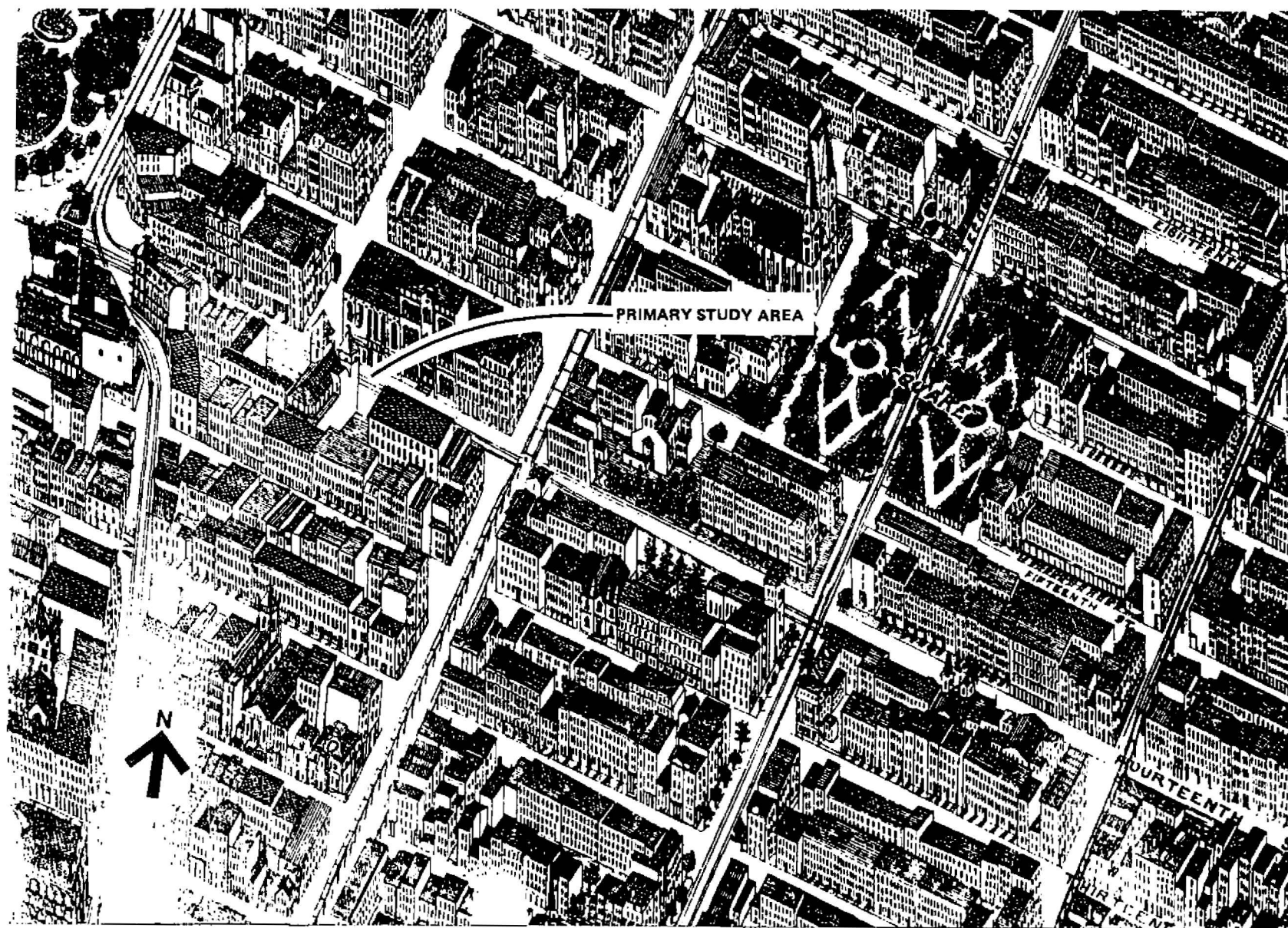


FIGURE 6: Primary Study Area and Vicinity, 1879

SOURCE: Galt 1879

SOURCE: *Pidgeon 1881.*

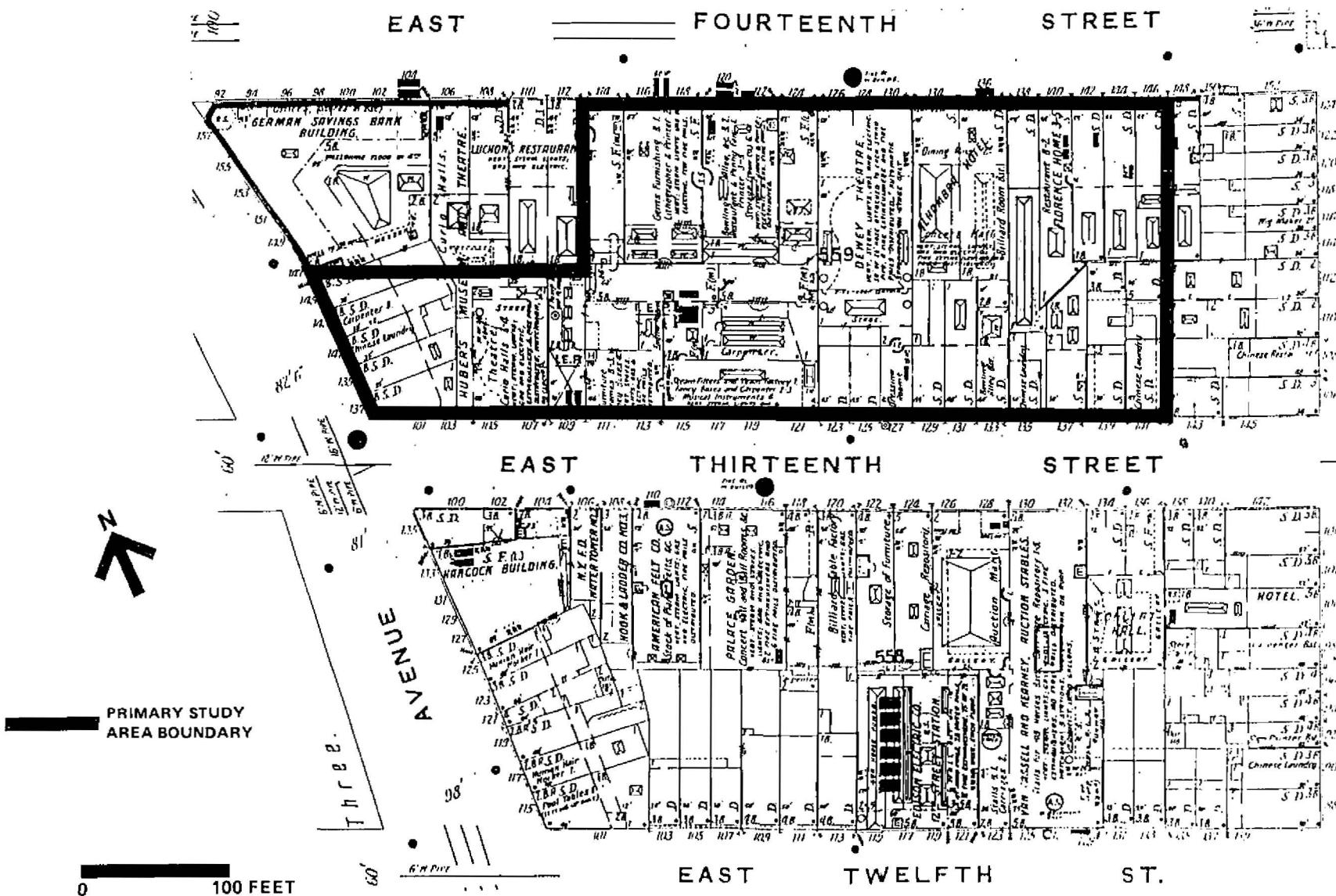


FIGURE 8: Primary Study Area and Vicinity, 1903

SOURCE: Sanborn Map Company, 1903

rear extensions, similar to construction found elsewhere in the city. The resulting buildings covered the entire lot.

A similar configuration of structures and uses were shown in 1916 (Figure 9) with the exception of the City Theatre, built in 1909 at 111-121 E. 13th Street (Sanborn 1920). The lots on E. 14th Street, at the northeastern corner of the project area were still occupied by the five story rowhouses that had been in place in the 1850s as was the case at lots along E. 13th Street and at the corner of E. 13th and 4th Avenue. The Fox Academy, which extended from E. 13th through to E. 14th Streets, was built in 1925. The remainder of the block in 1944 (Figure 10) was much as it had been in earlier decades, although fewer of the nineteenth-century rowhouses housed domestic as well as commercial functions.

3. Subsurface Cultural Resource Potential

a. Primary Study Area

Assessment of subsurface cultural resource potential prior to defining the need for and scope of fieldwork is based on the historic uses of a property, the likelihood that there were significant archaeological expressions, and the extent to which historic uses of a property may have obscured prior, possibly significant expressions. In the latter case, direct evidence, such as depth of basements can be augmented by comparing a site with similar situations which have yielded well-preserved archaeological resources. A site plan showing areas of relative subsurface cultural resource sensitivity has been prepared (Figure 11).

