2.F HISTORIC AND CULTURAL RESOURCES

INTRODUCTION

This chapter assesses the potential effect of the Proposed Action on historic and cultural resources, including both architectural and archaeological resources. The *CEQR Technical Manual* identifies architectural resources as historically important building, structures, objects, sites, and districts. This includes Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods. The *Manual* states that, as a general rule, archaeological resources do not include 20th and 21st Century artifacts. For the purposes of CEQR, the following are always considered historical and cultural resources: designated NYC Landmarks; properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed on the State/National Registers of Historic Places or contained within a district listed on or formally determined to be eligible for State/National Registers of Historic Places listing; properties recommended by the New York State Board for listing on the State/National Registers of Historic Places; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements.

PRINCIPAL CONCLUSIONS

Architectural Resources

There are no designated or potential architectural resources within a 400 foot radius drawn around the Project Area. The Proposed Action would not result in potential impacts to architectural resources.

Archaeological Resources

The Proposed Action would result in ground disturbance within the area to be rezoned on 14 lots with potentially sensitive archaeological resources. Ten (10) of the 14 lots are under the control of the project applicant. A Testing Protocol to recover these resources on the applicant-controlled properties has been developed, reviewed and approved by LPC and the State Office of Parks, Recreation and Historic Preservation (OPRHP). The applicant has agreed to record a restrictive declaration against the properties that it controls, which would ensure that this protocol is followed before and/or during development of such properties. Significant adverse impacts to the archaeological resources on these parcels will therefore be avoided as part of the project.

The remaining 4 historic lots which may contain archaeological resources that could be impacted by the Proposed Action are on Blocks 3009, 3015, and 3016. Significant impacts to archaeological resources not located on sites under the control of the project applicant (as identified in Table F-1 below) are considered as unavoidable significant adverse impacts to these archaeological resources.

Table F-1: Archaeologically Sensitive Lots for Sites NOT Under Control of the Project Applicant Crotona Park East / West Farms Rezoning APE

MODERN BLOCK/LOT #	HISTORIC LOT #	SENSITIVITY	DATE RANGE	LOCATION ON HISTORIC LOT
B 3016, L 71	71	Residential shaft features	c.1851-1893	Rear of Lot (North)
B 3015, L 87	87	Residential shaft features	c.1851-1893	Center of lot.
B 3009, L 38	43	Possible burials outside of mapped DRC Cemetery bounds	1845-1891	Southeastern edge of lot.
B 3009, L 44	44	DRC Cemetery	1845-1891	Eastern half of lot.

