

APPENDIX C

HISTORIC RESOURCES CORRESPONDENCE

APPENDIX C.1

ARCHAEOLOGY CORRESPONDENCE

ENVIRONMENTAL REVIEW

DME /07DME014Q 02/02/07
PROJECT NUMBER DATE RECEIVED

PROJECT

WILLETS PT. DEV. PLAN

- 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 EAS and draft scope of work for EIS (SEIS) dated 2/2/07. Based on these documents and the block/lot list provided by EDC, no architectural or archaeological resources have been identified on the project site or in the project study area. This information should be disclosed in the EAS and SEIS.


SIGNATURE DATE 02/07/07



440 Park Avenue South, 7th Fl
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

July 19, 2007

Mr. Douglas Mackey
Historic Preservation Program Analyst – Archaeology
New York State Office of Parks, Recreation and Historic Preservation
Bureau of Historic Preservation
Peebles Island, P.O. Box 189
Waterford, NY 12188-0189

Re: Proposed Willets Point Development, Queens County

Dear Doug:

We are seeking to initiate consultation with your office regarding archaeological resources for the above referenced project in accordance with the provisions of Section 106 of the National Historic Preservation Act of 1966. The proposed Willets Point Development would redevelop the Willets Point peninsula.

The proposed plan calls for the redevelopment of an approximately 61-acre area generally bounded to the east by the Van Wyck Expressway and an undeveloped lot owned by the Metropolitan Transportation Authority (MTA), to the south by Roosevelt Avenue, to the west by 126th Street, and to the north by Northern Boulevard. The proposed redevelopment would remove all the existing buildings on the site and would include new mixed-use development including residential, retail, hotel, entertainment, commercial office, cultural, community facility, open space, and parking. In addition, the proposed redevelopment plan includes a new connection between the Van Wyck Expressway and the development area.

The project requires review and the preparation of a Generic Environmental Impact Statement (GEIS) under City Environmental Quality Review (CEQR). As the proposed project involves modifications to the Van Wyck Expressway, an interstate highway, which would be reviewed by FHWA, it requires review under the National Environmental Policy Act of 1969 and Section 106.

The Office of the Deputy Mayor for Economic Development and Rebuilding will serve as lead agency, working in collaboration with the New York City Economic Development Corporation (EDC) and the New York City Department of City Planning.

EDC submitted a request for a preliminary archaeological determination of the project site to the New York City Landmarks Preservation Commission (LPC) on February 2, 2007. In a letter dated February 7, 2007 LPC indicated they have no archaeological concerns for the project site (see attached letter). The following materials are here enclosed for your review:

- A description of the proposed project, including a short history of the site, and accompanying graphics including a block and lot map and an aerial map of the development area;
- A composite of the relevant 2007 Sanborn maps showing the boundaries of the Willets Point Development District;
- Historic Sanborn maps from 1931 and 1934-1951.

Mr. Douglas Mackey

2

July 19, 2007

Thank you for your assistance in this matter. Please do not hesitate to contact me if you have any questions or require further information at (646) 388-9812.

Sincerely,

AKRF, INC.

A handwritten signature in cursive script that reads "Carey Jones".

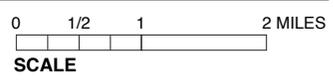
Carey Jones
Historian

cc: Virginia Bartos, OPRHP
Asma Syed, Empire Development Corporation
Heldi Rubinstein, New York City Law Department
Ed Applebome, AKRF, Inc.
Britt Page, AKRF, Inc.

7.9.07



 Willets Point Development District





 Willets Point Development District

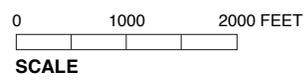
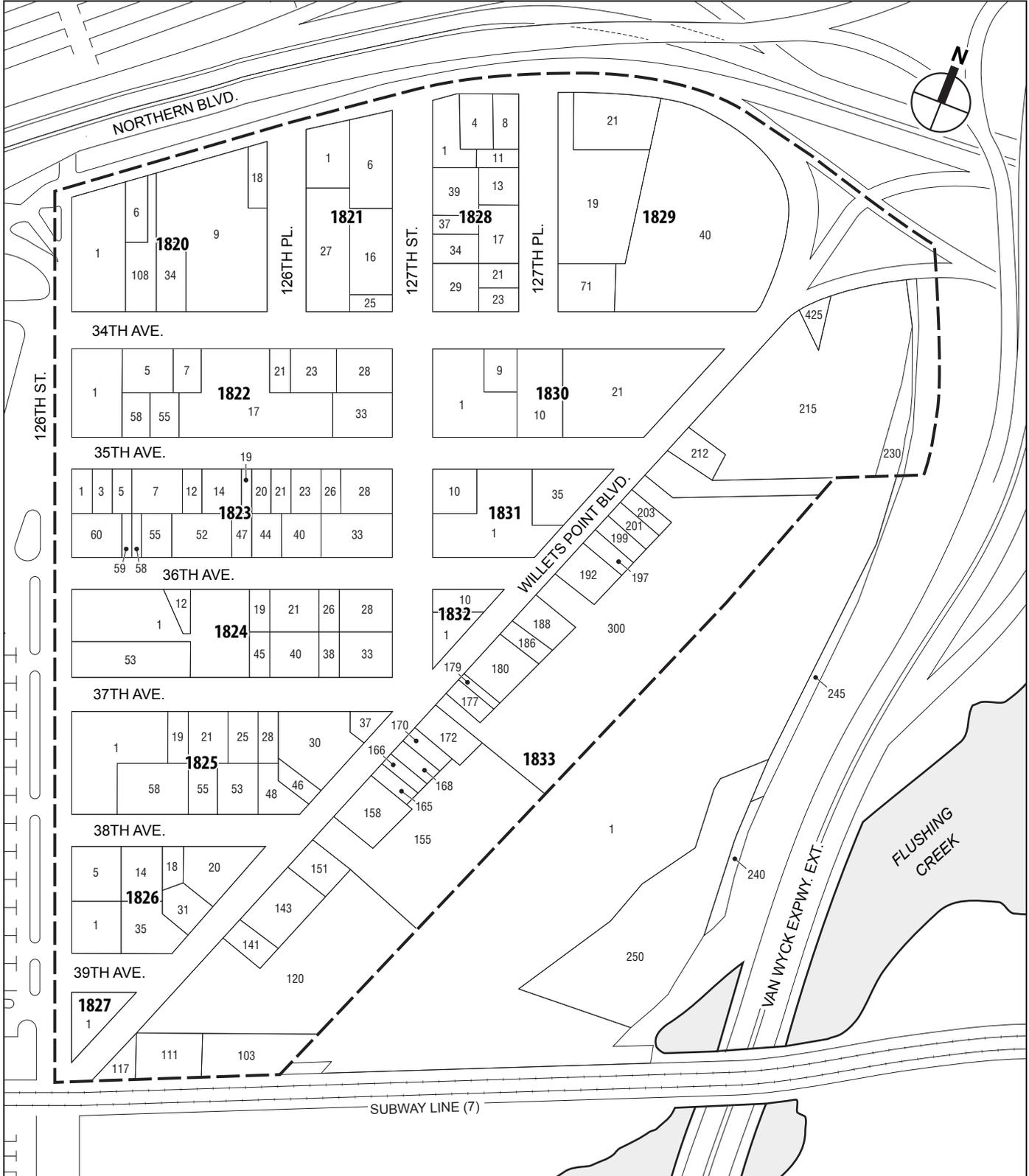


Figure 2
Development District Site



--- Development District Boundary

1826 Block Number

14 Lot Number

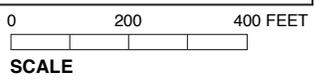


Figure 3
Block and Lot Map



FLUSHING BAY



Northern Blvd

Whitestone Expy
Northern Blvd

Whitestone Expy
126th Pl
127th Pl

34th Ave
35th Ave
36th Ave

37th Ave
38th Ave
39th Ave
Willets Point Blvd

Shea Stadium

FUTURE
CITIFIELD SITE

EXISTING
SHEA STADIUM

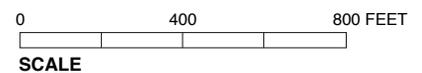
Casey Stengel Plz
Roosevelt Ave

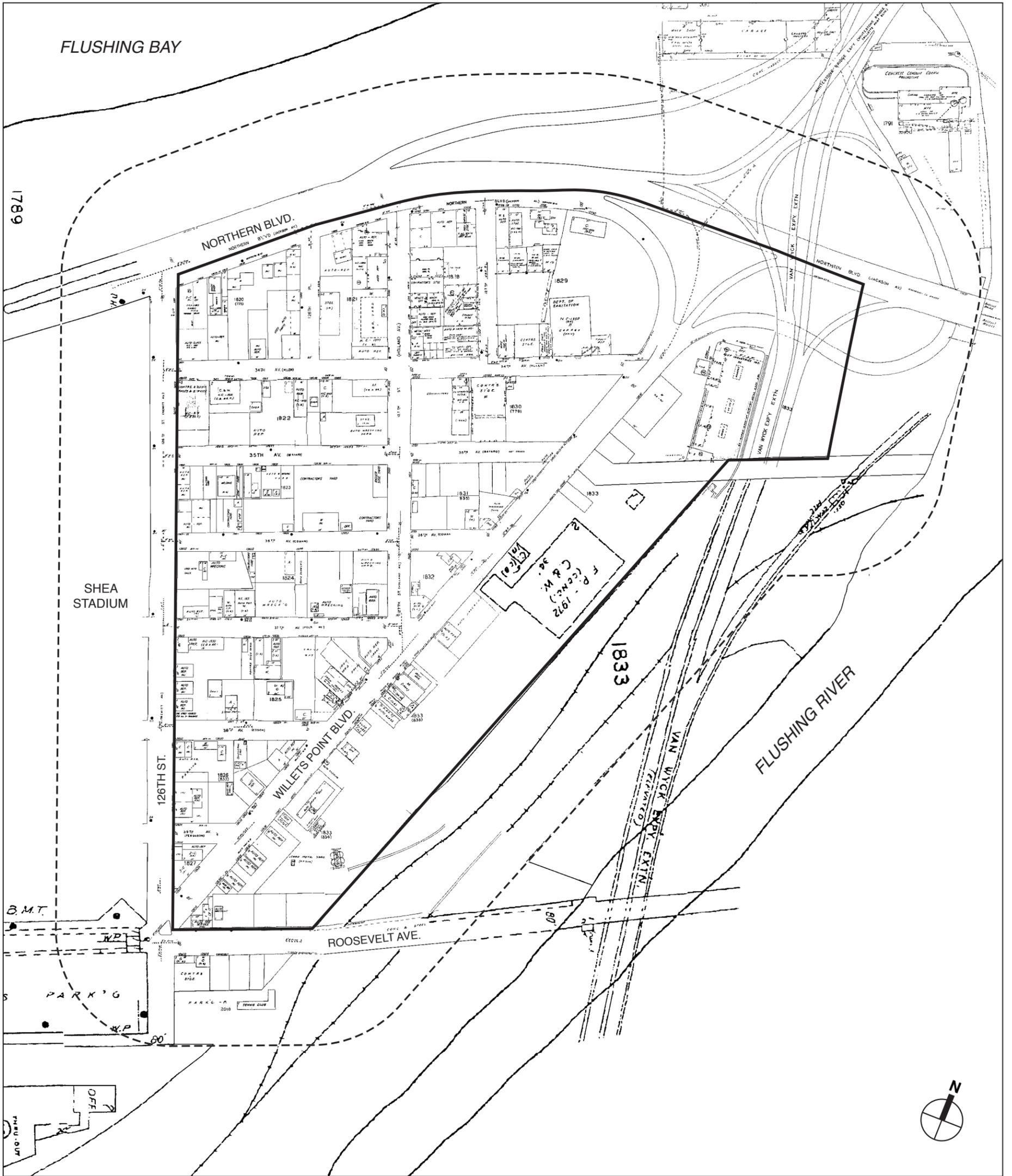
FLUSHING CREEK

1678

1678

Willets Point Development District Boundary





- Willets Point Development District
- - - Area of Potential Effect (400-Foot Perimeter)

0 200 500 FEET
SCALE





Elliot Spitzer
Governor

Carol Ash
Commissioner

**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.com

September 6, 2007

Carey Jones
Historian
AKRF
440 Park Avenue South, 7th floor
New York, NY 10016

Re: CEQR
Willeys Pointe Development
Queens County
07PR04411

Thank you for requesting the comments of the New York State Office of Parks, Recreation and Historic Preservation for the proposed Willeys Pointe Development in Queens. We have reviewed the submitted information in accordance with Section 14.09 of the New York State Parks, Recreation and Historic Preservation Act of 1980.