Prior research (GCI 1985:3-5) has documented substantial land modifications, involving both downcutting and landfilling in the vicinity of Union Square and east of Bowery Road (i.e., 4th Avenue). Early nineteenth-century descriptions of terrain modifications in the vicinity of Union Square contain references to disturbed native American graves, leading researchers to conclude

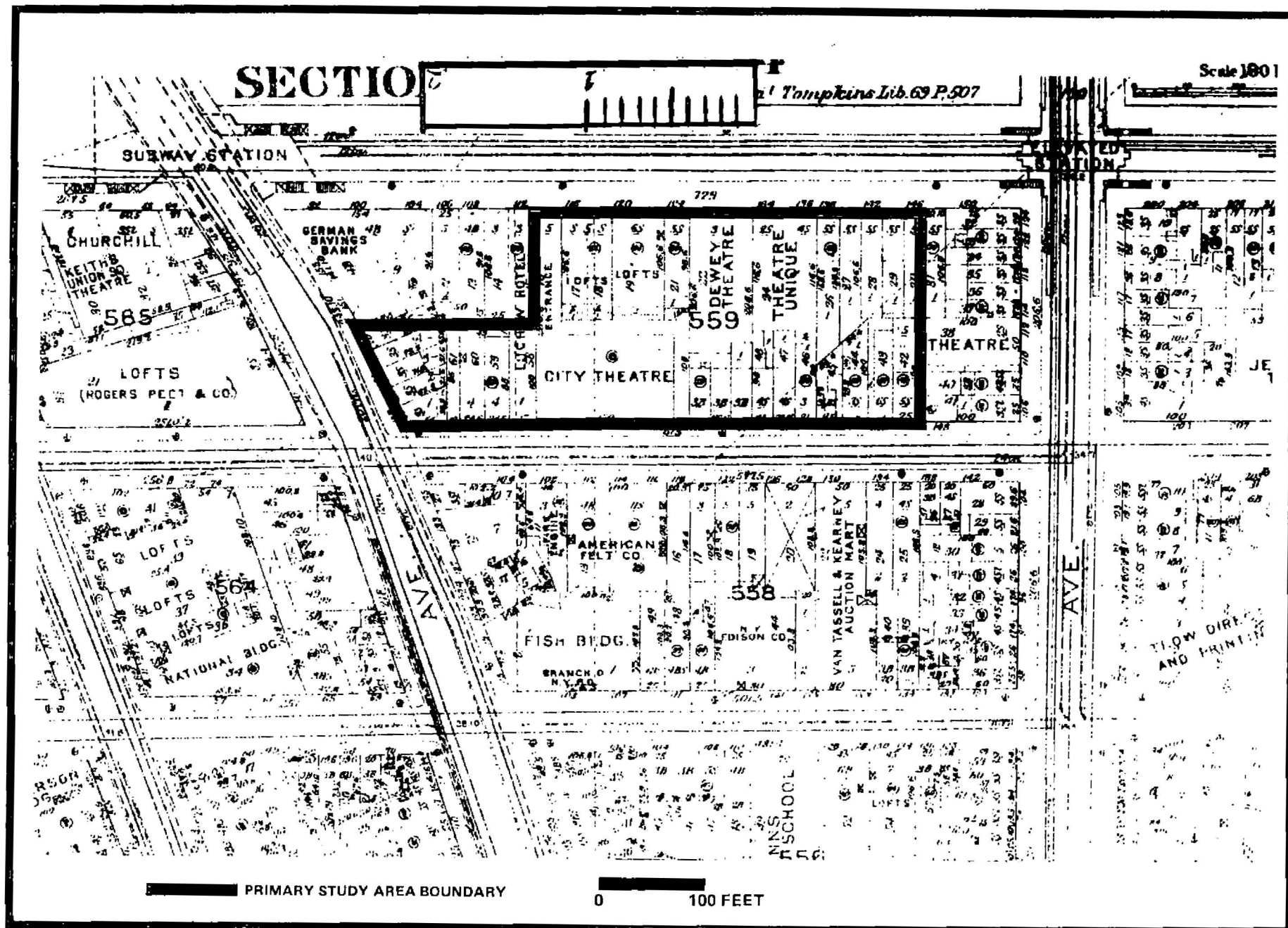


FIGURE 9: Primary Study Area and Vicinity, 1916

SOURCE: Bromley 1916

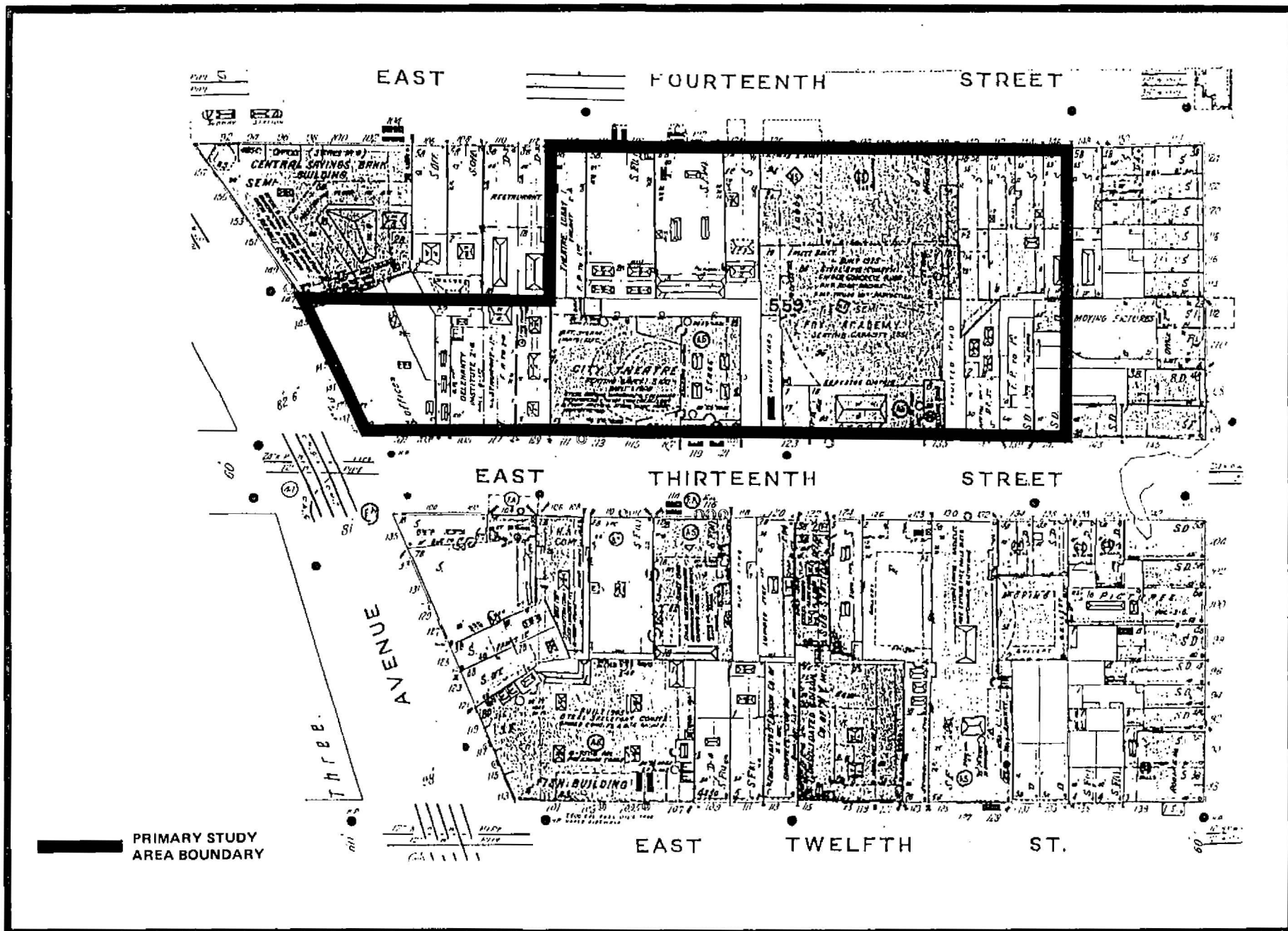


FIGURE 10: Primary Study Area and Vicinity, 1944

SOURCE: Sanborn Map Company, 1944

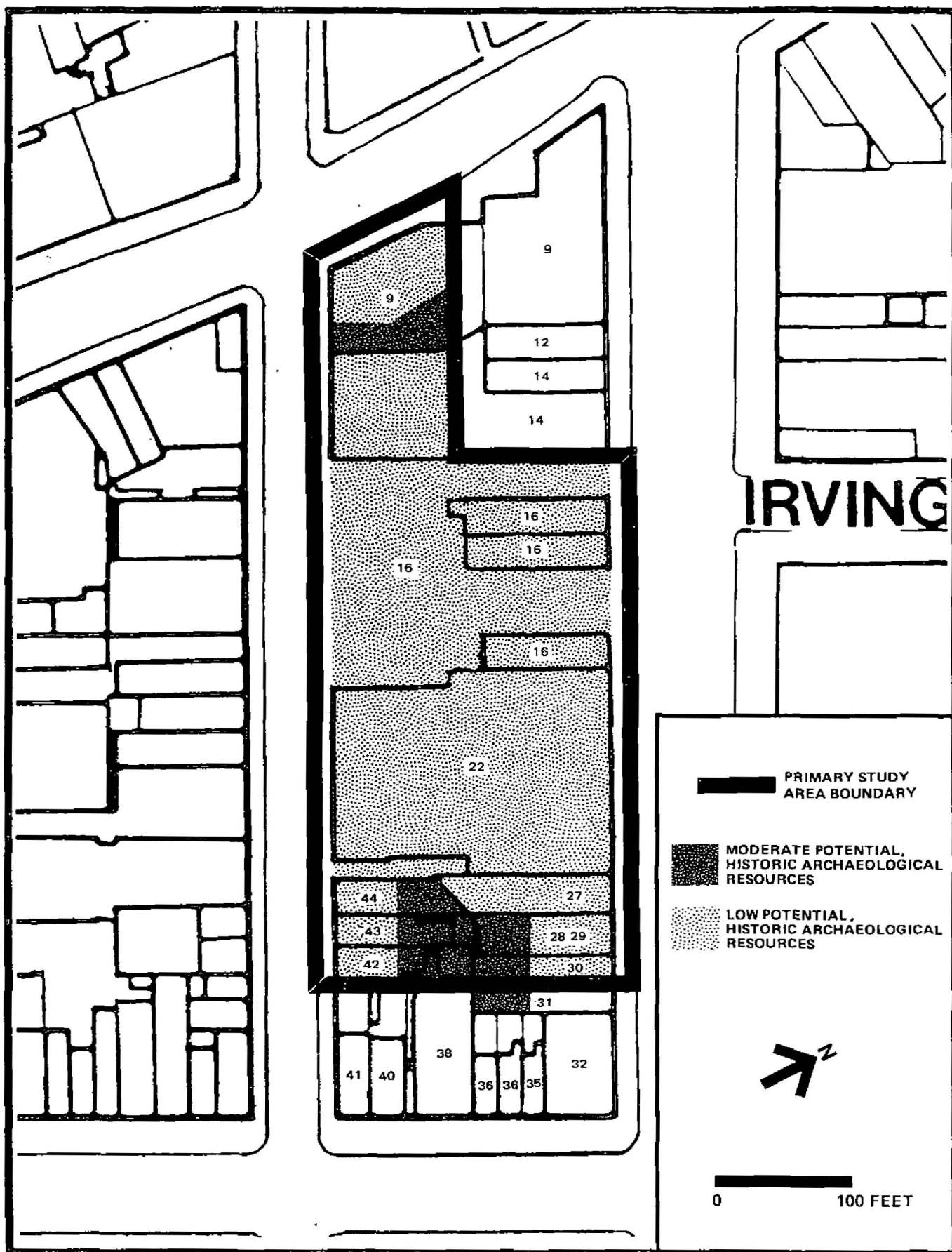


FIGURE 11: Primary Study Area, Cultural Resource Sensitivity Map

that "this land alteration activity impacted and cut away the original exposed Colonial and eighteenth-century surfaces into which or on which prehistoric remains were found" (GCI 1985:4). Although the project area is not far from one of the water courses that threaded Manhattan Island, NYLPC's archaeological sensitivity model for Manhattan has not deemed the block sensitive for prehistoric resources. No evidence has been obtained to revise this view for prehistoric resources. The cultural resource potential for significant prehistoric and eighteenth-century historic properties is considered low.