METHODOLOGY

Architectural Resources

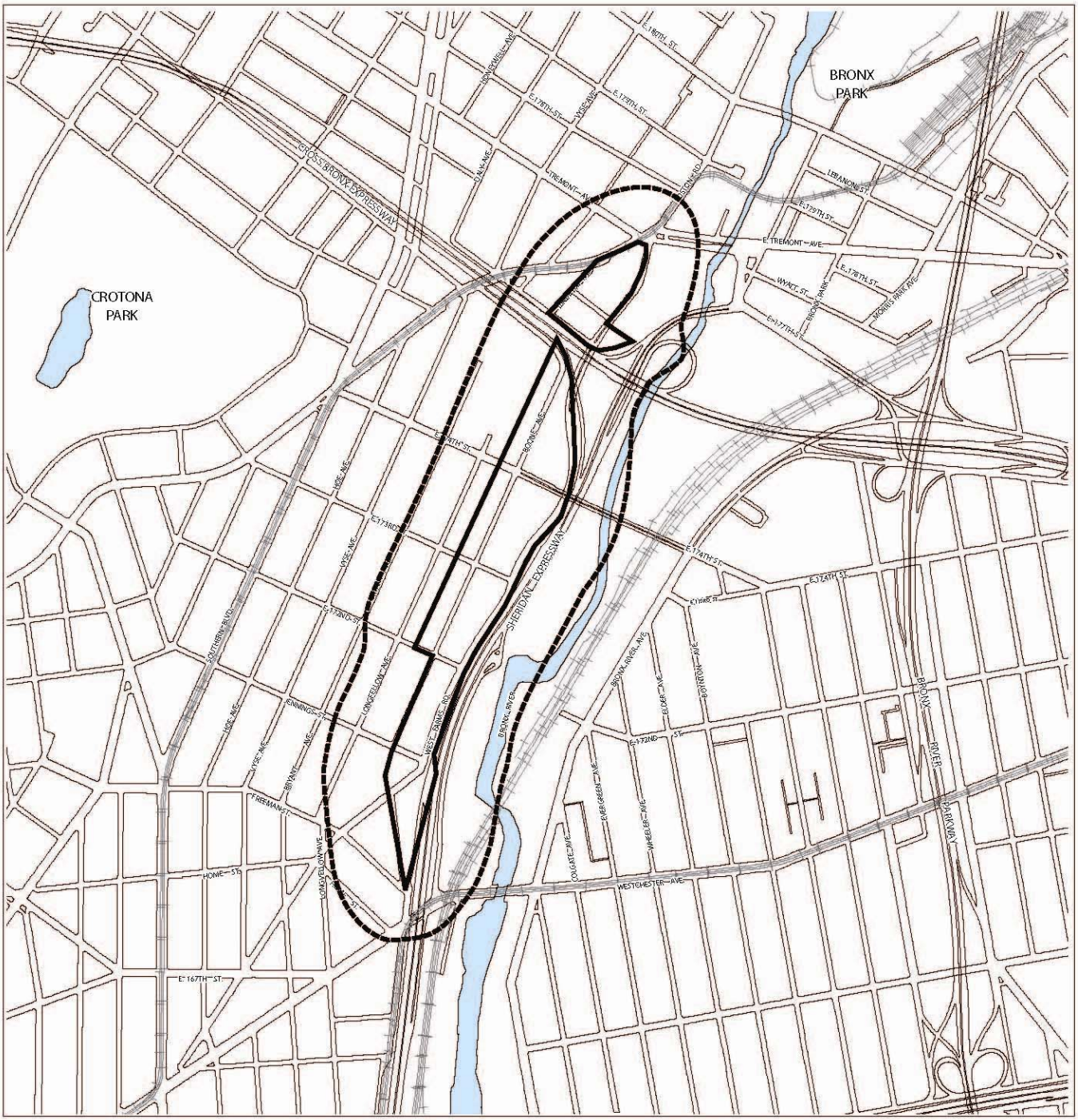
According to the *CEQR Technical Manual*, regardless of whether any known historic resources are located near the site of the project, architectural resources should be surveyed and assessed if a proposed project would result in any of the following:

- New construction, demolition, or significant physical alteration to any building, structure, or object.
- A change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature
- Construction, including but not limited to, excavating vibration, subsidence, dewatering, and the possibility of falling objects.
- Additions to or significant removal, grading, or replanting of significant historic landscape features.
- Screening or elimination of publicly accessible views.
- Introduction of significant new shadows or significant lengthening of the duration of existing shadows on an historic landscape or on an historic structure if the features that make the structure significant depend on sunlight.

The Proposed Action would result in demolition and construction activities, and the development of new mixed-use buildings that would be of a larger scale than those that currently existing within the proposed rezoning area. There are no significant historic landscape features within the proposed rezoning area, no culturally or historically significant publicly accessible view corridors, nor any historic landscapes or structures with features that depend on sunlight.

The *CEQR Technical Manual* recommends a study area defined by the radius of 400 feet from the borders of the proposed rezoning area. Figure F-1 illustrates this radius drawn around the project site. To identify any architectural resources within the 400-foot study area, the State and National Registers of Historic Places were consulted, and additional coordination was undertaken with LPC staff. Coordination with LPC staff included photo documentation of the area to be rezoned and of the area within 400 feet of that area. A detailed project description was also provided for

Figure F-1: 400 Foot Study Area



Proposed Rezoning Area

400 Foot Study Area

their review. In addition, a windshield survey was undertaken of this area to identify potentially eligible architectural resources for the Federal or State Registers of Historic Places or for landmark designation by the LPC. No designated architectural resources or resources potentially eligible for designation on the State or National Registers of Historic Places nor for landmark designation by the LPC were identified. Therefore, in accordance with CEQR regulations, no further analysis of architectural resources is required.

Accordingly, this chapter focuses on the potential for significant impacts to archaeological resources.

Archaeological Resources

If a Proposed Action would generate development that could result in new in-ground disturbance, there is a potential to affect archaeological resources. As discussed in this chapter, several potentially sensitive archaeological sites are located on properties located within the proposed rezoning area. In accordance with the *CEQR Technical Manual*, impacts on archaeological resources are considered only on those sites affected by the Proposed Action that are identified in the Reasonable Worst Case Development Scenario (RWCDS) as projected or potential development sites, where excavation and new in-ground disturbance is likely. Research conducted for this analysis indicates that, for the most part, potentially sensitive archaeological resources may be located on properties under control of the project applicant. However, there are limited locations where this is not so. Therefore, any significant adverse impacts to potential archaeological resources on properties not under the control of the applicant would be considered as unavoidable adverse impacts to these resources.