Based upon our review we offer the following comments:

1. Virginia Bartos of our National Register Unit requests additional information regarding the Empire Millworks Building. Her Request for Additional Information is attached for your use.
2. Douglas Mackey of our Archeology Unit requests a Phase IA Survey. His Archeology Comments are attached for your use.

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

Sincerely,

Beth A. Cummings
Historic Preservation Specialist – Technical Unit
e-mail: Beth.cummings@oprhp.state.ny.us

enc: Request for Additional Information
Archeology Comments

**REQUEST FOR ADDITIONAL INFORMATION
BUILDINGS/STRUCTURES/DISTRICTS**

PROJECT NUMBER 07PR04413

**(Willeis Point Development/61 Acre site/Adjacent to Citifield Site/Flushing
Meado
ws Corona/QUEENS)**

In order for us to complete our evaluation of the historic signification of all buildings/structures/districts within or adjacent to your project area we will need the following additional information

- Fill project description showing area of potential effect.
- Clear, original photographs of buildings/structures 50 years or older.
 - within or immediately adjacent to the project area
 - ** key all photographs to a site map
- Clear, original photographs of the surroundings looking out from the project site in all direction, keyed to a site map.
- Date of construction.
- Brief history of property.
- Clear, original photographs of the following:
 - Empire Millworks Building (Interior)
 - Other:

Please provide only the additional information checked above. If you have any question concerning this request for additional information, please call Virginia Bartos at 518 237-8643, ext 3256

**PLEASE BE SURE TO REFER TO THE PROJECT NUMBER NOTED ABOVE WHEN
RESPONDING TO THIS REQUEST**



New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peeples Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643

www.nysparks.com

Eliot Spitzer
Governor

Carol Ash
Commissioner

ARCHEOLOGY COMMENTS

07PR04413

Based on reported resources, there is an archeological site in or adjacent to your project area. Therefore the Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that a Phase IA archeological survey is warranted. SHPO is aware that portions of the project have been subjected to substantial ground disturbance in the past. However, recent experience in similar areas throughout the state, has revealed that substantial and significant archeological deposits remain intact between the disturbed areas, often below existing street surfaces and structures. To better assess the level of ground disturbance at this property a detailed Phase IA Survey is required at this time.

A Phase 1 survey is designed to determine the presence or absence of archeological sites or other cultural resources in the project's area of potential effect. The Phase 1 survey is divided into two progressive units of study including a Phase 1A sensitivity assessment and initial project area field inspection, and a Phase 1B subsurface testing program for the project area. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archeologist should be retained to conduct the Phase 1 survey. Many archeological consulting firms advertise their availability in the yellow pages. The services of qualified archeologists can also be obtained by contacting local, regional, or statewide professional archeological organizations. Phase 1 surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best product.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area, which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land.

If you have any questions concerning archeology, please call Doug Mackey at (518) 237-8643 ext. 3291.



Environmental and Planning Consultants

440 Park Avenue South, 7th Floor
New York, New York 10016
tel: 212-696-0670
fax: 212-213-3191
www.akrf.com

Memorandum

To: Doug Mackey, New York State Office of Parks, Recreation and Historic Preservation, Archaeology Division

From: Carey L. Jones, AKRF Inc.

Subject: Willets Point Map Review, 07PR04413

Date: October 8, 2007

cc: Alicia Moore, AKRF

As per your request, enclosed is a copy of historic and current maps of the project site as well as a short description of the maps including a discussion of the potential for precontact and historic period resources to remain on the site.

Please contact me with any questions at (646)388-9812.

INTRODUCTION

This memo and attached maps evaluate the potential for the Willets Point Development District (District) to contain precontact and historic period resources. The District is an approximately 61-acre site located near Flushing, Queens. The site is located on a peninsula and is generally bounded to the east by the Van Wyck Expressway and an undeveloped lot owned by the Metropolitan Transportation Authority (MTA), to the south by Roosevelt Avenue, to the west by 126th Street, and to the north by Northern Boulevard (see Figure 1). The site is currently developed with a number of low-scale metal, concrete and brick structures. The proposed redevelopment plan would remove all of the existing structures on the site and replace them with a mixed-use residential, retail and entertainment development. At the request of the New York State Office of Parks, Recreation and Historic Preservation a review of previously conducted archaeological research, sensitivity models, and historic maps was undertaken to determine the potential for archaeological resources to be present on the site.

PRECONTACT HISTORY

The District is located on a peninsula situated between two bodies of water: Flushing Bay to the north and Flushing Creek to the east. As depicted on the 1891 Bien and Vermule atlas, the District was originally a vast tidal marshland, though a small elevated hummock was situated near the northwestern corner (see Figure 2). The Bien and Vermule map indicates that this elevated area rose steeply to a maximum height of approximately 46 feet above sea level. The U.S. Coastal Survey from 1844 and the USGS map dated 1891 both indicate the site was bordered to the east and west by dry land (see Figures 3 and 4).

In general, Native American habitation sites are most often located in coastal areas with access to marine resources, near fresh water sources and areas of high elevation. Because of the varied resources provided by the marshes as well as nearby Flushing Creek and Flushing Bay, the District would have been ideal for the exploitation of natural resources by Native Americans. However, the District was not likely the location of permanent Native American habitation site and the original topographical setting of the project site suggests that any temporary camp site locations would have been situated upon the elevated hummock, rather than in the marshy areas surrounding it.

Further indication of the presence of Native American use of the District is indicated by the number of precontact archaeological sites which have been previously identified within one mile of the project site. These sites are summarized in Table 1, below. An unnamed Native American camp site was identified immediately west of the project site. Grumet's 1981 map of Native American sites in New York City also suggests that a habitation site was located within the boundaries of the District while three others were located on the opposite side of Flushing Creek. That map also indicates that a Native American trail ran through the center of the project site. Further, predictive models on file at the Landmarks Preservation Commission suggest that the entire project site is highly sensitive for precontact archaeological resources.

Table 1
Previously Identified Precontact Sites

Site Name	Relevant Site Numbers	Approximate Distance from APE	Site Type	Other References
Grantville Site	<u>Boesch</u> : 30 <u>NYOPRHP</u> : A081-01-0133 <u>Bolton</u> : 53	.35-1 mile	Archaic and Woodland habitation site	Smith (1950)
Unnamed	<u>Boesch</u> : 40	.5-.8 miles	Camp site	Solecki (1941)
Unnamed	<u>Boesch</u> : 41 <u>NYSM</u> : 4540	1 mile	Camp site with burials	Solecki (1941)
Graham Court	<u>Boesch</u> : 47 <u>NYSM</u> : 519 or 719	.7 miles	Habitation site with burials	
Unnamed	<u>Boesch</u> : 60 <u>NYSM</u> : 4545	.2-.3 miles	Camp site with traces of occupation	Parker (1922), Solecki (1941)
Unnamed	<u>Boesch</u> : 61 <u>NYSM</u> : 4544	.1 miles	Camp site	Parker (1922), Kearns and Kirkorian (1985)
Small site in area of Sanford	<u>Boesch</u> : 75	.3 miles	Site destroyed by construction of Van Wyck Expressway	Solecki (n.d., 1941)
Sources: Boesch 1994, Bolton 1922 and 1975, Historical Perspectives, Inc, 2001.				

A previous archaeological assessment titled *Stage 1A Archaeological Assessment: Shea Stadium Redevelopment; Flushing Meadows-Corona Park; Block 1787, Queens, New York; CEQR No. 02DPR001Q* completed by Historical Perspectives, Inc. (HPI) in 2001 determined that “it is highly unlikely that [precontact or historic period archaeological resources] exist” on the Shea Stadium project site, located immediately west of the Willets Point project site, because soil borings and surface elevations show that the natural topography of the site was not conducive to Native American habitation sites (HPI 2001: 17). Because the two adjacent sites were situated on the same tract of marshland and therefore shared a similar history, it is likely that this applies to the Willets Point project site as well. However, the District site would have been more appealing to the Native Americans because of the elevated hummock situated within its boundaries.

Despite the likelihood that Native Americans used the hummock area for resource exploitation or as a temporary campsite location, it is unlikely that any archaeological resources associated with either would have survived undisturbed on the site. Current topographic maps of the area (see Figure 5) show that the maximum elevation of the project site is 10 feet above sea level, indicating that the elevated hummock once located in the northwest portion of the project site has been substantially graded and therefore, any precontact archaeological resources associated with that area would most likely have been disturbed and/or destroyed. Furthermore, the construction of roads and large elevated transportation structures in the area of the hummock would have also disturbed archaeological resources dating to the precontact period which might have been located there.

HISTORIC PERIOD

Europeans began to establish settlements in the Flushing area of Queens in the mid-17th century and by 1666, no Native Americans remained in the area (HPI 2001). As indicated by the 1844 Coastal Survey, the project site remained undeveloped through the mid-19th century (see Figure 3). A road in the vicinity of today’s Northern Boulevard crossed through the project area by that time, but no structures were in the area. As indicated by a USGS map published in 1891, at least five structures were erected in the Willets Point area during the late 19th century (Figure 4). As indicated by Wolverton’s 1891 map, two of these

structures were located on the hummock and were associated with the Harry Hill Hotel, (Figure 6). The remaining structures were located in the marshy areas to the east along the road that later became Northern Boulevard. These areas were identified by Wolverton as part of the Higgins and Sands estates.

Around 1900, the city leased a large portion of the marshland stretching from the mouth of the Flushing River to present day Forest Hills, to a Brooklyn ash removal company and granted them the right to dump incineration ashes into the tidal marshland. Historical sources estimate that approximately 50 million cubic yards of ash were dumped into the swampland between 1906 and 1932. The dumping left the area with a layer of ash 30 feet thick on average, with mountains of ash rising up to 90 feet.