The presence of structures between 1800 and 1834 along the western portion of the block is tantalizing. They were contained in the land owned by Dunham's heirs in 1825, and their occupation and function is presently unknown. The placement of these structures is, however, less than exact, although they appear to have been near the historic road. It is probable that the remains of them have been obscured by construction of modern 4th Avenue or the rowhouses that originally defined this frontage.

In New York City, the rear yard areas where deep, stratified features were contained, are usually considered the most sensitive portions of the urban historic lots. Geismar (1986:5) has found that the "bottom of the deepest deposits in a non-landfill situation can extend as much as 13 ft. [sic] below the ground surface" in Manhattan. The one-story extensions that covered the rear areas of the lots typically did not have basements, and the slab floors sealed yard middens and deep features. Key Perspectives (1984:69) identified "normal household debris," dating to the period after 1850, above the landfill in the rear yards associated with historic lots at 53rd and Third, although no further work was necessary at this site.

The deep features likely to contain intact, stratified deposits (i.e., wells, cisterns and privies) became obsolete after the middle of the nineteenth century as a result of construction of a

comprehensive city water and sewage system between 1850 and 1855 (Spann 1981:131-33). The block, does not appear to have been developed until the second quarter of the nineteenth century and given the proximity to the city reservoir may have had rapid access to centralized water services. On the one hand, this provides a limited temporal window, useful for dating purposes, if, in fact, such features exist. Yet the prevalence of absentee ownership and the presence of unknown tenants would diminish the value of these materials, if they could not be assigned to a known historic household or occupation category. Further research is necessary to ascertain whether or not deposits would be assignable.

Rear lot areas were frequently covered by one-story brick extensions with slab floors that served to seal yard deposits. This appears to have been the case at several lots within the primary study area and these areas have been designated as having "moderate" potential for subsurface cultural resources. Additional documentary research and a program of fieldwork are recommended to establish whether or not early occupational episodes, predating the extension of municipal services, characterized these lots. At least part of the block, the parking lot at 111-123 E. 13th Street, was occupied by a series of factories. Investigation of the Building Department records located the demolition permit for the City Theatre, which occupied this site until 1953, but failed to identify basement depths for the structure. The first of these factories was an early manufacturer of pianos, which was typically undertaken in the early nineteenth century by skilled cabinet makers. Although this is historically interesting, it is unlikely that there are significant archaeological expressions of this occupational episode. This area (lot 16) has been designated as having "low" potential for significant subsurface resources.

b. Secondary Impact Area

No known prehistoric sites have been reported within the secondary impact area. The western boundary of Union Square has, however, been designated as sensitive for prehistoric resources by the NYLPC (Figure 1). There is, thus, potential for prehistoric sites within the secondary impact area. The primary study area can be considered a microcosm for development in the vicinity of Union Square. Under certain conditions, there is the potential for historic archaeological resources within the secondary area. These resources would include rear yard deposits and features associated with early nineteenth-century domestic occupations. Lot 31, which is adjacent to the primary study area although apparently part of a single, vacant lot on which buildings have been recently demolished, is believed to contain "moderate" potential for historic archaeological resources.

C. ARCHITECTURAL RESOURCES

This section provides a brief overview of architectural resources located in and immediately adjacent to the area of proposed rezoning (i.e., primary study area). As noted previously, no New York City Landmarks or National Register properties are located within or adjacent to the primary study area. Several significant structures are, however, contained in the secondary impact area including the American Drapery Building, a New York City Landmark. Beyond the secondary impact area, to the north, are two Landmark Historic Districts: Stuyvesant Square and Gramercy Park. Building dates and past uses noted in this section are extrapolated from historic maps.

The primary study area and vicinity, lying southeast of Union Square, presents a heterogeneous architectural environment in which structures dating from the late nineteenth and early twentieth centuries predominate. Apart from recent (and ongoing) condominium construction on 4th Avenue at E. 14th Street, the

dominant architectural element in the vicinity of the project area is the Consolidated Edison building, a monumental neoclassical structure erected between 1919 and 1929 on the north side of 14th Street, east of Irving Place (Plate 1). On the west side of 4th Avenue, at E. 13th Street, two structures of architectural interest are the late Renaissance Revival Rogers Peet & Co. building (1901), with mansard above the 4th Avenue facade and Flemish bond brick walls set off with cut stone facing at each chamfered corner (Plate 2); and the former New York Post Office Station D (erected prior to 1920), an expansive three-story structure faced with cast stone and ornamental terra cotta displaying a variety of neoclassical motifs (Plate 3).

The south side of E. 13th Street, opposite the primary study area, is dominated by loft buildings five or more stories high, interspersed with three-story buildings, that remain from late nineteenth and early twentieth-century light industrial and other commercial activities in the area. At 130-32 East 13th is the former Van Tassel and Kearney Auction Stables, a five-story late Victorian Romanesque block dating prior to 1904, the brick facade of which features paired round-arched windows and a variety of ornamental terra cotta spandrel panels and medallions (Plate 4). Immediately to the west at 126-128 E. 13th is a distinctive two-story structure with concrete front rising to a broad curved parapet, the arch of which echoes the large, round arched window centered in the face. This structure served as the auction ring for the adjacent Van Tassel & Kearney stables from the turn of the century until after 1920. Further to the west, at 114-116 East 13th, is a nine-story loft building erected in 1906. The cast stone tripartite facade of this late Renaissance Revival structure culminates in an overscaled temple-fronted "dormer," and each of the two end-bay entries is surmounted by a ram's head. At 100-11 E. 13th is the former American Felt Company building, a four-story brick-fronted building present by 1904. Above the modernized cast iron shopfront, windows are articulated with stone segmental arches joined to form