The study area for archaeological resources is the area that would be disturbed for project construction, that is, the properties within the rezoning area that are identified in the RWCDS as projected or potential development sites, where excavation and new in-ground disturbance is likely. In coordination with the staff of LPC, it was determined that the potential existed for archaeological resources to be located on some of the Proposed Action's projected or potential development sites. These sites are identified herein as the area of potential effect (APE).

Preliminary research indicated a potential for the presence of 19th century archaeological residential and cemetery resources on the APE sites. A Phase IA archaeological documentation study was conducted to identify sites of potential significance. Further research was conducted and, in coordination with LPC, it as determined whether any site is archaeologically significant.

As stated in the *CEQR Technical Manual*, if any potential significant archaeological resources were identified on an APE site, and the project may disturb or destroy those resources in any way, a significant adverse impact would occur.

HISTORY[1]

In 1663 Edward Jessup, an English Quaker, and John Richardson purchased a tract of land along the west side of the Bronx River from nine Native Americans. Richardson eventually acquired most of the land encompassing the project site. After Richardson's death, the tract was later

[1] This material is taken from the Phase 1A report prepared for the proposed rezoning action. Citations to sources of information have been removed to improve the readability of this text. Please see the Phase 1A report for citations to the data contained in this section.

divided into twelve farms and became known as West Farms, referring to its location in relation to the larger town of Westchester to the east.

In 1683 the County of Westchester was formed, extending from Putnam County to the north, south to the Harlem and East Rivers. What is now the Borough of the Bronx, including the project site, was included in this tract. In 1788 Westchester County was further divided into townships. West Farms was formed west of the Bronx River, while Westchester lay east of the Bronx River. Although West Farms was a separate community, it technically fell within the larger township of Westchester until 1846, when it split off and became the township of West Farms. West Farms was annexed by New York City in 1874 and became part of the 24th Ward. In 1890 the Borough of the Bronx was formed.

The Bronx River provided early water power, and Jonas Bronk, who purchased the land from the Native Americans in 1639, erected several mills along the river and its tributaries near what is now West Farms. Bronck's mills came into the hands of the DeLancey family and the mill complex had become known as DeLancey's mills by the 1870's. David Lydig eventually purchased the mills and the DeLancey house, which stood east of the Bronx River. The site of these former mills now lies within Bronx Park, north of the project site.

Early roads in what is now the Bronx, such as West Farms Road bordering to the east of the project site and sections of the Boston Post Road to the north and west, were established along existing Indian trails. In 1790 Lewis Morris built a 66-foot-wide road from Manhattan, across the Harlem River, and through Morrisania and West Farms. This followed present day Third Avenue to 163rd Street, and up Spring Hill to Union Avenue and 170th Street. Morris owned all the land up until 170th Street, and purchased land north to East 174th Street to continue the road. From there the road ran northeast to Bryant Avenue, Tremont Avenue, and finally joined West Farms Road. This became the Boston Post Road, now Boston Road, and was opened from East 174th Street to West Farms Road in 1825. Westchester Avenue, to the south of the project site, was also reportedly created, in part, over an old Indian trail. In the 18th century it served as the main conduit between the Manor of Morrisania and the Town of Westchester.

Numerous farms and estates were established along these new and improved roads. Boone Avenue, which was laid out in the late 19th/early 20th century, was reportedly named after John Boone, who according to a West Farms deed, was the property owner near the Bronx River at East 176th Street. To the south, Thomas Hedger had established a farm near 173rd Street and the Boston Post Road (now Boston Road).

The first major transportation improvement that served to alter surrounding neighborhoods was the construction of the New York, New Haven, and Hartford Railroad (NYNH&HRR) in the 1870s. Although the line traced its founding to 1826, when one of its predecessor companies originated, the NYNH&HRR was not chartered until 1872.

Rapid growth in population prompted a proposal for a system of sewer and water lines for the Bronx in the late 19th century. Between 1874 and 1891, 33.3 miles of sewer lines had been laid in the Bronx, and between 1891 and 1897, another 20 miles had been completed. After annexation in 1897, a total of 105 miles of sewer lines had been installed west of the Bronx River. An 1897 map shows proposed sewer and water lines, and drainage basins for the streets within the project site, although the streets themselves were not opened and regulated for at least another five to ten years. In 1896 when preparations were being made for the straightening and regulating of existing roads, and for the creation of numbered cross streets that mimicked the street grid already established in Manhattan, a series of Damage Maps were prepared showing land takings and required grading. The maps, prepared by the Topographical Bureau, inventoried individual lots,

their owners, and specific structures or yard features that had to be removed before roads could be created. Concurrent with the upgrading of old roads and the regulating of these new roads, plans were made for a system of sewer and water lines to serve the anticipated boom in construction that would follow the creation of City blocks. While water lines appeared to have been installed in streets as they were newly regulated and opened, some sewer lines were not installed until ca.1905-1911.