No structures are shown in the vicinity on a 1902 Sanborn map (see Figure 7) or on 1903 or 1908 Belcher-Hyde atlases of the area. However, a 1915 Sanborn map, depicts a single dwelling with two associated outbuildings situated within the block bounded by modern Northern Boulevard, then known as Jackson Avenue, and modern 126th Place, 24th Avenue, and 126th Street, none of which had yet been constructed in the area, although they had been planned out (see Figure 8). This structure may also appear as a one and a half story wooden structure on the 1909 Bromley and 1915 Belcher-Hyde atlases, although the building's orientation and footprint are slightly different and only one outbuilding, shown to be a barn or shed, is depicted. The main structure, identified as a "Dwelling," is small, measuring just 25 feet by 15 feet, with an extension that measures approximately 10 feet by 10 feet. This small dwelling and its even smaller outbuildings had been removed by 1927, when a Belcher-Hyde atlas shows that the entire project area had been lotted out, but only 3 small structures had been constructed within the project area. A 1931 Sanborn map shows that several commercial buildings, many involved in the burgeoning automobile industry, had been erected on the south side of Northern Boulevard. Except for the automotive-related structures, the area had still not been developed by the time the Sanborn maps were updated in 1950, although many additional industrial buildings had been erected elsewhere throughout the project area.

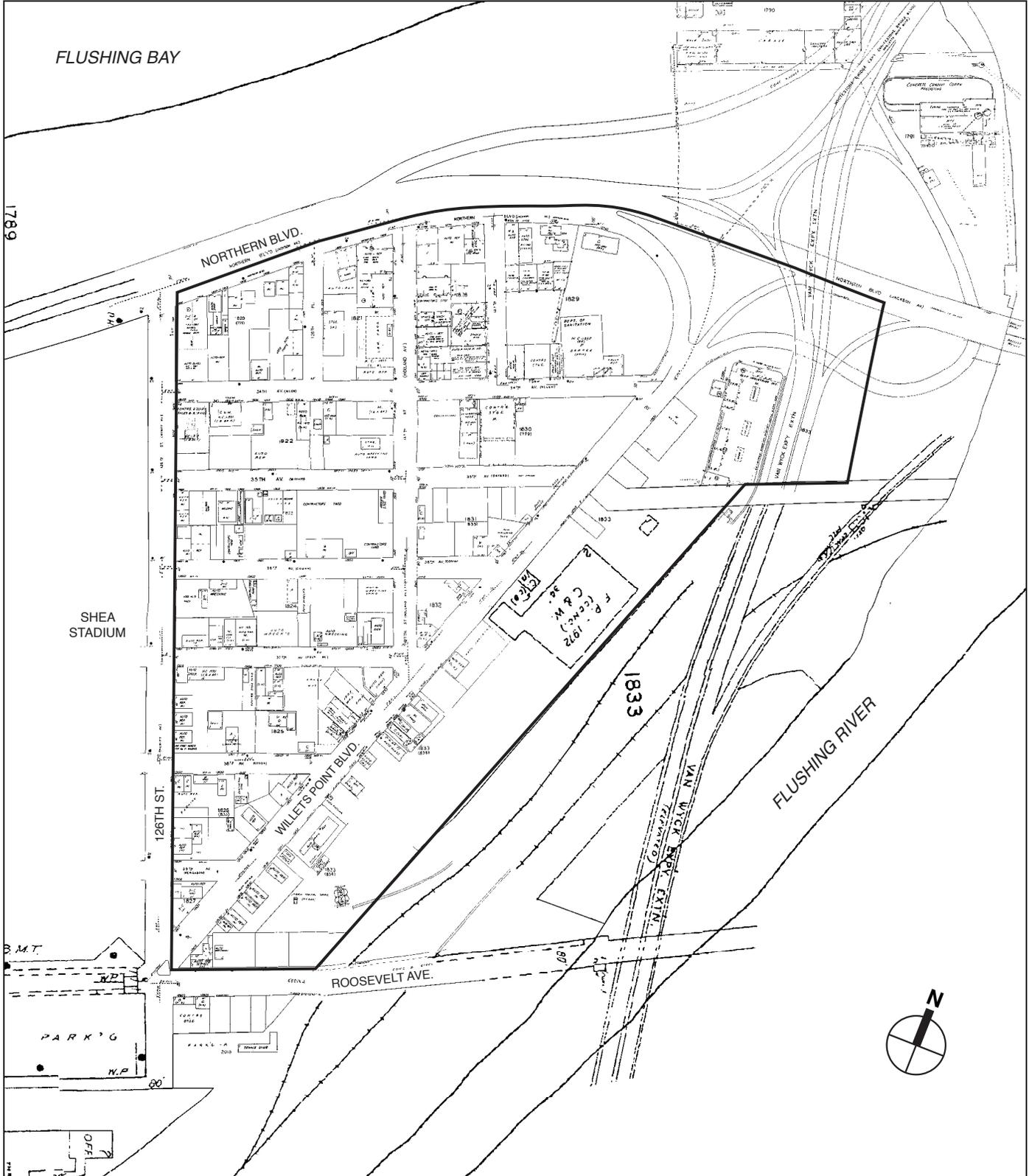
In the first decades of the 20th century, nearby villages and towns began to expand as a result of the increased accessibility provided by the addition of new roads and railroad lines. By the early 1930s, political opposition to the use of the Willets Point area as a dumping ground began to mount. In response to this opposition, the city cancelled its contract with the ash removal company in 1934. Shortly after, in preparation for New York's first World's Fair in 1939, the ash hills were leveled, the Grand Central Parkway was constructed, and the World's Fair complex was built. Despite the development of the surrounding areas, Willets Point never became an integral part of the overall World's Fair complex. Early 20th century topographic maps of Queens which are formally dated 1911, but contain notes dating to 1920 and 1931 and were likely updated at those times (see Figure 9) show that the majority of the project site was at an elevation of approximately 5 to 10 feet, although a small hilly area remained between Northern Boulevard and 34th Street, in the former area of the hillock. The elevated area does not rise above 15 feet, however, significantly less than the 46 feet seen on late-19th century topographic maps. It is not clear if the hummock was graded before or after the construction of the small dwelling situated within the northwestern portion of the project area during the 1910s and 20s. This elevated area is no longer seen on topographic maps, which suggest that the entire project area is level at approximately 10 feet above sea level.

The enormous construction effort required for the World's Fair, combined with the excellent road and rail access at Willets Point, may have been the main reason why contractors, heavy manufacturers, and equipment rental businesses were among the first to settle at Willets Point. USGS maps from 1947 and 1955 and an aerial photograph from 1954 indicate that it was not until the end of the 1940s that Willets Point started to take on its present character, with a mix of auto-related uses operating out of small structures and lots. As a result of suburban development which swept through the region after World War II as well as the construction of Shea Stadium immediately west of the project site in the 1960s, automobile traffic was greatly increased, making Willets Point an ideal location for the many auto-related repair and service businesses which are located there today.

CONCLUSION

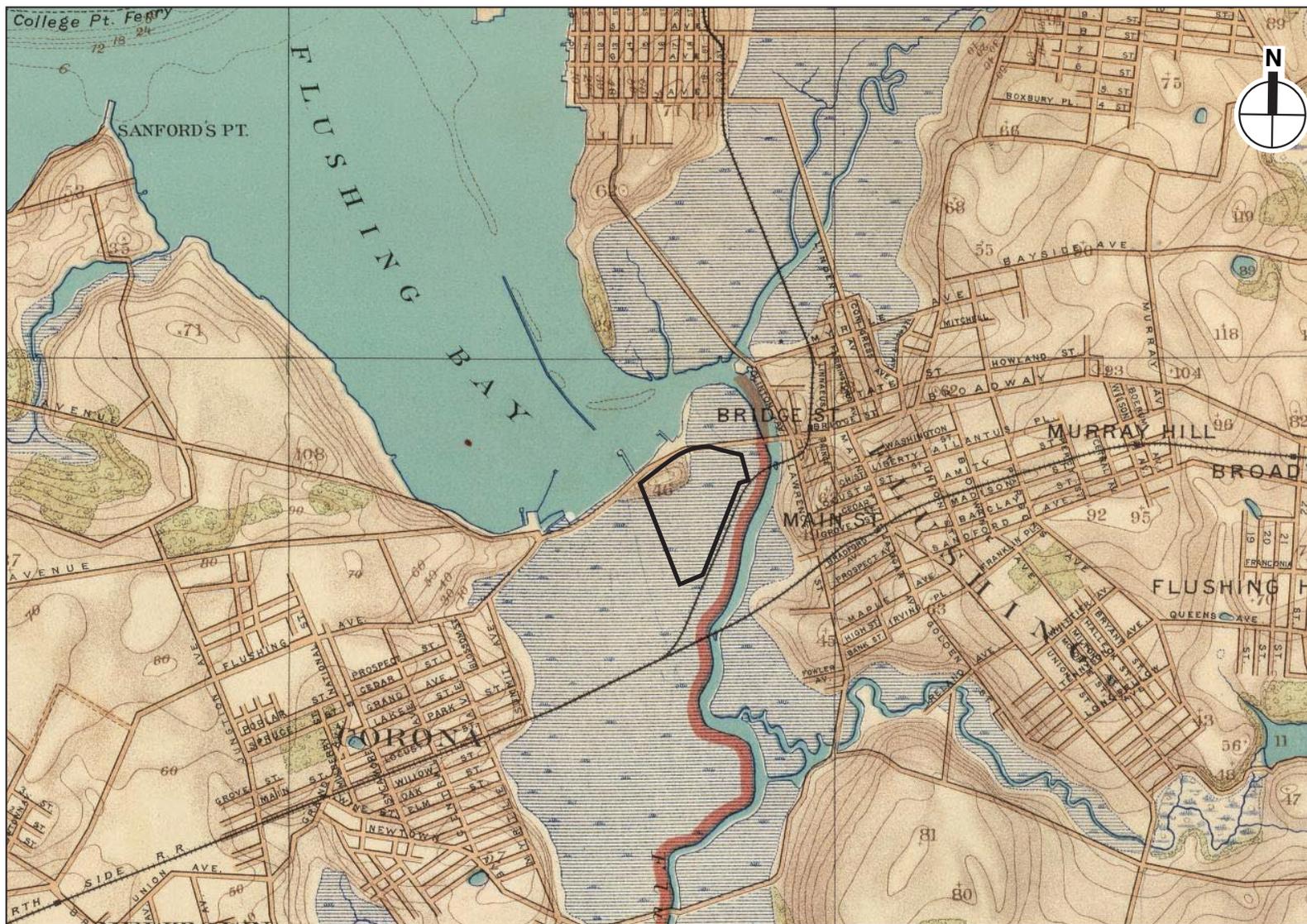
Based on the documentary evidence described above, it does not appear that the Willets Point Development District is sensitive for the recovery of precontact period archaeological resources.