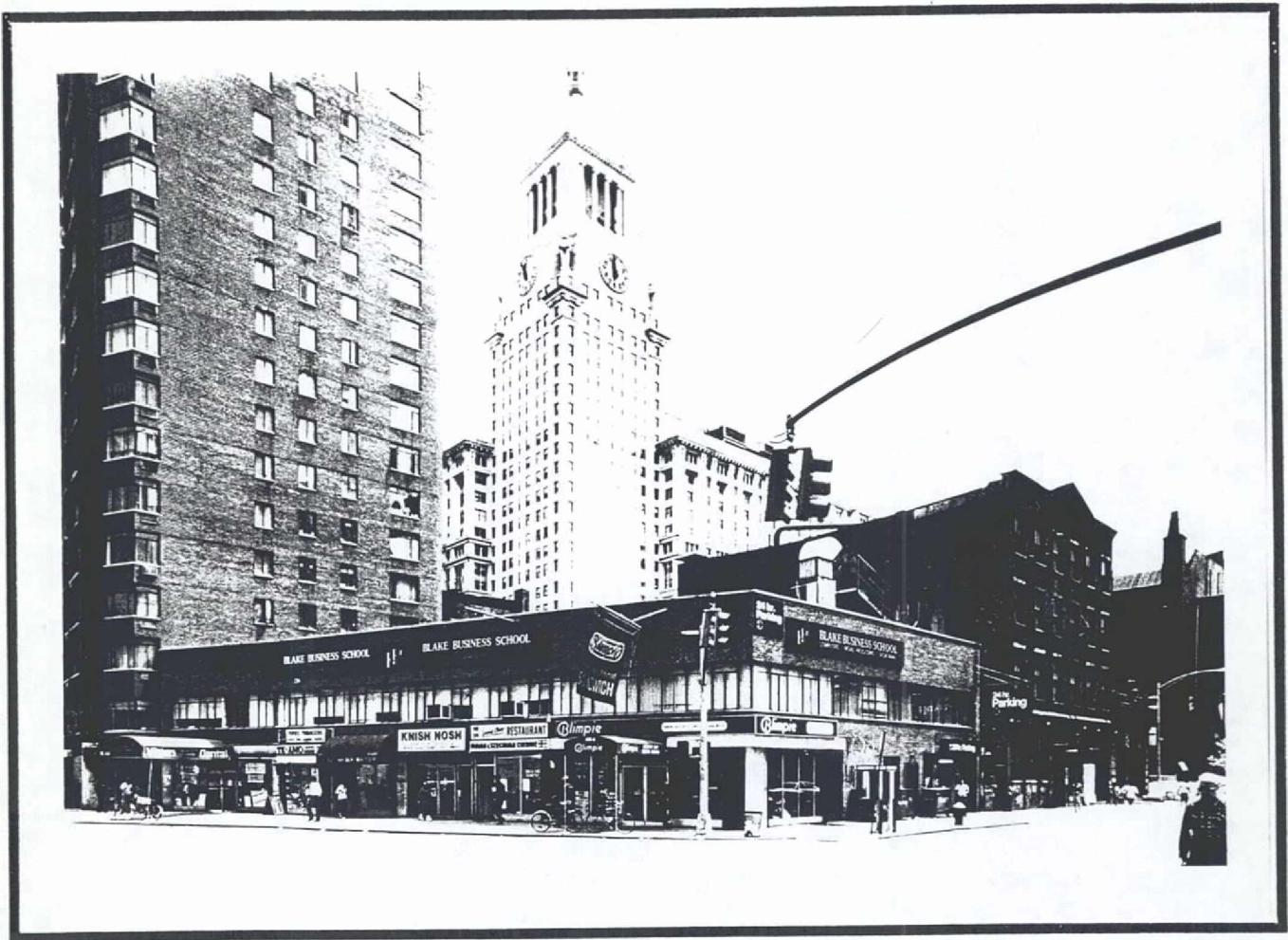


PLATE 1 **SOUTHEAST CORNER, FOURTH AVE. and E. 13th STREET,**
CON EDISON TOWER IN BACKGROUND



PLATE 2

**ROGERS, PEET & CO. BUILDING
NORTHWEST CORNER, FOURTH AVE. and E. 13th STREET**

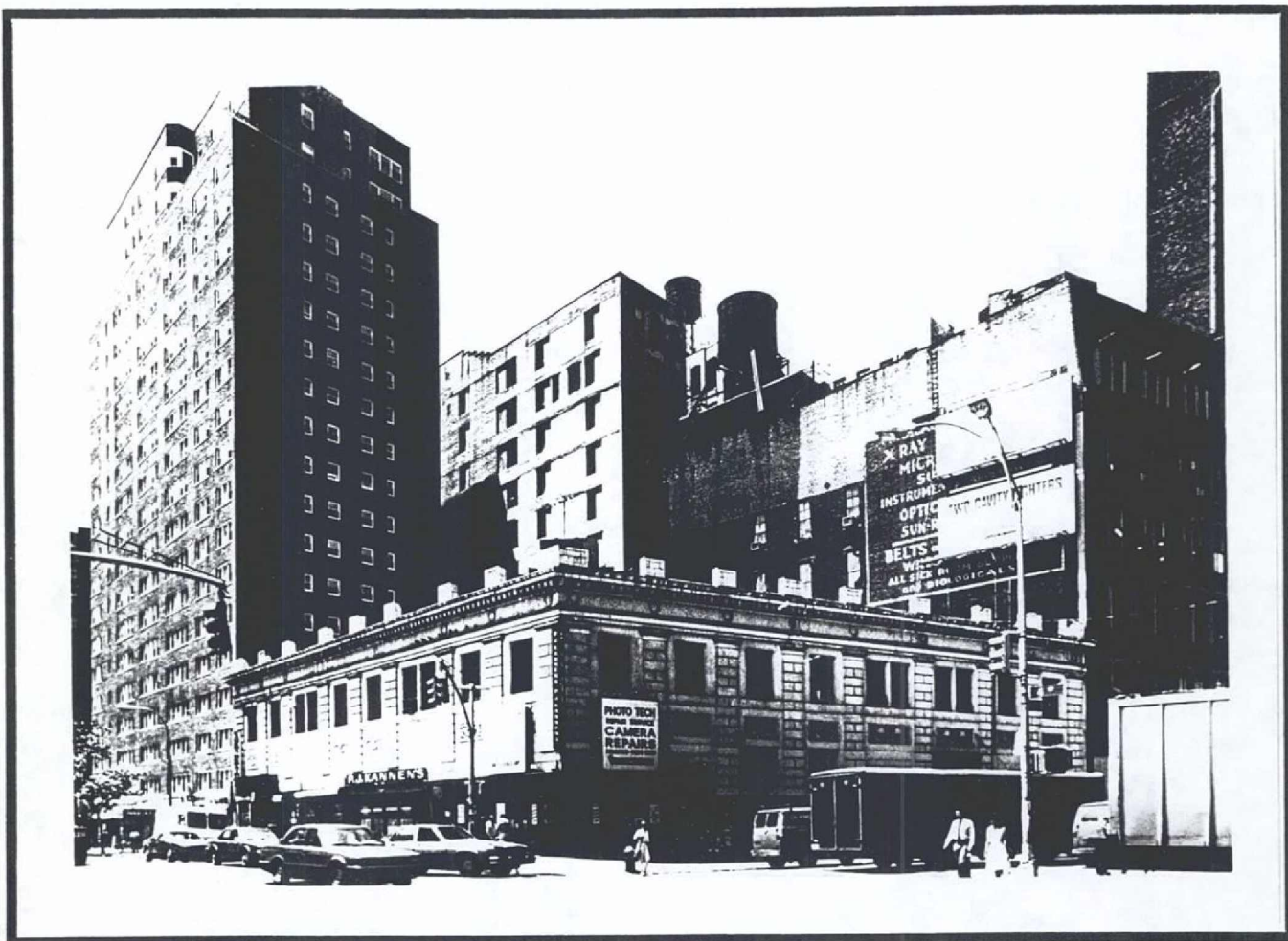


PLATE 3

SOUTHWEST CORNER, FOURTH AVE. and E. 13th STREET

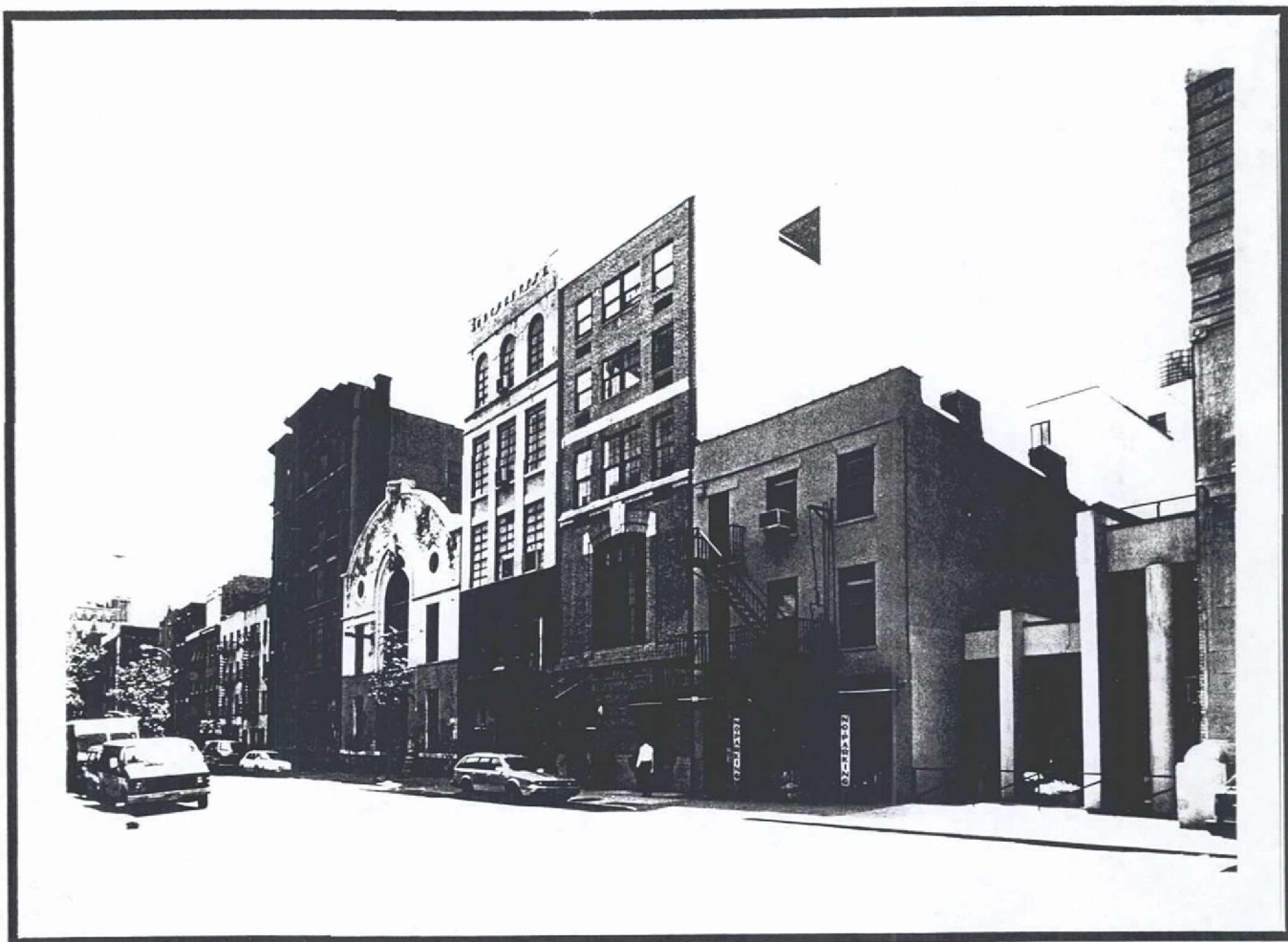


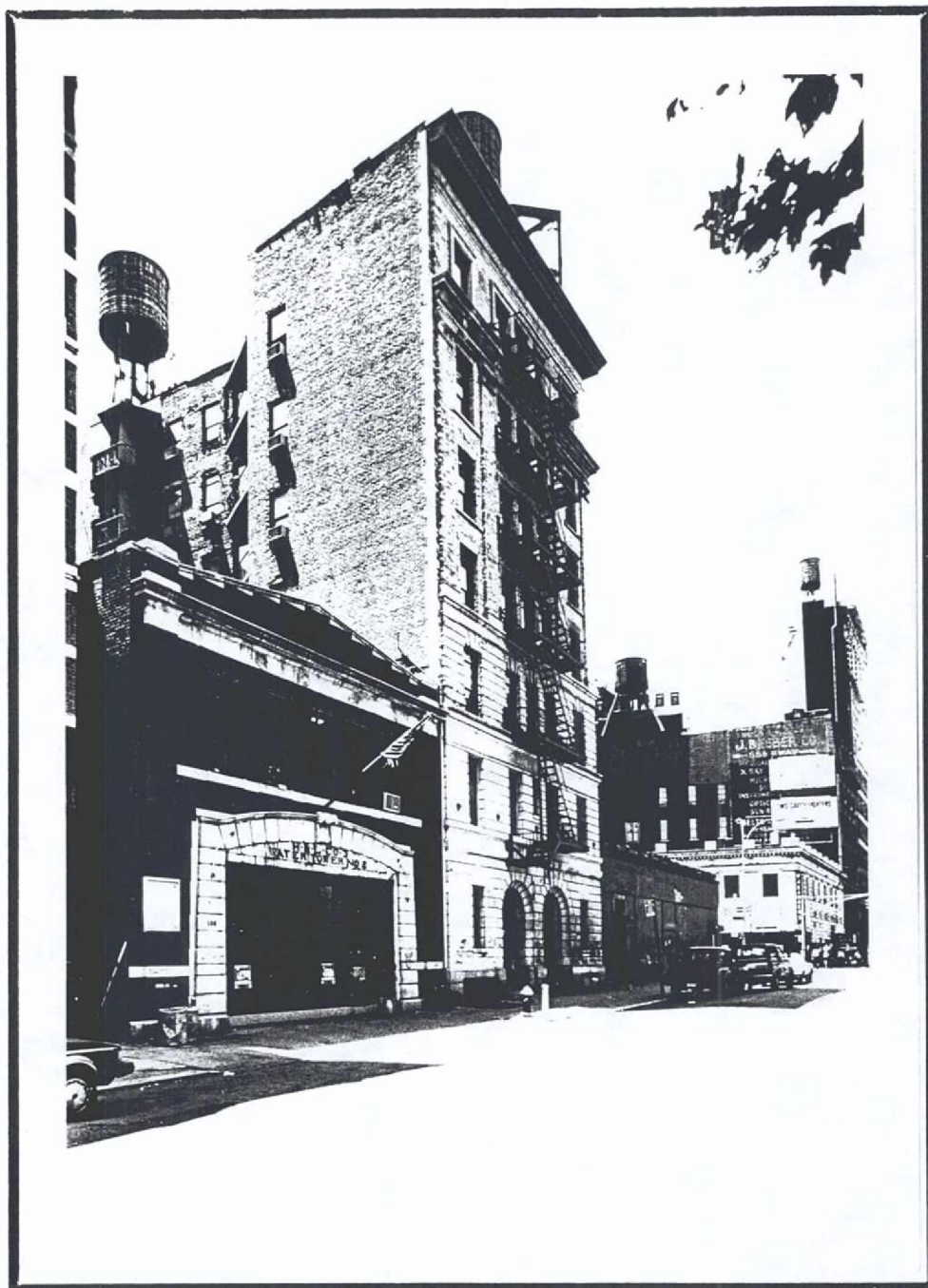
PLATE 4

**SOUTH SIDE, E. 13th STREET, VIEW TO SOUTHEAST
L-R: 130-32, 126-28, 124, 122, 120 E. 13th STREET**

beltcourses. The building is surmounted with an overscale metal cornice with centered arch, brackets, modillion blocks and recessed semicircular ornamentation in the frieze. New York City's Hose and Ladder Co. 3, Water Tower No. 2, at 106-108 East 13th, was, according to a plaque, erected in 1929; its two-story brick facade is dominated by a wide vehicular entry framed in rusticated concrete (Plate 5). Adjacent on the west (104 E. 3th) is the 13th Street facade of the former S. F. Hancock Building (127-133 4th Avenue), a seven-story structure built prior to 1904 with tripartite facade clad in rusticated cast stone and tan face brick, with round-arched entries paired at the center.

The east side of 3rd Avenue, facing the project area, is dominated by a 1950s apartment slab clad in white facebrick with vertical blue bands. Immediately adjacent on the south are two small (three-story) buildings with flat brick facades above cast-iron shopfronts appear to date from the mid-nineteenth century. At the northeast corner of 3rd and E. 14th, and southeast corner of 3rd and 13th, are five-story tenement blocks with heavy metal cornices and Eastlake-style window hoods.

The block, part of which is proposed for rezoning, reflects the heterogeneity of its surroundings. The extreme west end, fronting 4th Avenue, evidences mid-twentieth century reconstruction, the dominant element being a large condominium structure at the southeast corner of 4th Avenue and 14th Street (see Plate 1). The City-owned property, located toward the middle of the block, is vacant with the exception of a late nineteenth century five-story loft building (116-118 E. 14) (Plate 6). This structure, consisting of two three-bay sections, has modernized shopfronts. The plain brick facade features segmental arched windows, recessed vertical panels between windows with molded terra cotta ornamentation, a corbelled brick frieze and dentil cornice.