The township of West Farms grew in number as farms were subdivided into designated City Blocks and Lots, and access to Manhattan improved. The opening of the subways in the early 20th century brought further growth to this region resulting in a boom in apartment house construction. The introduction of rapid transit, coupled with the low cost of land in the Bronx, had an immense effect on this area. Together these factors caused the residential character of the project site and surrounding neighborhoods to change dramatically, and much of the area to be rezoned was eventually rezoned for industrial and commercial use.

Construction of the Sheridan Expressway, which abuts the eastern boundary of the rezoning area, began in 1958 as part of the elevated Bruckner Expressway project. The 1.2-mile-long Sheridan Expressway was constructed with two 12-foot-wide lanes in each direction, and forced the relocation of West Farms Road westward so that some of the project blocks were reduced in size. Concurrent with the highway construction, a sharp bend in the Bronx River was straightened and the entire river was shifted eastward from its natural route.

EXISTING CONDITIONS

Architectural Resources

As stated under Methodology, there are no designated or potential architectural resources within a 400 foot radius drawn around the Project Area.

Archaeological Resources

As noted previously, according to the *CEQR Technical Manual*, archaeological resources are considered only in those areas where excavation is likely and would result in new in ground disturbance; these are limited to sites that may be developed within the rezoning area, including projected and potential development sites.

Through coordination with the staff of LPC, potential archaeological resources were identified in the area to be rezoned, and a Phase 1A archaeological documentation study of the area to be rezoned was undertaken. To undertake the Phase 1A study, sufficient information was gathered for the APE lots to assess the subsurface disturbance record, both horizontally and vertically, and to establish the potential for 19th century archaeological residential and cemetery resources. Prior archaeological studies and surveys that were undertaken for areas either within or directly adjacent to the current project site provided an invaluable data base from which to complete the current assessment.

This documentary study, which also entailed a cartographic analysis of the APE through time, was designed to determine areas of 19th century archaeological sensitivity as well as areas unlikely to contain archaeological deposits due to prior disturbance from building development. To accomplish this, a conservative and phased approach was taken. This approach relied on a

series of tasks to identify which – if any – of the project lots would require invasive testing to satisfy the applicable environmental review regulations.

The Phase 1A Documentary Study found that a number of sites existed within the APE which could contain archaeological resources that remained on the site and which had not been disturbed by modern construction or other in-ground disturbances. These included the potential burial remains from two cemeteries occupying approximately the same location (the Hedger-Edwards Cemetery and the Dutch Reform Church Cemetery), within Blocks 3009, 3013 and 3014; possible burial vaults associated with the Grace Episcopal Church on Block 3016; potential Parish and schoolhouse (privy, well or cesspool) shafts on Block 3016; and potential residential shafts located on Blocks 3014, 3015 and 3016. Because of their potential archaeological sensitivity, these locations were recommended for further field testing. Below is a table representing a summary of findings of the potential archaeologically sensitive areas from the Phase 1A report.

Table F-2: Archaeologically Sensitive Lots within the Crotona Park East / West Farms Rezoning APE

MODERN BLOCK/LOT #	HISTORIC LOT #	SENSITIVITY	DATE RANGE	LOCATION ON HISTORIC LOT
B 3016, L 60	60	Church: Possible Undocumented burial vaults; Shaft features	1847-ca.1896	Vaults – center of lot; Shafts – west end of lot.
	64	Parish House/School shaft features	1851-1893	West end of lot.
B 3015, L 87	87	Residential shaft features	c.1851-1893	Center of lot.
B 3014, L 9	1	Hedger-Edwards Cemetery DRC Cemetery	1769-? 1845-1891	East half of lot. West half of lot.
	8, 9	DRC Cemetery	1845-1891	Southeastern portion of each lot.
	42, 51	Residential shaft features Possible burials outside of mapped DRC Cemetery bounds	c.1850-1983 1845-1891	Western ¾ of each lot. Western edge of each lot.
B 3014, L 15	25, 27	Residential shaft features	c.1845-1905	Western ¾ of each lot.
B 3013, L 35*	36	DRC Cemetery	1845-1891	Entire lot.
B 3009, L 38	43	Possible burials outside of mapped DRC Cemetery bounds	1845-1891	Southeastern edge of lot.
B 3009, L 44	44	DRC Cemetery	1845-1891	Eastern half of lot.