As depicted on various historic maps, several structures may have been located within the project area in the last half of the 19th century, although their exact location is unclear. Only one known dwelling was situated within the project site, a small structure built some time around 1909 and demolished before 1927. The exact date of the grading of the former hummock area is unknown, and therefore, it is unclear if the dwelling constructed there around 1909 was built on the hummock or the leveled terrain. Regardless, the structure's late date of construction and short period of use severely limits its research potential. The remainder of the site has experienced disturbance as a result of ash dumping, the construction of large roads and elevated transportation structures, and extensive grading which took place in the first half of the 20th century. In addition, the extensive tracts of marshland that once occupied the project site have since been filled in, causing the current topography of Willets Point to be drastically different from that seen at the turn of the 20th century. Therefore, it is not likely that the project site is sensitive for the recovery of historic period archaeological resources.



 Willets Point Development District (Area of Potential Effect)

0 200 500 FEET
SCALE



 *Approximate Willets Point Development District (Area of Potential Effect)*

0 1 MILE
SCALE

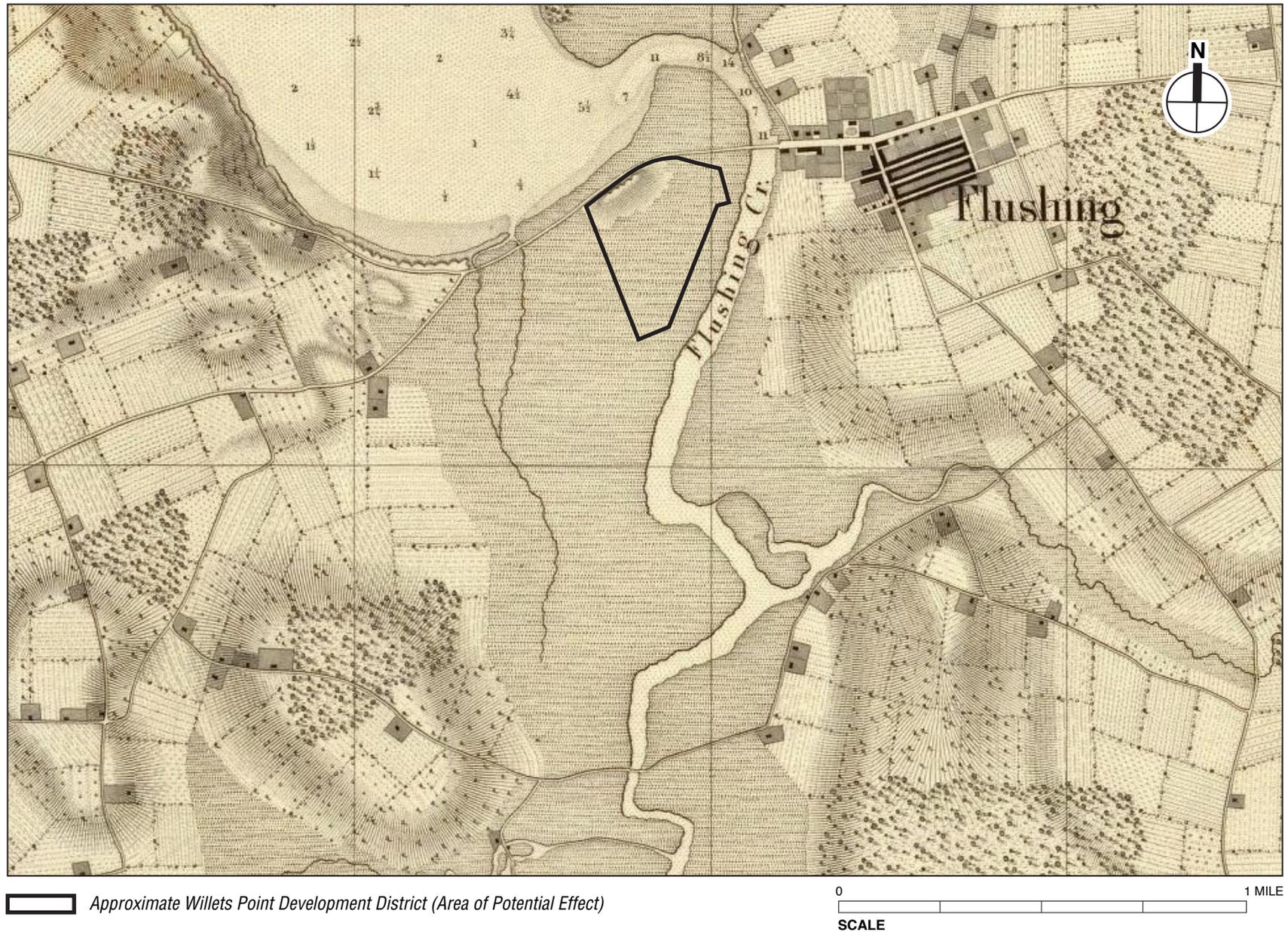
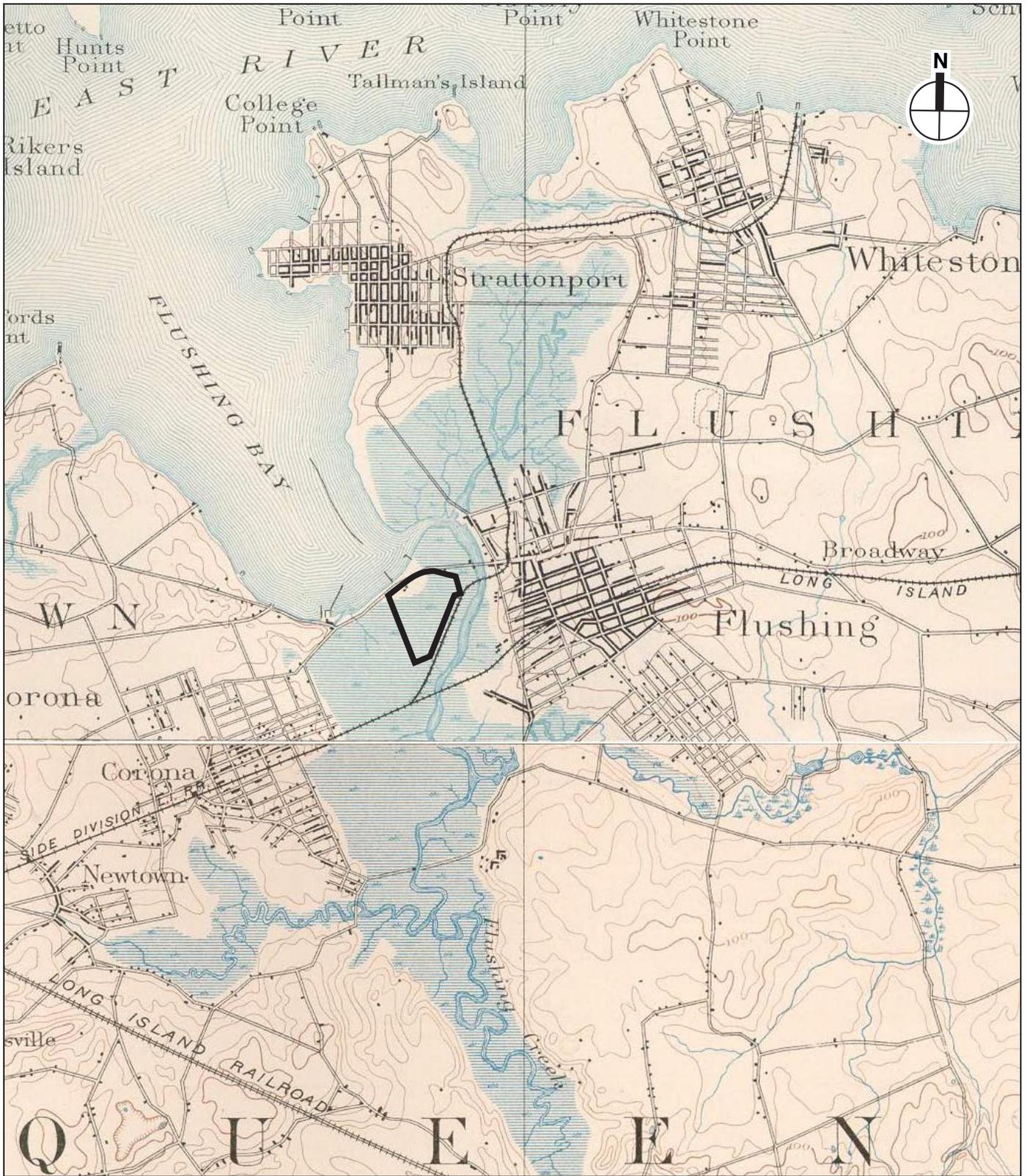


Figure 3
**Map of New-York Bay and Harbor and the Environs
U.S. Coast Survey, 1844**