**PLATE 5 106-08 (FIRE STATION) and 104 E. 13th ST,
VIEW TO SOUTHWEST**

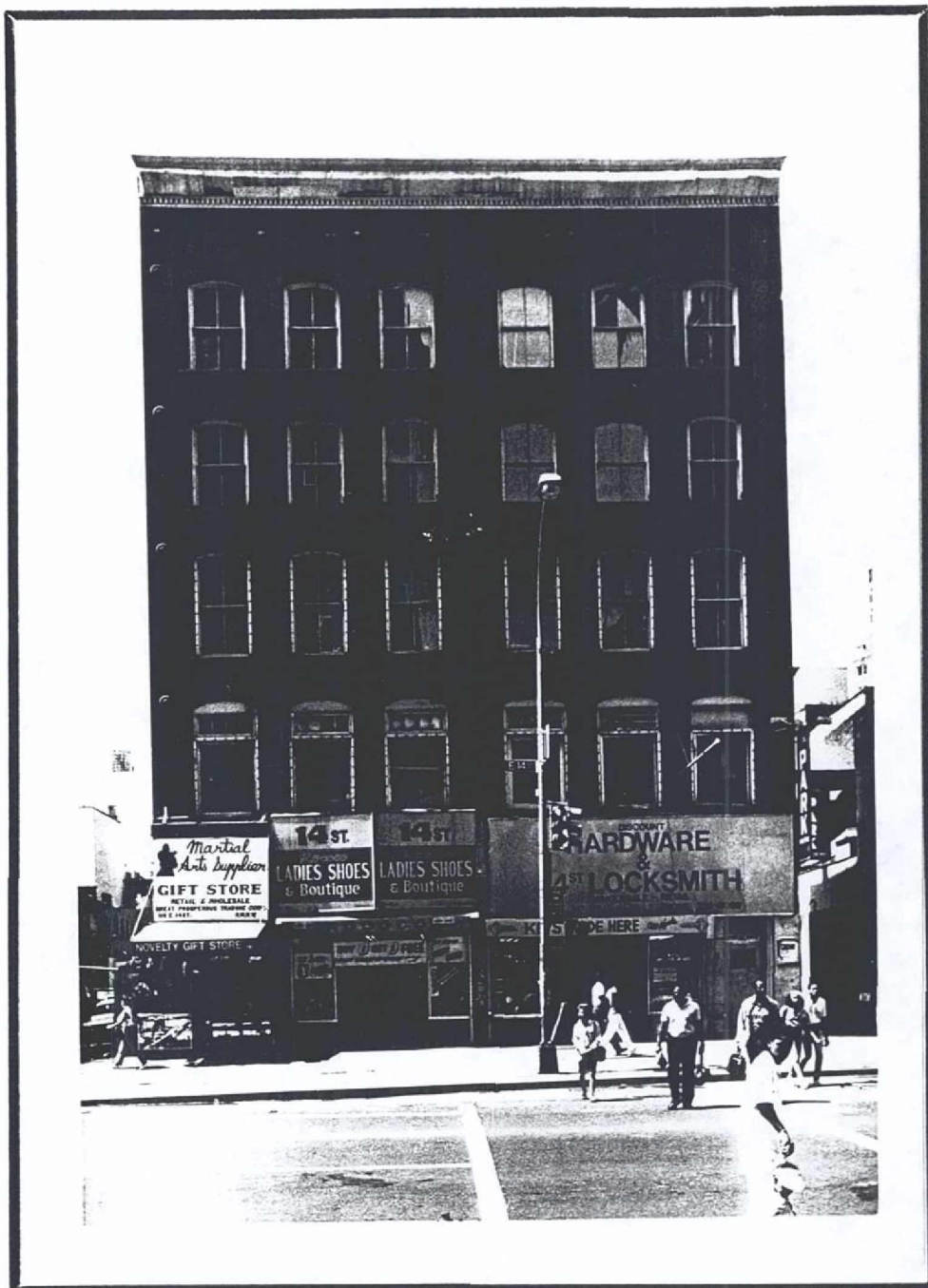


PLATE 6 116-118 E. 14th STREET, VIEW TO SOUTH

The largest structure on the block is the former Academy Theatre (Plate 7), built in 1926 after the original New York Academy of Music (at the northeast corner of 14th Street and Irving Place) was razed for the construction of the Consolidated Edison building. The exterior retains a very simplified neoclassical facade, with large first- and second-story window bays set off by fluted pilaster with Corinthian caps. The facade above is dominated by a large mural. The Palladium discotheque is located within the building, built as a largely separate structure within the open space of the former theatre. Adjacent to the Palladium, on the east, is a narrow four-story loft building with a deteriorated metal cornice and plan brick facade, the large openings of which has been mostly filled in.

The other well-known feature of the block is the former location of Luchow's restaurant, established in 1882 by August Luchow, which became a well-known institution within the Union Square area's theatre district in the late nineteenth and early twentieth centuries. The establishment gradually expanded to include several buildings, with frontages on both E. 13th and E. 14th Streets (Plate 8). The principal facade (110-112 E. 14th) was remodeled in 1911-1914 by architect Frank Wennmer in a heavily-scaled German Renaissance Revival style (Plate 9), which has been retained although with replacement of some elements. It consists of a wood and glass street front and two upper stories of brick with stone trim, details of which include Gibbs-type window surrounds, gilded cartouches and keystones, balconies, fluted Ionic columns on large console brackets, a large modillion cornice with swags in relief at the frieze, and balustrated parapet.

Most of the Luchow's complex, including the 14th Street facades, is located outside the primary study area, in the Union Square Special Zoning District. The E. 13th Street frontages, however, lie within the proposed rezoning area. They include 109 E. 13th, a one-story brick store front with overscaled metal cornice

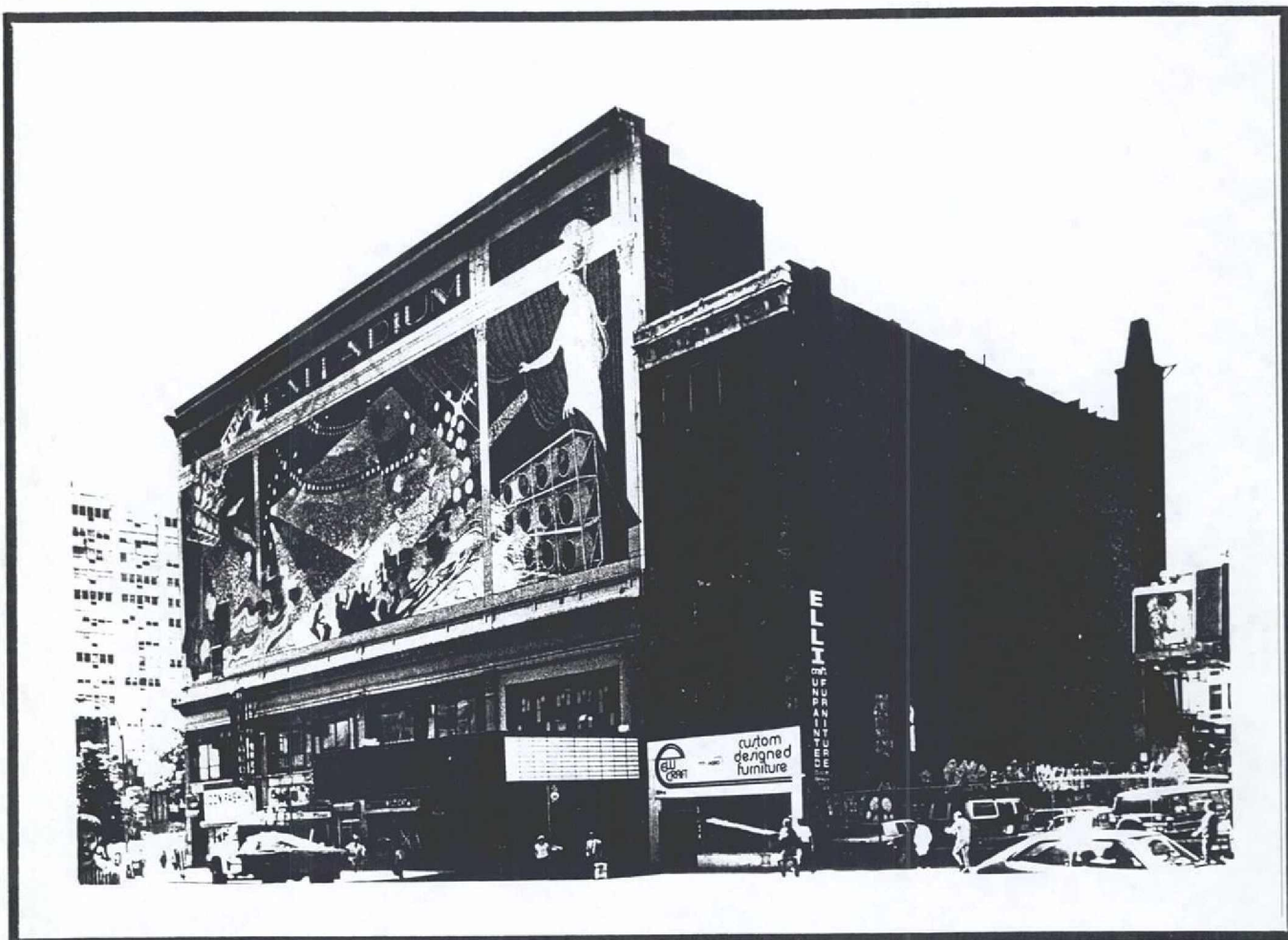


PLATE 7

**124 and 126-138 E. 14th STREET (PALLADIUM),
VIEW TO SOUTHEAST**

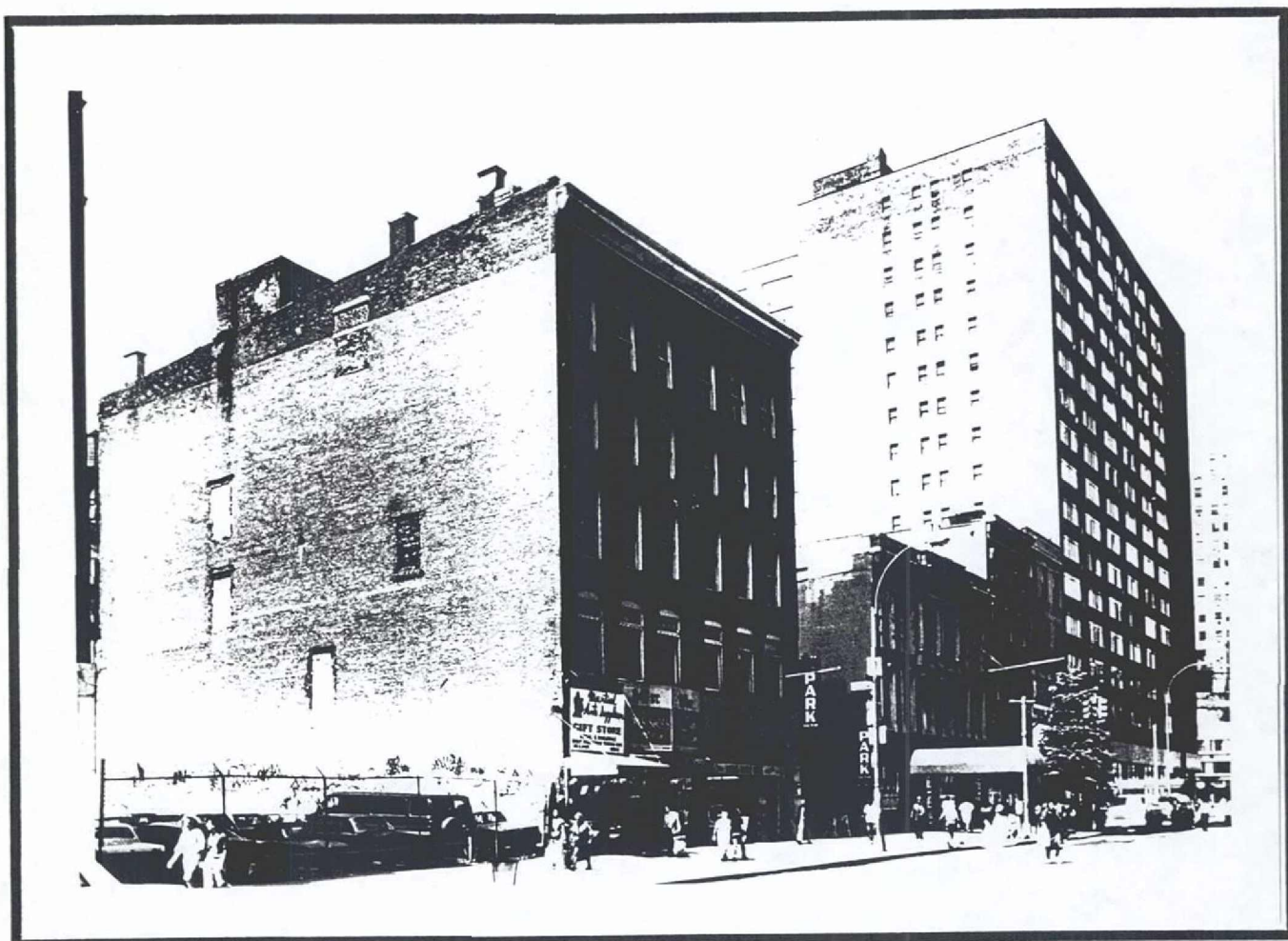


PLATE 8

**SOUTH SIDE OF E. 14th STREET,
L-R: 116-18, 110-12, 108, 106**

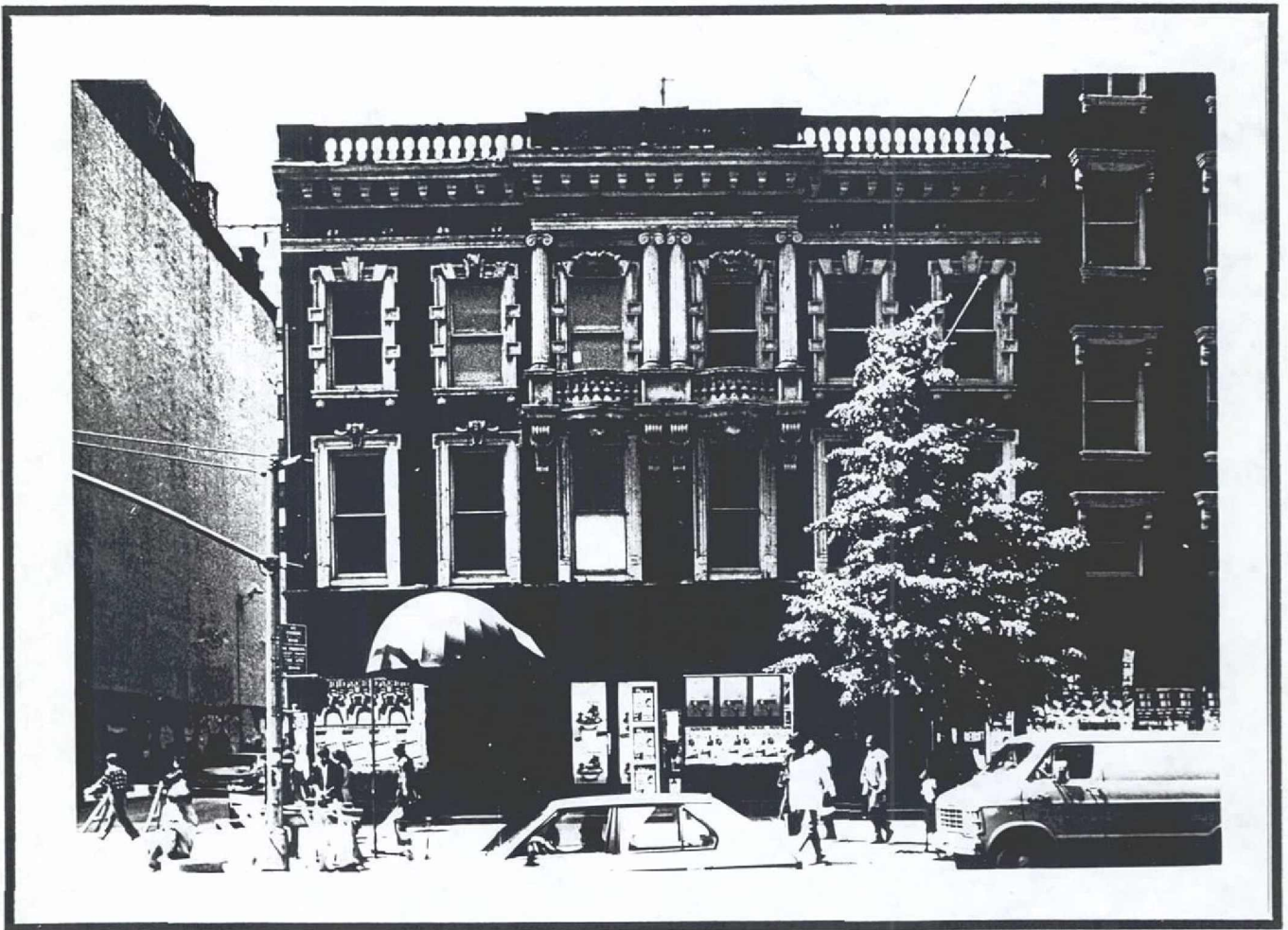


PLATE 9

**110-12 E. 14th STREET (FORMERLY LUCHOW'S)
VIEW TO SOUTH**

featuring the name "Luchow's" in the frieze (Plate 10). This structure, built in 1901, contained that portion of the restaurant known as the "New Room." The adjacent structure, a four-story six-bay building erected in 1881 as a stable, was by 1904 serving as a theatre and curio hall; it also contained Luchow's "Niebelungen Room" (Plate 11).