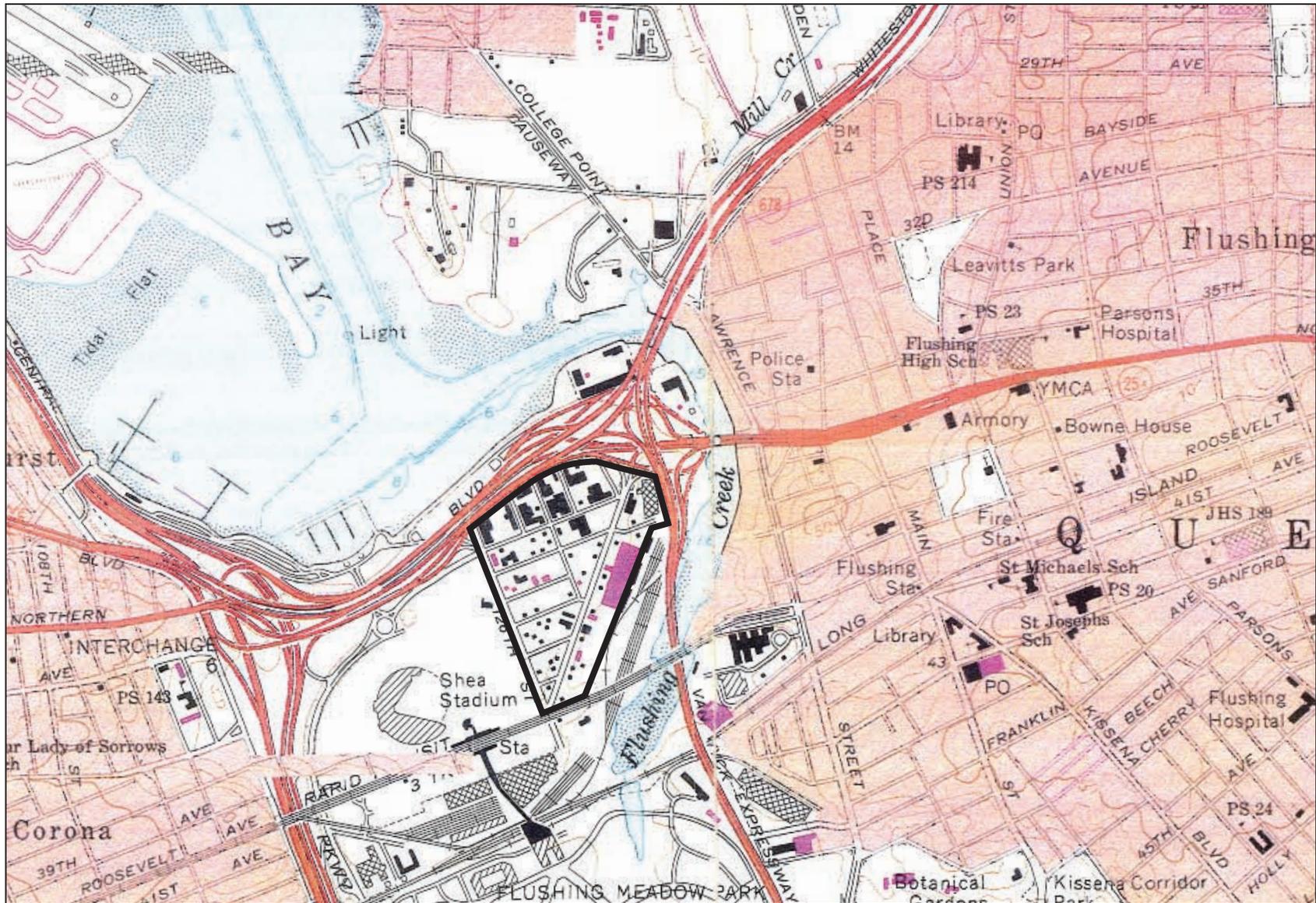
10.2.07



 *Approximate Willets Point Development District
(Area of Potential Effect)*



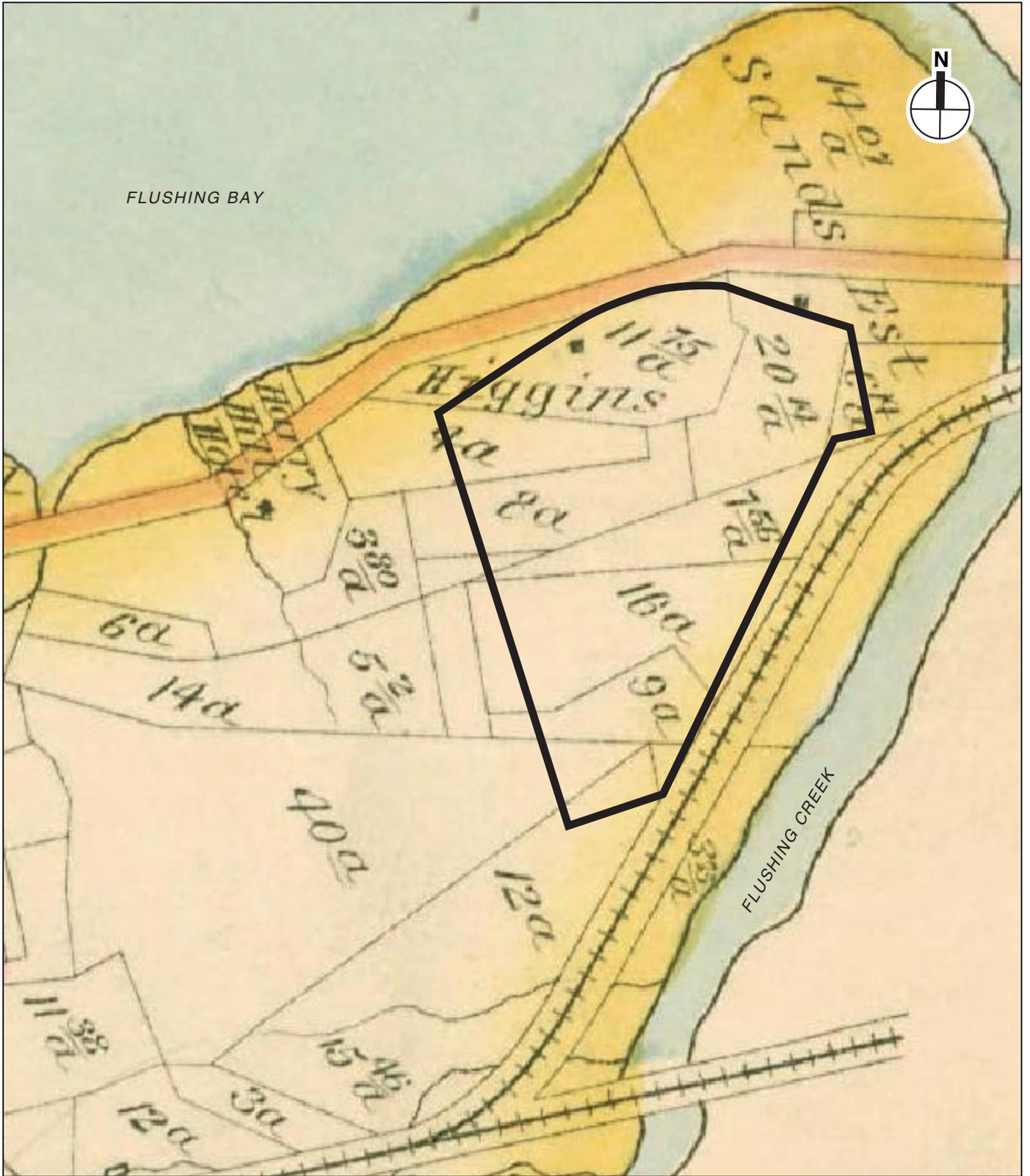
Figure 4
**USGS Map,
Harlem Quadrangle, 1891**



 Willets Point Development District (Area of Potential Effect)

0 1000 FEET
SCALE

Figure 5
Current USGS Map, Flushing Quadrangle



 *Approximate Willets Point Development District (Area of Potential Effect)*

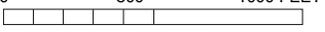
0 500 1000 FEET

 APPROXIMATE SCALE

Figure 6
Atlas of Queens County
C. Wolverton, 1891

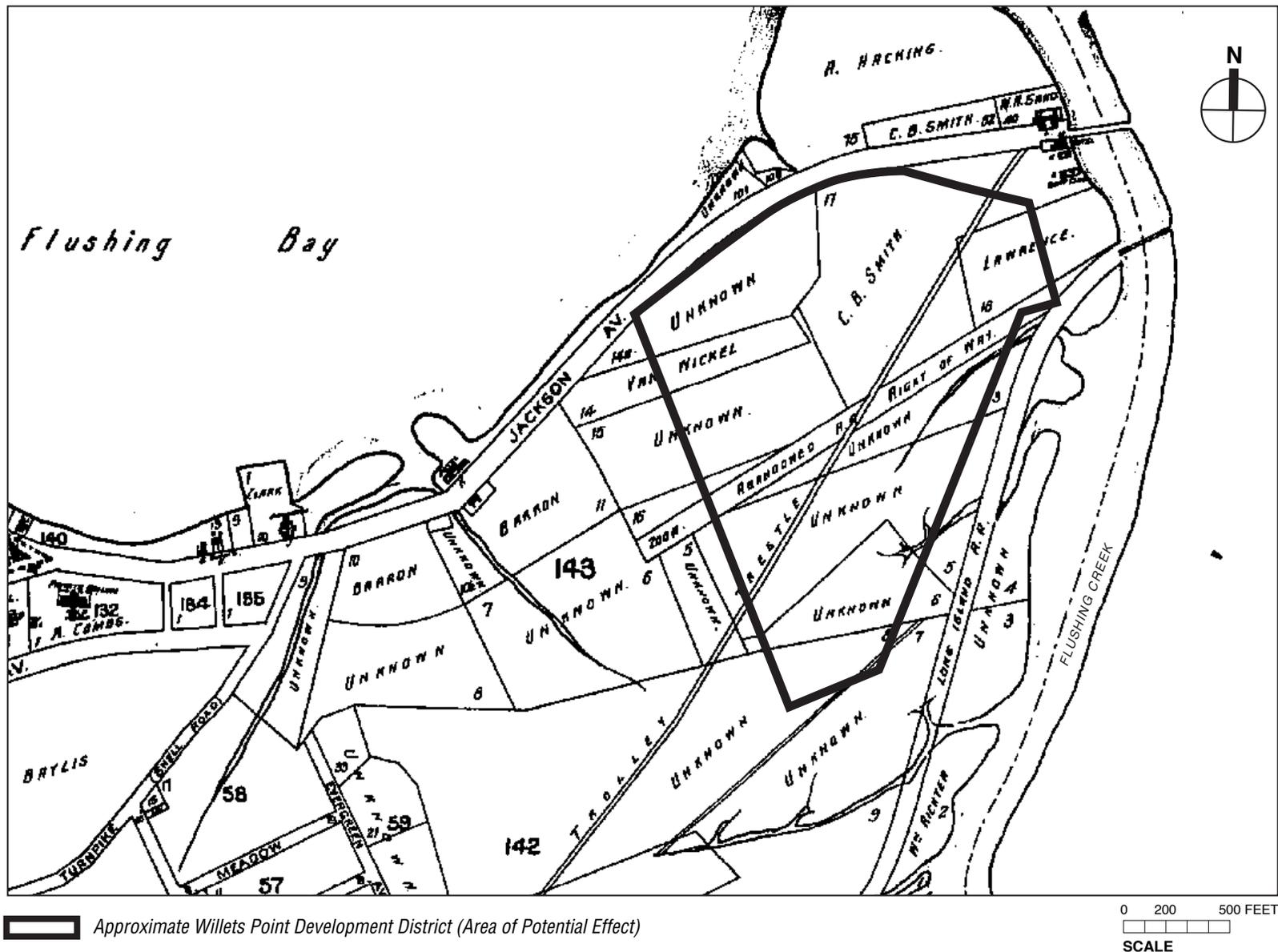
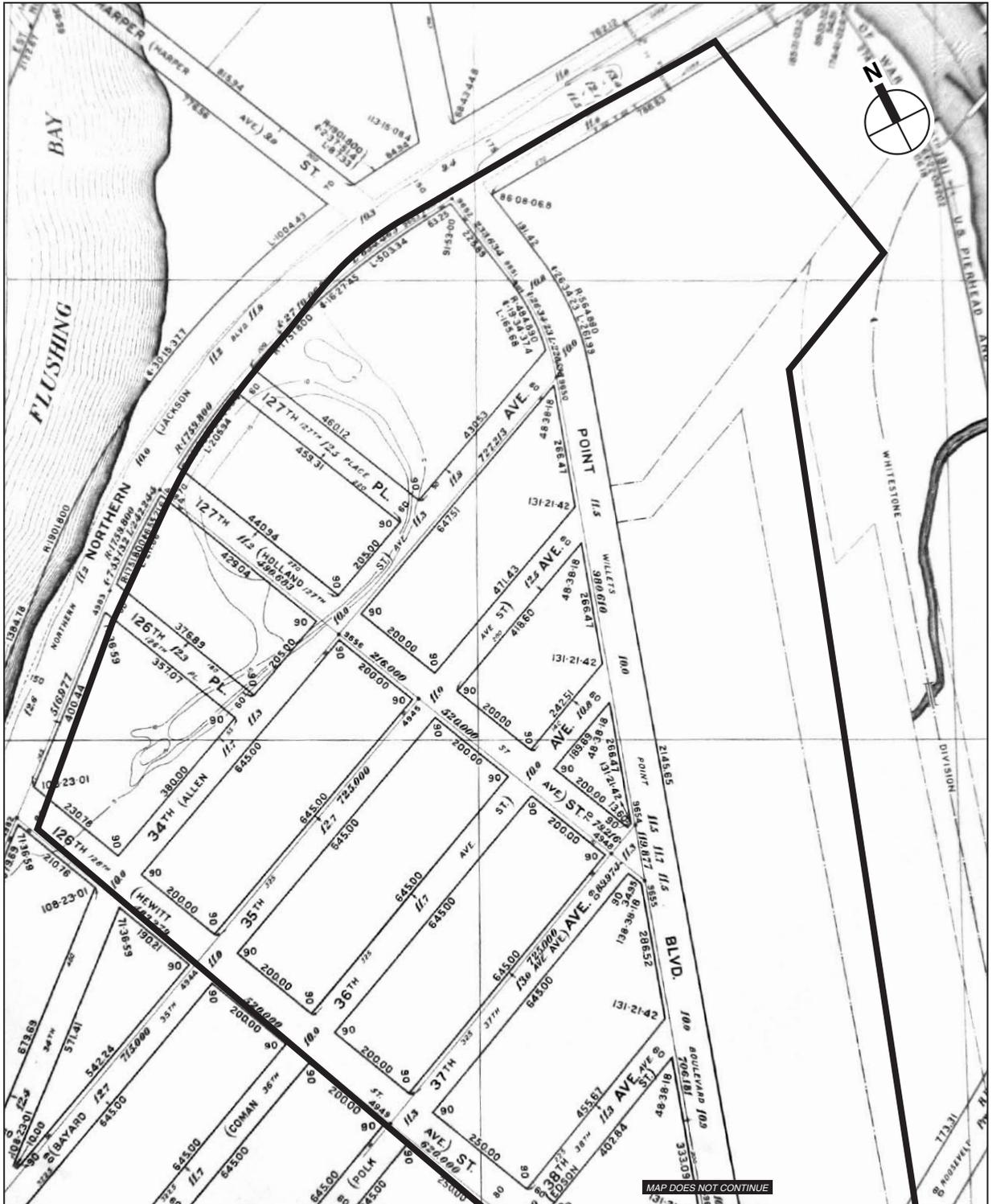


Figure 7
Sanborn Insurance Map, 1902



Figure 8
Sanborn Insurance Map, 1915



 Willets Point Development District (Area of Potential Effect)

0 200 500 FEET
SCALE



**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
www.nysparks.com

Elliot Spitzer
Governor

Carol Ash
Commissioner

November 19, 2007

Carey Jones
Historian
AKRF
440 Park Avenue South, 7th floor
New York, NY 10016

Re: CEQR
Willets Pointe Development
Queens County
07PR04413

Dear Ms. Jones,

Thank you for requesting the comments of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) with regard to the potential for this project to affect significant historical/cultural resources. OPRHP has reviewed the Phase 1 Archaeological report prepared and submitted for this project. Based on our review of that report, the OPRHP has no further archaeological concerns regarding this project.

Please note that if state and or federal permits are necessary, the project will need to be reviewed in accordance with Section 14.09 of the State Historic Preservation Act or Section 106 of the National Historic Preservation Act. While archaeological issues with the site have been addressed, please continue to consult with our technical review staff regarding architectural resources.

Please contact me at extension 3291, or by e-mail at douglas.mackey@oprhp.state.ny.us, if you have any questions regarding these comments.

Sincerely

Douglas P. Mackey
Historic Preservation Program Analyst
Archaeology

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
1 Centre Street, 9N, New York, NY 10007 (212) 669-7700 www.nyc.gov/landmarks

ENVIRONMENTAL REVIEW

DEPUTY MAYOR FINANCE/ECO DEV/07DME014Q

9/2/2008

Project number

Date received

Project: WILLETS POINT

Properties with no Architectural or archaeological significance:

ROOSEVELT AVENUE, BBL 4020181500

9/3/2008

SIGNATURE

DATE



7367_FSO_DNP_09032008.doc

ENVIRONMENTAL REVIEW

DEPUTY MAYOR FINANCE/ECO DEV/LA-CEQR-Q

9/4/2008

Project number

Date received

Project: WILLETS POINT

Properties with no archaeological significance:

130 STREET, BBL 4042060100
23 AVENUE, BBL 4042070001
58-26 47 STREET, BBL 4026010025

9/4/2008

SIGNATURE

DATE



24979_FSO_DNP_09042008.doc

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
1 Centre Street, 9N, New York, NY 10007 (212) 669-7700 www.nyc.gov/landmarks

ENVIRONMENTAL REVIEW

DEPUTY MAYOR FINANCE/ECO DEV/07DME014Q

9/10/2008

Project number

Date received

Project: WILLETS POINT

Properties with no archaeological significance:

122-02 28 AVENUE, BBL 4043170001
28 AVENUE, BBL 4043170020

9/10/2008

SIGNATURE

DATE

A handwritten signature in black ink that reads "Gina Santucci". The signature is written in a cursive, flowing style.

7367_FSO_GS_09102008.doc

APPENDIX C.2

ARCHITECTURAL CORRESPONDENCE

ENVIRONMENTAL REVIEW

DME /07DME014Q 02/02/07
PROJECT NUMBER DATE RECEIVED

PROJECT

WILLETS PT. DEV. PLAN

- 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 EAS and draft scope of work for EIS (SEIS) dated 2/2/07. Based on these documents and the block/lot list provided by EDC, no architectural or archaeological resources have been identified on the project site or in the project study area. This information should be disclosed in the EAS and SEIS.


SIGNATURE DATE 02/07/07

ENVIRONMENTAL REVIEW

DME /07DME014Q 06/19/07
PROJECT NUMBER DATE RECEIVED

PROJECT

WILLETS PT. DEV. PLAN

- No architectural significance
- No archaeological significance
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- 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 information regarding the Empire Millwork Co. building, at 128-50 Willets Pt. Blvd. The property does not appear eligible for LPC or S/NR listing.



SIGNATURE

07/03/07

DATE



440 Park Avenue South, 7th Fl
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

July 19, 2007

Ms. Virginia Bartos
Historic Preservation Specialist
New York State Office of Parks, Recreation and Historic Preservation
Bureau of Historic Preservation
Peebles Island, P.O. Box 189
Waterford, NY 12188-0189

Re: Proposed Willets Point Development, Queens County

Dear Virginia:

We are seeking to initiate consultation with your office regarding architectural resources for the above referenced project in accordance with the provisions of Section 106 of the National Historic Preservation Act of 1966. The proposed Willets Point Development would redevelop the Willets Point peninsula.

The proposed plan calls for the redevelopment of an approximately 61-acre area generally bounded to the east by the Van Wyck Expressway and an undeveloped lot owned by the Metropolitan Transportation Authority (MTA), to the south by Roosevelt Avenue, to the west by 126th Street, and to the north by Northern Boulevard. The proposed redevelopment would remove all the existing buildings on the site and would include new mixed-use development including residential, retail, hotel, entertainment, commercial office, cultural, community facility, open space, and parking. In addition, the proposed redevelopment plan includes a new connection between the Van Wyck Expressway and the development area.

The project requires review and the preparation of a Generic Environmental Impact Statement (GEIS) under City Environmental Quality Review (CEQR). As the proposed project involves modifications to the Van Wyck Expressway, an interstate highway, which would be reviewed by FHWA, it requires review under the National Environmental Policy Act of 1969 and Section 106.

The Office of the Deputy Mayor for Economic Development and Rebuilding will serve as lead agency, working in collaboration with the New York City Economic Development Corporation (EDC) and the New York City Department of City Planning.

There are no State and National Register listed or eligible properties located on the project site. However, we are seeking your determination of eligibility for one property, the former Empire Millworks Corporation Building, which is located on the project site and would be demolished as part of the proposed project. LPC has already determined the property does not appear eligible for designation as a New York City Landmark or for State and National Register listing (see attached letter).

We also are enclosing our scope of work for the historic resources analysis and are seeking your concurrence with the Area of Potential Effect (APE) for architectural resources. A separate letter will be sent to Douglas Mackey regarding archaeological resources.

Enclosed please find the following materials for your review:

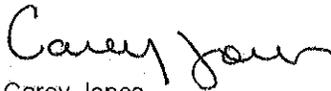
- A description of the proposed project, including a short history of the site, and accompanying graphics including a block and lot map and an aerial map of the development area;

- Scope of Work for the historic resources analysis, including APE map;
- Historic Resource Inventory Form ("Blue Form") for the former Empire Millworks Building. This includes an architectural description, historic narrative, photographs of the property and a map showing the location of the structure.

Thank you for your assistance in this matter. Please do not hesitate to contact me if you have any questions or require further information at (646) 388-9812.

Sincerely,

AKRF, INC.



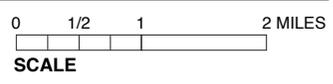
Carey Jones
Historian

cc: Douglas Mackey, OPRHP
Asma Syed, New York City Economic State Development Corporation
Asima Jansveld, New York City Economic State Development Corporation
Heidi Rubinstein, New York City Law Department
Ed Applebome, AKRF, Inc.
Britt Page, AKRF, Inc.