The center portion of the block fronting on E. 13th is occupied by a vacant lot and the rear portion of the Palladium. Toward the east end, however, remain three rowhouse structures with street-level commercial fronts (Plate 12). The six story structure at 139 E. 13th is the most ornamental of the group. Constructed prior to 1920, the facade is clad in glazed white facebrick embellished with narrow string courses of glazed terra cotta. Window heads in the outermost bays are surmounted with terra cotta pediments variously triangular or round-arched, all with foliate brackets and ornamented tympana. The overall effect is diminished by the modernized street front and the rebuilt parapet. Adjacent to this structure are a five and a four story block with simple Italianate facades, one of which retains a cast-iron street front.

That portion of the block fronting on 3rd Avenue retains very limited architectural interest. At 108 3rd Avenue is a five story, three-bay Italianate building with both basement and street level entrances. To the north, at 110-112 4th Avenue is a movie house built by 1920, its brick facade featuring simple vertical corbelled panels and topped with a curious parapet consisting of paired brick arches with sections of pressed metal intended to resemble clay tile between them. At the southwest corner of 4th Avenue and 14th Street is a three-story brick building, heavily stuccoed and painted, that appears to have been remodeled repeatedly over many years (Plate 15).

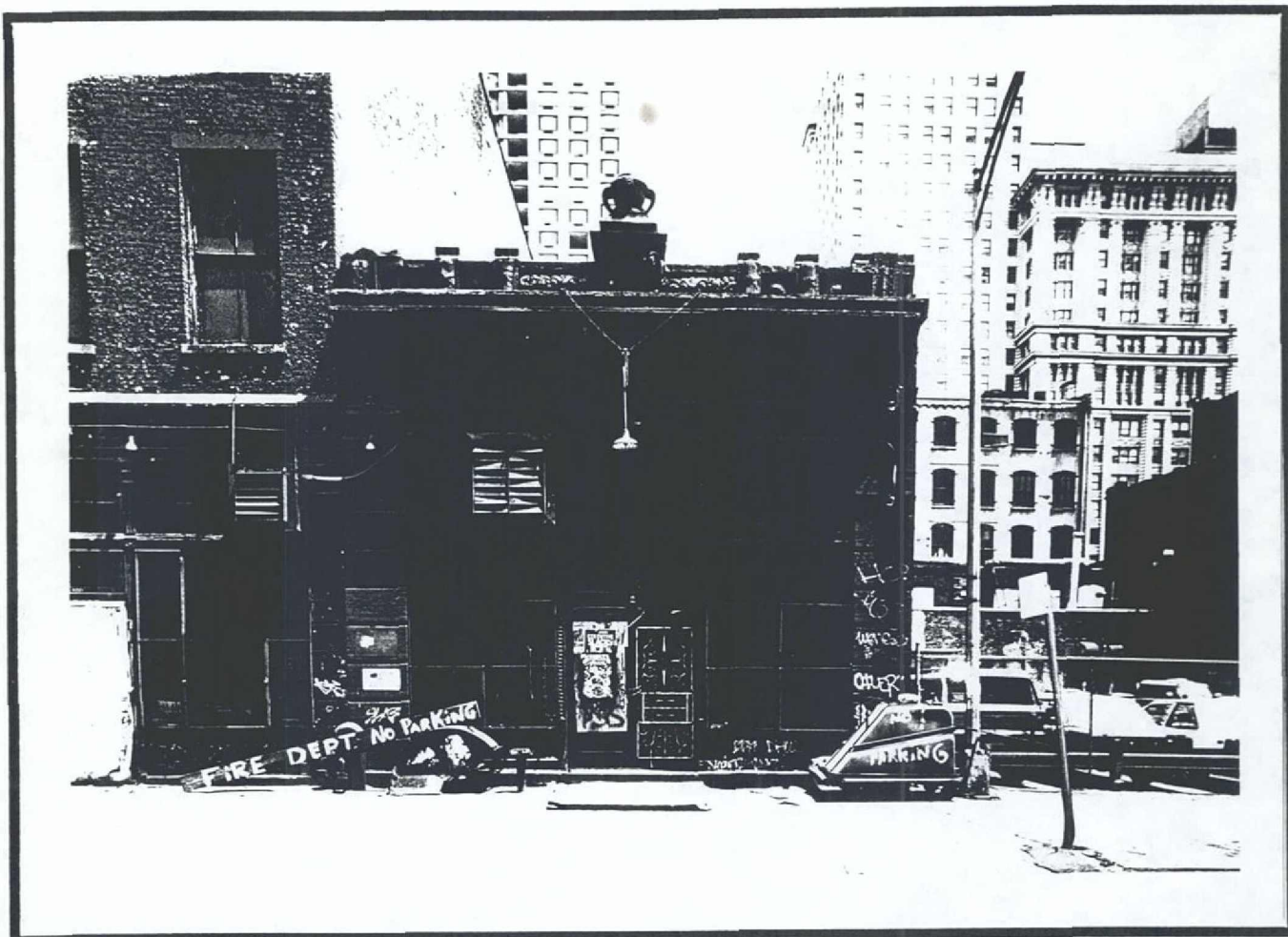


PLATE 10

109 E. 13th STREET, VIEW TO NORTH 105-07

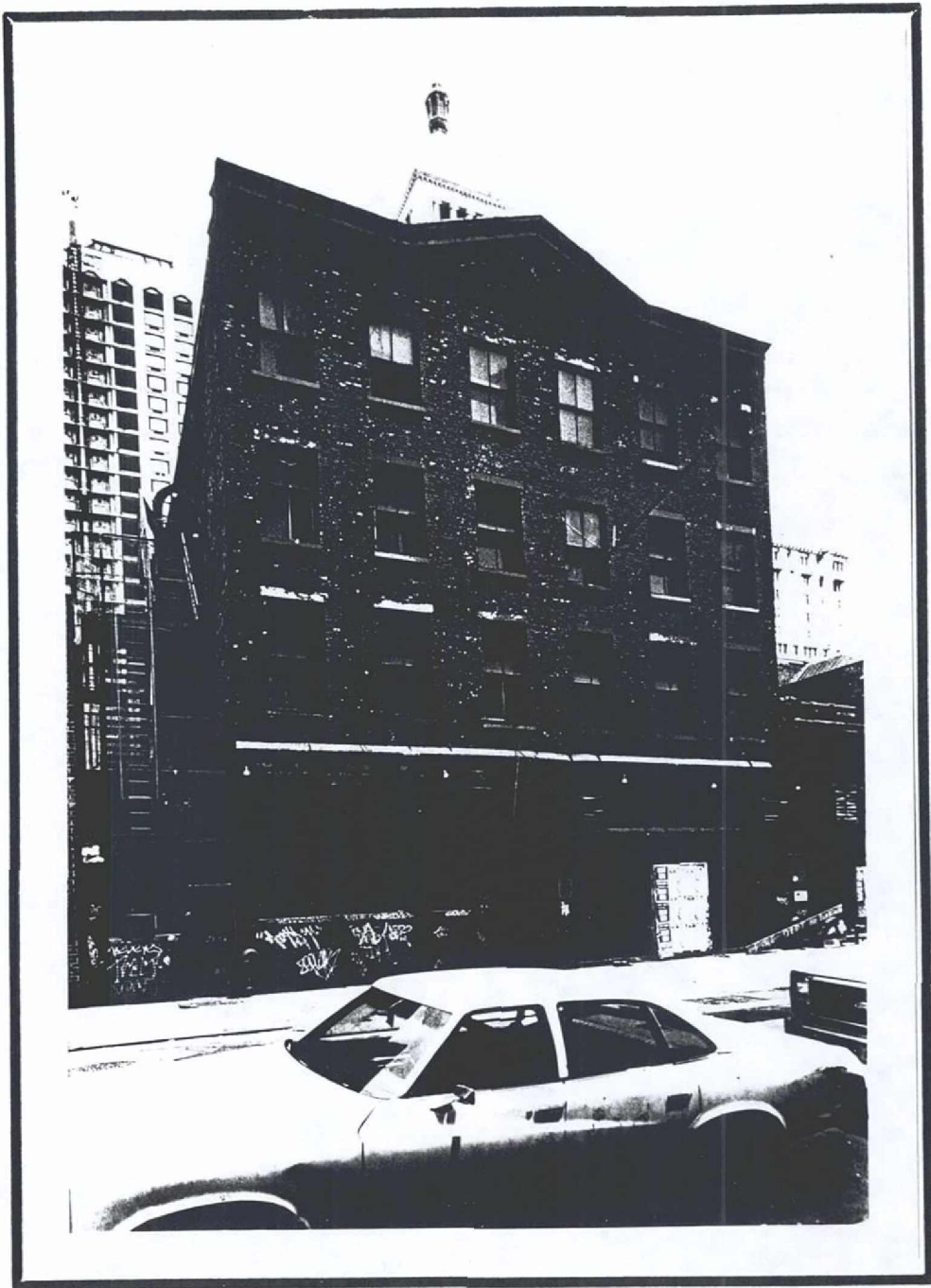


PLATE 11

E. 13th STREET, VIEW TO NORTH



PLATE 12

**NORTH SIDE OF E. 13th STREET, VIEW TO NORTHEAST,
SHOWING 137, 139, 141, 143 E. 13th STREET**

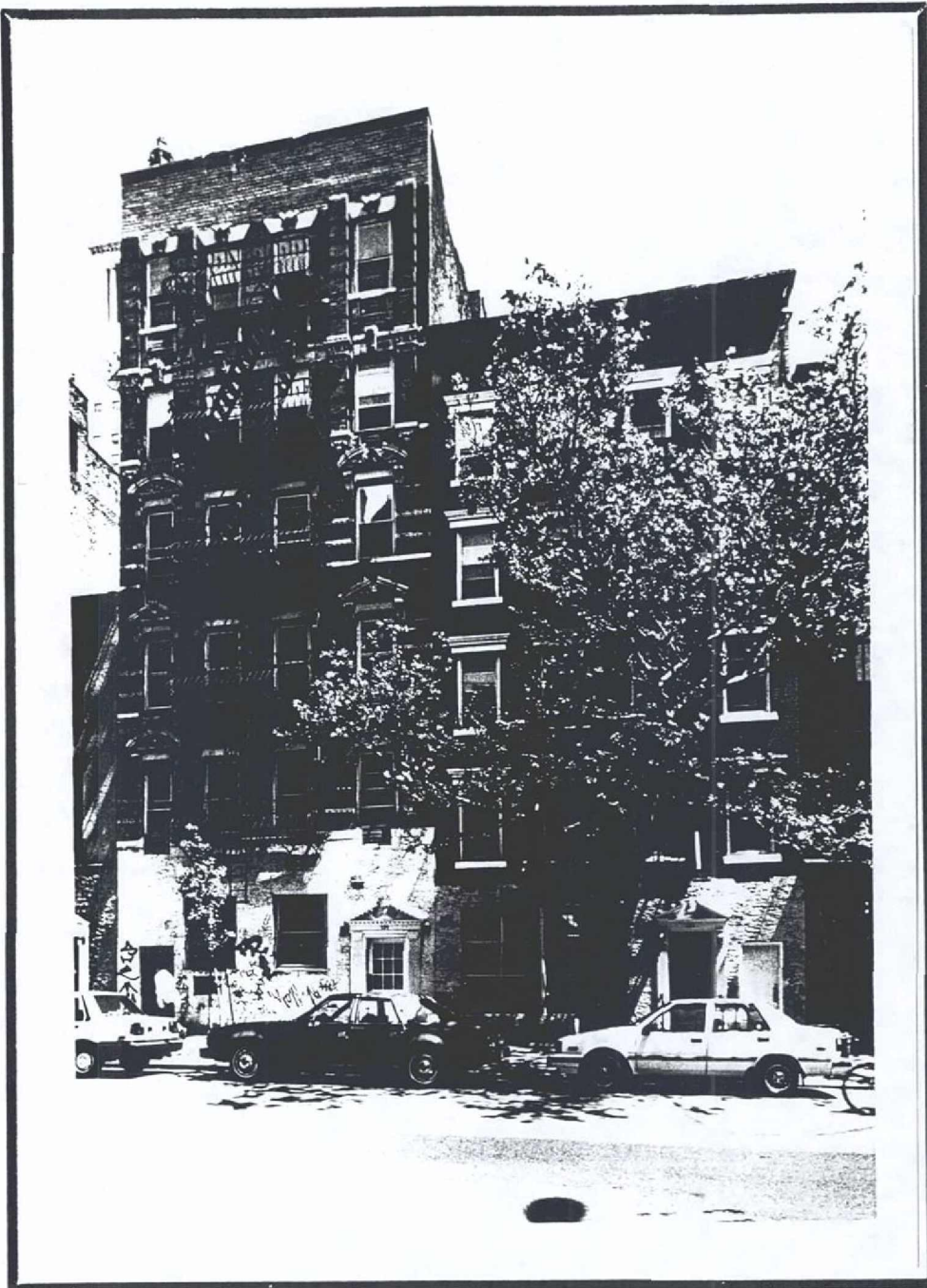


PLATE 13

**139 and 141 E. 13th STREET,
VIEW TO NORTH**



PLATE 14

NORTHEAST CORNER, 3rd AVENUE and E. 13th STREET

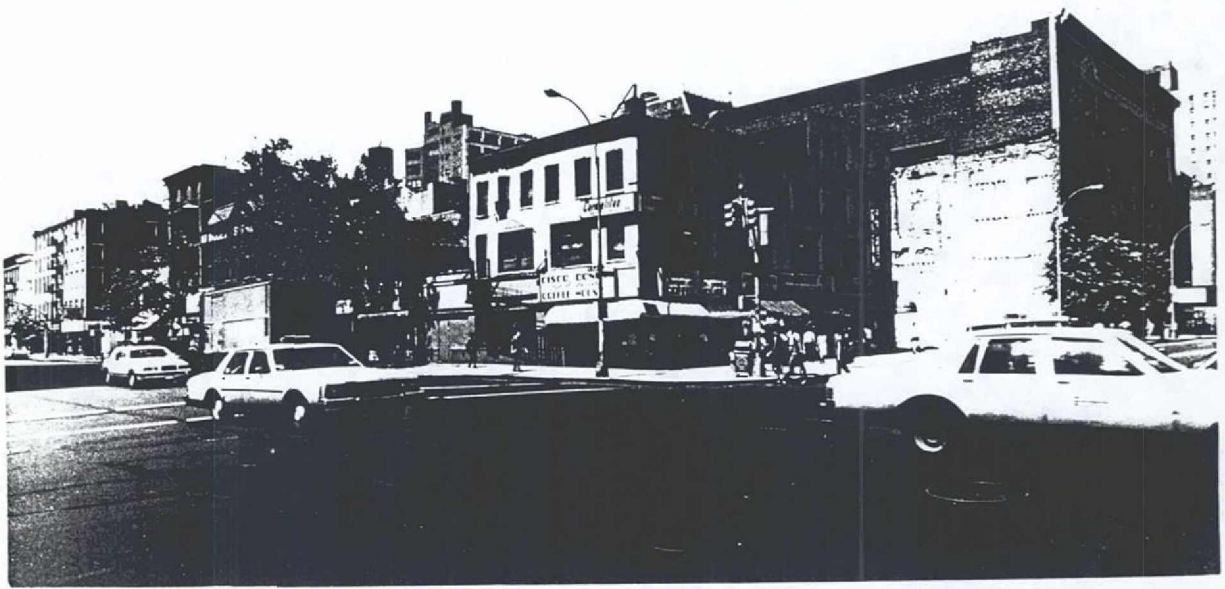


PLATE 15

SOUTHWEST CORNER, 3rd AVENUE and E. 14th STREET

II. IMPACT ASSESSMENT

A. ARCHAEOLOGICAL RESOURCES

Potential development scenarios have been established for the primary study area. It is assumed that potential impacts to cultural resources will ensue as a result of ground disturbance. It is assumed that potential impacts to cultural resources will ensue as a result of ground disturbance under any of the "Build" scenarios (see Table 1). A "No Action" scenario will not impact potential subsurface resources. For this reason, attention has been focused on the two open areas of the primary study area, as these would appear to be most likely to be subject to ground disturbing activities. If no ground disturbance occurs, then there will be no impact on archaeological resources, as all potential resources will be surficial and/or subsurface.

Determining actual impacts on archaeological resources in lots assigned medium resource potential entails additional work, as has already been discussed in earlier sections of this document. Clearly, no further work is necessary in areas assigned a low value. In the event, however, that construction activities are proposed in areas assigned medium value, then the following planning procedures are advised.

1. Ascertain the nature of the proposed action and its level of ground disturbance. If no surficial and/or subsurface excavations are proposed, and development within a parcel, comprising one or more lots, will involve only modification to extant structures and previously disturbed spaces, then no impact will occur upon historic resources. If surficial and/or subsurface disturbance is proposed, then the specific nature and significance of any archaeological resources with the area of the intended action must be defined.

TABLE 1

IMPACTS TO POTENTIAL SUBSURFACE CULTURAL RESOURCES

	Worst Case	Reasonable	Alternative I	Alternative II
Northern Portion of Block	Potential Impacts, Lots 28, 29, 30	Potential Impacts Lots 28, 29, 30	Potential Impacts Lots 28, 29, 30	Potential Impacts Lots 28, 29, 30