7.9.07



 Willets Point Development District





 Willets Point Development District

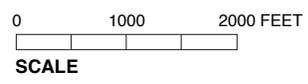
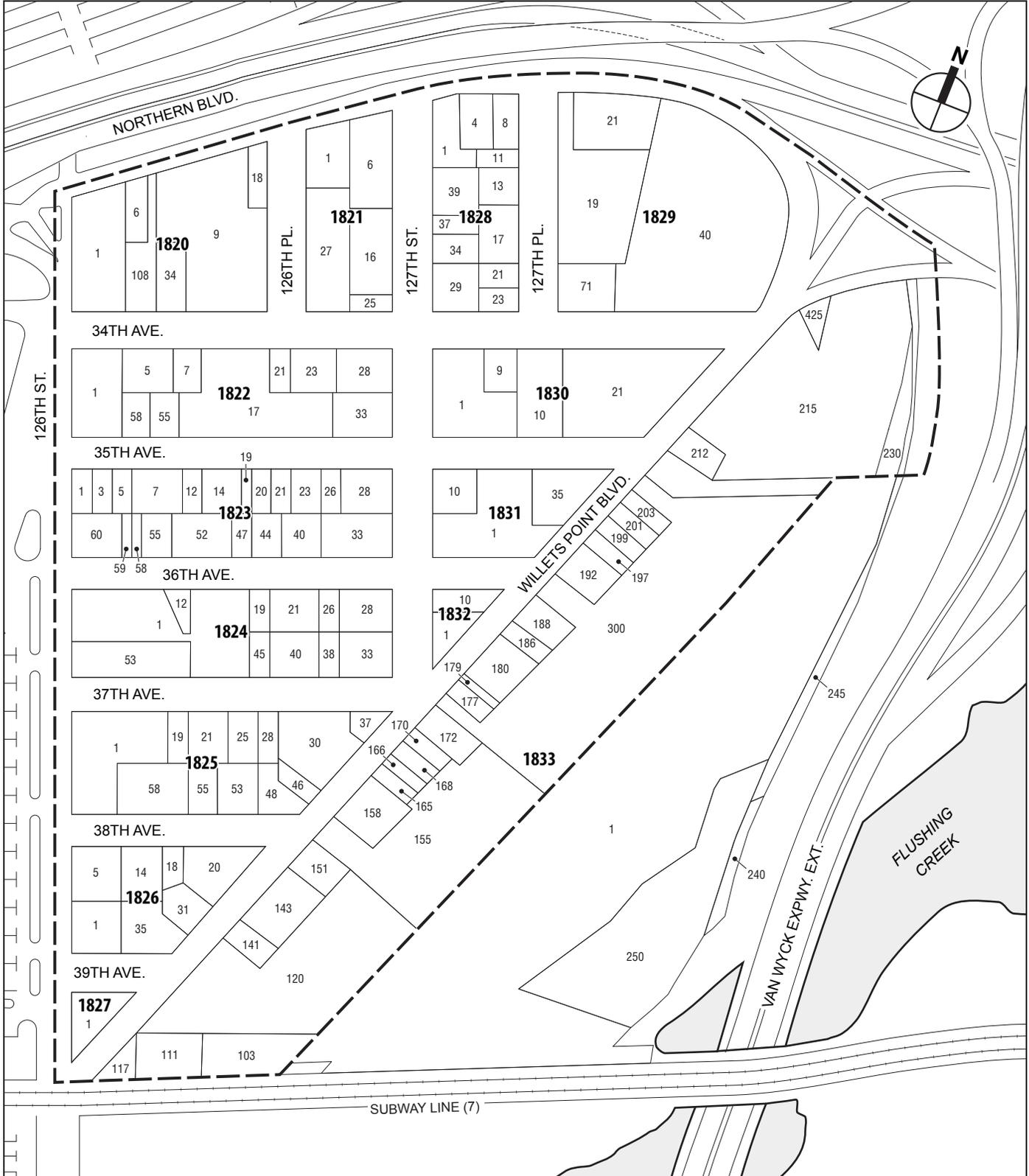


Figure 2
Development District Site



--- Development District Boundary

1826 Block Number

14 Lot Number

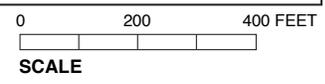
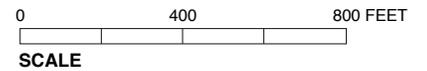


Figure 3
Block and Lot Map



 Willets Point Development District Boundary



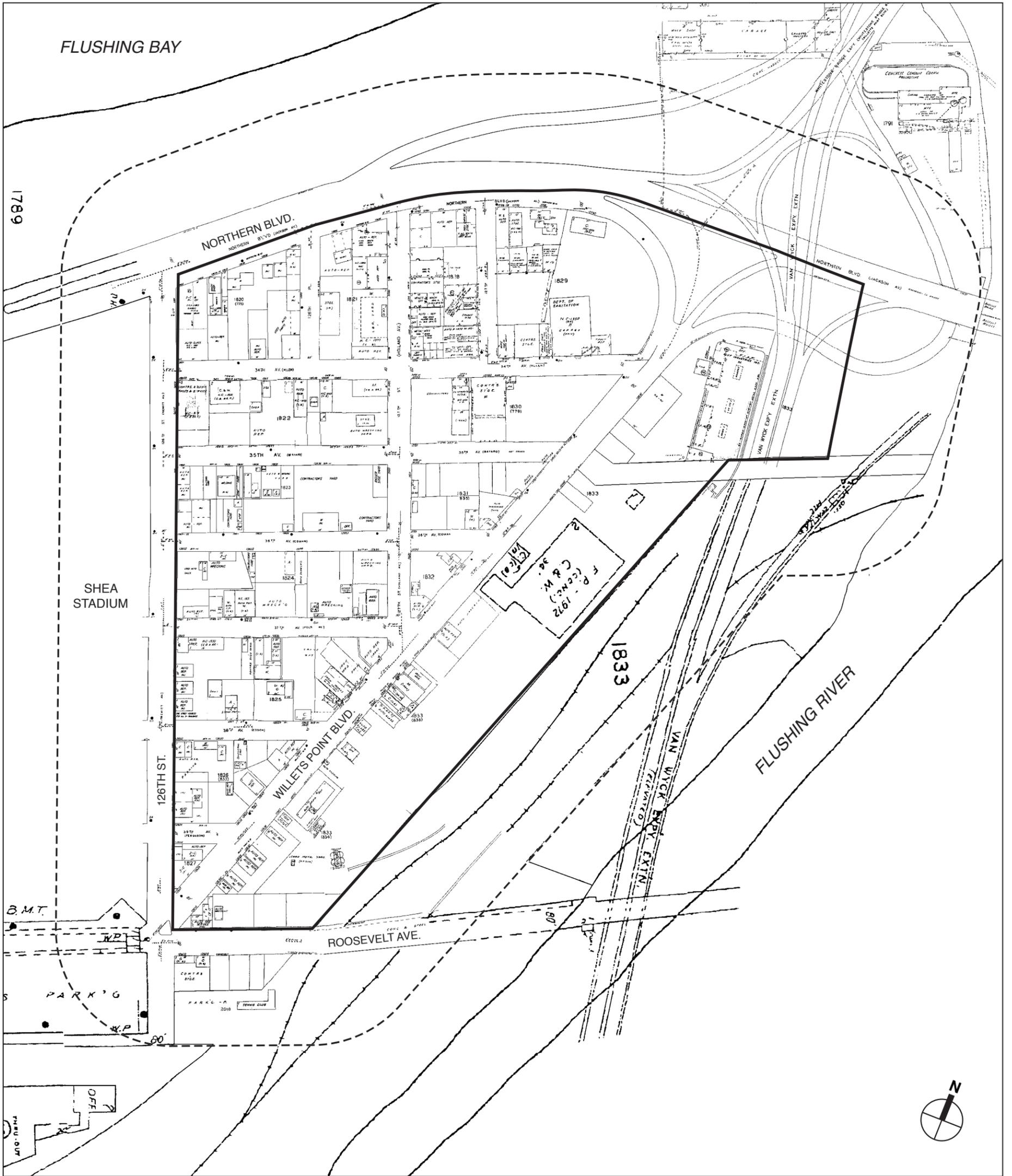
SCOPE OF WORK

The GEIS for the Willets Point Redevelopment Plan will be prepared pursuant to New York City Environmental Quality Review (CEQR) and the *CEQR Technical Manual*. The environmental review provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design, to evaluate reasonable alternatives, and to identify, and mitigate where practicable, any significant adverse environmental impacts. The Office of the Deputy Mayor for Economic Development and Rebuilding will act as the lead agency for CEQR review.

HISTORIC RESOURCES

This section of the GEIS will assess the potential of the proposed actions to affect any historic architectural and archaeological resources, either directly through construction activities or indirectly by altering the context in which the resources are located. In comments dated February 7, 2007, the New York City Landmarks Preservation Commission (LPC) indicated that no archaeological resources and architectural resources have been identified on the project site or within 400 feet of the project site. Therefore, this section will be limited to identifying whether there are any properties that may appear to meet eligibility criteria for listing on the State/National Registers of Historic Places or for designation as New York City Landmarks ("potential architectural resources") that have not yet been identified in the study area, as set for the *CEQR Technical Manual*. Tasks within this section are as follows:

- Define the study area for identifying if there are any potential architectural resources. This includes the area where direct physical impacts may occur and also accounts for a larger area where potential contextual effects may occur. The study area will be defined during the analysis, but typically includes the project site (in this case, the District) and extends 400 feet from the perimeter of the project site boundary (see Figure 5).
- Based on visits to the District and study area by an architectural historian, survey standing structures in the study area to identify any properties that appear to meet eligibility criteria for NYCL designation or listing on the State and/or National Registers. Prepare a map if any such resources are identified.
- Assess the effects of planned development projects expected to be built by the project's build year in the future without the proposed project on any potential architectural resources.
- Assess the project's impacts on any designated or potential architectural resources, including contextual impacts as well as any direct physical impacts.
- Where appropriate, develop mitigation measures to avoid and/or reduce any adverse effects on any potential architectural resources in consultation with LPC.



- Willets Point Development District
- - - Area of Potential Effect (400-Foot Perimeter)

0 200 500 FEET
SCALE



HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name (if any) Former Empire Millworks Corporation Building

Address or Street Location 128-50 Willets Point Boulevard

County Queens Town/City New York Village/Hamlet: _____

Owner Fodera Enterprises Address 129-02 Northern Boulevard, Corona, NY 11368

Original use Woodwork factory and office Current use Storage warehouse and offices

Architect/Builder, if known Sugarman & Berger, Stanford D. Rossin and Arthur Hamberger Date of construction, if known 1938

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____

Roof: asphalt, shingle asphalt, roll wood shingle metal slate

Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input checked="" type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
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Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Prepared by: Carey L. Jones address AKRF, Inc 440 Park Avenue South, 7th Floor, NY, NY 10016

Telephone: 646.388.9812 email cjones@akrf.com Date July 9, 2007

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The former Empire Millwork Corporation Building is located at 128-50 Willets Point Boulevard, near the intersection of Willets Point Boulevard and the entrance ramp to Northern Boulevard. The building, built prior to the Van Wyck Expressway and facing the Flushing Bay, has a large, landscaped lawn in front. It was constructed in 1938 from plans by Sugarman & Berger, Stanford D. Rossin and Arthur Hamburger. Hamburger, an industrial engineer, was president of Wheeler Engineering Company, which built the building. The building was constructed for the D. Ginsberg and Sons Company, a millwork company which was started in 1921 by Hyman Ginsberg. The company later became The Empire Millwork Company and then The Empire National Company.

The two-story, Georgian Revival style building has a symmetrical red-brick façade with flanking bays which terminate with gently curving sections. The front section was originally used as an office space for the company and the exterior wood ornament is a reflection of millwork business. The central bay projects slightly and features a center doorway topped with arched transom windows and a broken pediment. Above the door is a large Palladian window with a circular clock under the central arch. The central bay is topped with a large front gable with a wood denticulated cornice and cornice returns. Small, octagon-shaped windows decorate either side of the central entryway.

The flanking sections are five bays wide. Each bay has arched wood windows with tracery on the first level and 6-over-6 double hung wood windows on the upper level. A denticulated cornice line runs the length of the bays. Both bays end with curved sections; these sections have large 12-over-12 double hung windows separated by double-height wood pilasters. The side bays have small, double-hung and octagon-shaped windows. A short parapet runs the along the flanking bays and sides.