Southern Portion of Block	Potential Impacts Lots 9, 44, 43, 42	Potential Impacts Lots 9, 44, 43, 42	Potential Impacts Lots 9, 44, 43, 42	Potential Impacts Lots 9, 44, 43, 42

2. Defining the nature and significance of archaeological resources involves the following steps:

- (a) Identify specific resources types;
- (b) Determine whether these types of resources are significant; and
- (c) Determine if any of these significant resources actually exist within the study area.

The discussion of the affected environment has already defined zones of sensitivity and has identified resource types (assignable deposits reflecting use the property prior to the extension of city services, i.e. of circa 1825-1855). The significance of such resources has been defined using criteria developed by the NYLPC (Baugher et al. 1982), the National Register of Historic Places (36CFR60) and the U.S., Secretary of the Department of the Interior (National Park Service 1983). In general, archaeological resources are considered significant if they have the potential to yield information important to current and/or future research. Deposits such as may be found on lots 9,28-30, 42-44 if they in fact exist, possess the potential to yield information relevant to the consumer behavior of New Yorkers in the first half of the nineteenth century and may offer important comparisons with other sites extensively studied in lower Manhattan (Louis Berger & Associates, Inc. 1987). This issue is currently of great interest to researchers in New York City as well as on a national scale.

A program of additional historical research and fieldwork would be required to verify the existence of intact, assignable deposits. Although rear yard areas, covered by one-story extensions, are indicated on several lots, the presence of deep features and the likelihood of assigning them to known, historic households or functions has yet to be determined (cf. 2(c) above). Research into deed, tax and city directories is still necessary as well as archaeological testing. The latter may involve excava-

tion of hand dug square, post holds, and/or shovel tests; and/or excavation of deep trenches with heavy machinery, depending on the depth of fill.

b. Secondary Impact Area

Lot 31, the easternmost of the four historic lots now enclosed by a steel wire mesh fence, has been assigned "moderate" potential for historic archaeological impacts. If subsurface construction is proposed, then procedures similar to those outlined for potential resources in the primary study area are recommended as there may be adverse impacts to potential resources.

B. ARCHITECTURAL RESOURCES

a. Primary Study Area

Within the area proposed for rezoning, structures of potential historic architectural importance are the former Luchow's and the Academy Theatre (now the Palladium discotheque). Most of the Luchow's complex, including the principal facade, is located within the Union Square Special Zoning District; however, those portions of the former restaurant located in 109 and 105-7 E. 13th Street lie within the proposed C6-2A zone. The nature and extent of impacts to these structures will depend upon the extent and variety of secondary development arising from the proposed rezoning, and could range from little or no change to demolition and replacement. If these properties were in future designated New York City Landmarks, redevelopment at these locations would require compliance with NYLPC procedures. The proposal to construct a new fire station on the city-owned property on the block is not expected to have an impact on potentially significant structures as the only structure now on that property is a typical loft building of no demonstrable historical architectural importance.

}

b. Secondary Impact Area

Previously identified historic/architectural properties in the secondary impact area have been summarized in Figure 1. None of these structures are expected to be materially affected by the proposed rezoning.

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