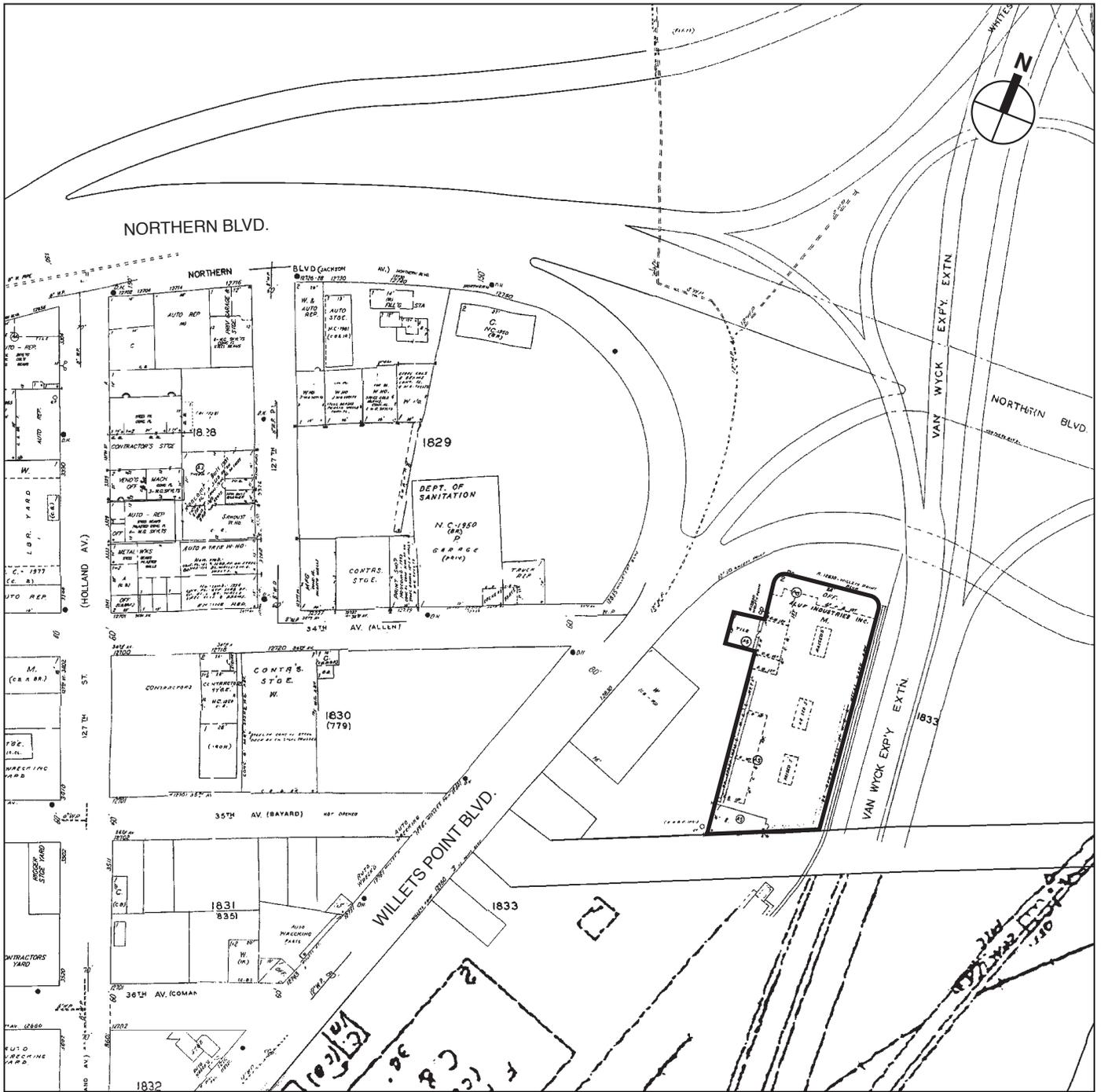
The remainder of the building is a two-story warehouse structure which extends back approximately 300 feet. It has large, factory-style, multi-pane glass windows.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

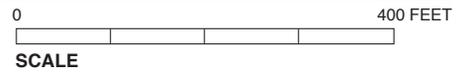
The former Empire Millworks Corporation Building is a relatively intact example of a combined office and industrial building. The building was designed by a collaboration of architects including the firm of Sugarman & Berger and Stanford D. Rossin. Arthur Hamburger was the industrial engineer. Hamburger was president of Wheeler Engineering Company, the builders of the building.

In 1926 Henry Sugarman started the firm of Sugarman & Berger. The firm is credited with designing the New Yorker Hotel, which is listed on the State and National Registers, and the Navarre/Garment Center Building. The firm is also credited with designing the Mayfair Hotel in Philadelphia and the Long Beach (L.I.) Hospital as well as several buildings in Europe and Central America. With the firm Helme, Corbett & Harrison, Sugarman & Berger designed the Master Building, a New York City Landmark also listed on the State and National Registers.

In 1938 the Queens Chamber of Commerce gave the former Empire Millworks Building honorable mention in the industrial buildings category during its annual buildings awards.



— Former Empire Millworks Building





Front Façade – Office Area



Side Façade – Office Area



Side Façade including warehouse section



Environmental and Planning Consultants

440 Park Avenue South, 7th Floor
New York, New York 10016
tel: 212-696-0670
fax: 212-213-3191
www.akrf.com

Memorandum

To: Virginia Bartos, Office of Parks, Recreation and Historic Preservation
From: Carey L. Jones, AKRF
Subject: Empire Millworks Building, Interior Photographs
Date: September 17, 2007
cc: Alicia Moore, AKRF
Asma Syed, NYC Economic Development Corporation

In response to your request dated September 6, 2007 interior photographs of the former Empire Millworks Building, located at 128-50 Willets Point Boulevard, are enclosed.

The building is separated into two distinct areas: the front office area and the warehouse area which extends from the rear of the office area. The entire building is two stories in height; however, the office area has two levels while the warehouse area is one-story with a mezzanine level.

The office areas retain original details including molding, built-in bookcases, fireplaces and hardware such as doorknobs and door plates (see Photographs 1-4). The staircase between the two floors has a turned-wood railing and banisters (see Photograph 5). Conference rooms exist on both floors and retain original wood moldings and chair rails (see Photograph 6). Drop ceilings, new light fixtures and partitions have been installed in some of the office spaces; the owners indicated the original moldings remain intact (see Photographs 7 and 8).

There were no indications of original wood-working machinery in the warehouse area. Narrow, metal supports are evenly placed throughout and the majority of the windows are multi-light factory-style windows (see Photograph 9). The mezzanine stairs appear to be wood (see Photograph 10). The ceiling of the warehouse area is constructed of long, narrow wood beams possibly milled on-site (See Photograph 11).

Please contact me with any further questions.



1) Office window and fireplace mantle.



2) Fireplace detail.



3) Door and ceiling moldings.



4) Window and built-in bookcase.



5) Entryway staircase.



6) Conference room.



7) Drop ceiling.



8) Drop ceiling and wall partitions.



9) Warehouse area.



10) Warehouse area – staircase to mezzanine level.



11) Warehouse area – ceilings.



**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.com

Eliot Spitzer
Governor

Carol Ash
Commissioner

October 15, 2007

Carey Jones
Historian
AKRF
440 Park Avenue South, 7th floor
New York, NY 10016

Re: CEQR
Willetts Pointe Development
Queens County
07PRC 4413

Thank you for requesting the comments of the New York State Office of Parks, Recreation and Historic Preservation for the proposed Willetts Point Development in Queens. We have reviewed the submitted information in accordance with Section 14.09 of the New York State Parks, Recreation and Historic Preservation Act of 1980.

Based upon our review of the submitted information, we offer the following comments/recommendations:

1. Our National Register Unit notes that the Empire Millworks located at 128-50 Willetts Point Blvd is eligible for listing on the State and National Registers of Historic Places. Our Resource Evaluation is attached for your use.
2. We note that the proposed plans indicate that this building would be demolished for the proposed project. Under the provisions of Section 14.09, demolition of a National Register eligible building would constitute an Adverse Impact. It is OPRHP's recommendation that a thorough exploration of alternative sites, treatments and/or plans be undertaken to determine if there are any prudent and feasible alternatives to demolition. This analysis should be undertaken by the lead agency and submitted to our office for review and comment.

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

Sincerely,

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

enc: Resource Evaluation



Historic Preservation Field Services Bureau Resource Evaluation

DATE: September 25, 2007

STAFF: Virginia L. Bartos

PROPERTY: Empire Millworks

MCD: Queens

ADDRESS: 128-50 Willets Point Blvd

COUNTY: Queens

PROJECT REF: 07PR04413

USN: 08101.011207

- 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 possesses 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.
- III. Property does not meet eligibility criteria.

STATEMENT OF SIGNIFICANCE:

Based on the information submitted, it is the opinion of the State Historic Preservation Office the former Empire Millworks Corporation Building in the borough of Queens is historically and architecturally significant as an early twentieth century commercial and industrial building. See the attached Historic Building Inventory form for further information.



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.com

Eliot Spitzer
Governor

Carol Ash
Commissioner

February 8, 2008

Asma Syed
New York City Economic Development Corporation
110 William Street
New York, NY 10038

Re: CEQR
Willets Pointe Development
Queens County
07PR04413

Dear Ms. Syed:

Thank you for requesting the comments of the New York State Office of Parks, Recreation and Historic Preservation for the proposed Willets Point Development in Queens. We have reviewed the submitted information in accordance with Section 14.09 of the New York State Parks, Recreation and Historic Preservation Act of 1980.

Based upon our review of the Draft Historic Resources chapter, we concur that the area is not sensitive for archeological resources and that the former Empire Millwork Building is eligible for listing on the State and National Registers of Historic Places. We further concur that demolition of the Empire Millwork Building would constitute a significant Adverse Impact to this architectural resource. However, we cannot concur that all alternatives to demolition have been explored. Under the provisions of Section 14.09 a thorough exploration of alternative sites, treatments and/or plans must be undertaken to determine if there are any prudent and feasible alternatives to demolition. In this case, it appears that the historic building is on the edge of the proposed redevelop, near the MTA parcel. This location suggests that it may be possible to resolve the flood plane concerns with the new development grading and retain the historic building. Our office would like to see this scenario included in the alternatives analysis. In addition, we cannot agree to mitigation measures until alternatives to demolition have been considered.

Thank you for your request and we look forward to continued consultation on this project. If you have any questions, I can be reached at (518) 237-8643, ext. 3282. Please refer to the Project Review (PR) 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



Eliot Spitzer
Governor

Carol Ash
Commissioner

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.com

May 30, 2008

Asma Syed
New York City Economic Development Corporation
110 William Street
New York, NY 10038

Re: CEQR
Willets Pointe Development
Queens County
07PR04413

Dear Ms. Syed:

Thank you for requesting the comments of the New York State Office of Parks, Recreation and Historic Preservation for the proposed Willets Point Development in Queens. We have reviewed the submitted information in accordance with Section 14.09 of the New York State Parks, Recreation and Historic Preservation Act of 1980.

Based upon our review of the Draft Generic Environmental Impact Statement (DEIS) dated April 2008, we note that the demolition of the Empire Millwork Building would constitute an Adverse Impact to this historic resource. At this time, we cannot concur that all alternatives to demolition have been explored. Under the provisions of Section 14.09, a thorough exploration of alternative sites, treatments and/or plans must be undertaken to determine if there are any prudent and feasible alternatives to demolition.

Thank you for your request and we look forward to continued consultation on this project. If you have any questions, I can be reached at (518) 237-8643, ext. 3282. Please refer to the Project Review (PR) 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