***** Monitoring recommended at time of demolition only.

Upon review of the Phase 1A report, LPC requested additional documentary research be conducted to identify, to the extent possible, descendant communities of the three possible burial grounds on the Crotona Park East project blocks: the Dutch Reformed Church (Blocks 3009, 3013, and 3014) and the adjoining Hedger-Edwards Family Cemetery (Block 3014), as well as Grace Episcopal Church (Block 3016). LPC also requested the preparation of a draft Testing Protocol. The Phase 1A report and the draft Testing Protocol were also submitted to the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP). OPRHP concurred with the recommendations and testing protocol for the potential cemeteries. However, OPRHP did not concur that those areas designated as archaeologically sensitive for residential shaft features but which could not be tied to specific residents should not be tested. The OPRHP review letter suggested that testing at least one substantive transient-population residential lot could function as an adequate representative example.[2]

Hedger-Edwards Family and DRC Cemeteries

More evidence was located concerning the precise boundaries of these cemeteries in relation to modern lot lines, as well as additional confirmation of recovered human remains in the decades since ca. 1900. Staff of Woodlawn Cemetery have confirmed that a number of individuals paid to have family members originally buried at the DRC/Hedger-Edwards cemetery moved to Woodlawn Cemetery after 1891. There was no mention of the church in these records, further suggesting that the onus was on the individual families to remove the bodies. Due to the intervening years between the original interments and the reburials, often the bodies and graves had deteriorated to a point that multiple bodies were placed in single boxes. There is no way to confirm whether undertakers or others moving the bodies at the time were removing the complete remains of each burial. It is known from historic newspaper accounts that some remains were left in the streetbeds, and other burials may not have been completely removed as well, either due to substandard work or to errors in excavation. There is no conclusive evidence that the burials removed to Woodlawn Cemetery represent the DRC and Hedger-Edwards burying grounds in their entirety.

There is no intact congregation that is remotely connected to the Reformed Dutch Church cemetery (1845-1891). Records of marriages, births, and deaths through about the 1860s were recorded from archives in New Jersey. Names of deaths were copied, assuming that each death may represent an interment in one of the three project site blocks.

Names of a number of the descendants of the Hedger-Edwards families represented in the cemetery have been located from mid-twentieth century legal documents. These descendants were in a legal dispute over compensation for the wrongful sale of a portion of the family plot by the DRC.

Postings on Ancestry.com for the Hedger-Edwards descendants have identified one direct descendant.

Grace Episcopal Church

The Phase 1A report concluded that the Grace Episcopal Church footprint (ca. 1847-1896) on Block 3016/Lot 60 was potentially sensitive for undocumented burials in a below-grade vault

[2] The OPRHP letter of 6/22/10 specifically recommended the selection of Block 3016, Lot 71 as a well-documented representative residential lot of the transient population. However, the applicant does not own Lot 71 and cannot guarantee access for testing at any time in the future. In lieu thereof, the applicant will undertake such testing on Block 3014, Historic Lot 33

space that may have been left intact once the congregation moved to a new facility on Vyse Street. Due to boundary constraints, plus historic use and layout of the property, a burial plot was not anticipated in the churchyard. However, LPC recommended further consideration for the possibility of a churchyard burial plot and identifying the descendant community.

There are no historic records on file with the still active descendant church (Grace Episcopal, 110 Vyse Avenue, Bronx) due to a major fire at the church offices in 1993. The Episcopal Diocese Archives hold some documents related to the early twentieth century activities of Grace Episcopal but nothing to indicate that a burial ground and/or vault was ever associated with this lot in the nineteenth century. Civil records such as deeds, tax assessments, and maps further suggest that there was no burial ground on the property. Due to an absence of data despite a concerted research effort, it is impossible to definitively state that absolutely no burials were ever associated with this church during its occupancy of Lot 60. However, there is no indication that such is the case.

FUTURE NO-ACTION CONDITIONS

Architectural Resources

There are no designated or potential architectural resources within a 400 foot radius drawn around the Project Area. No changes are anticipated in the future without the Proposed Action.

Archaeological Resources

In the future without the Proposed Action, none of the sites which contain potentially significant archaeological resources (summarized in Table F-1 and shown in Figure F-2) would be expected to experience subsurface disturbances due to development or any other activity with one possible exception. That exception is on Block 3015, Lot 87. A building permit was issued for this site for a 4,960 square foot commercial building as a contractor's storage building with accessory office space. As of the date of this Draft EIS, construction of that building had not been commenced. With the possible exception of this one lot, it would not be expected that archaeologically sensitive resources would be disturbed.

FUTURE ACTION CONDITIONS

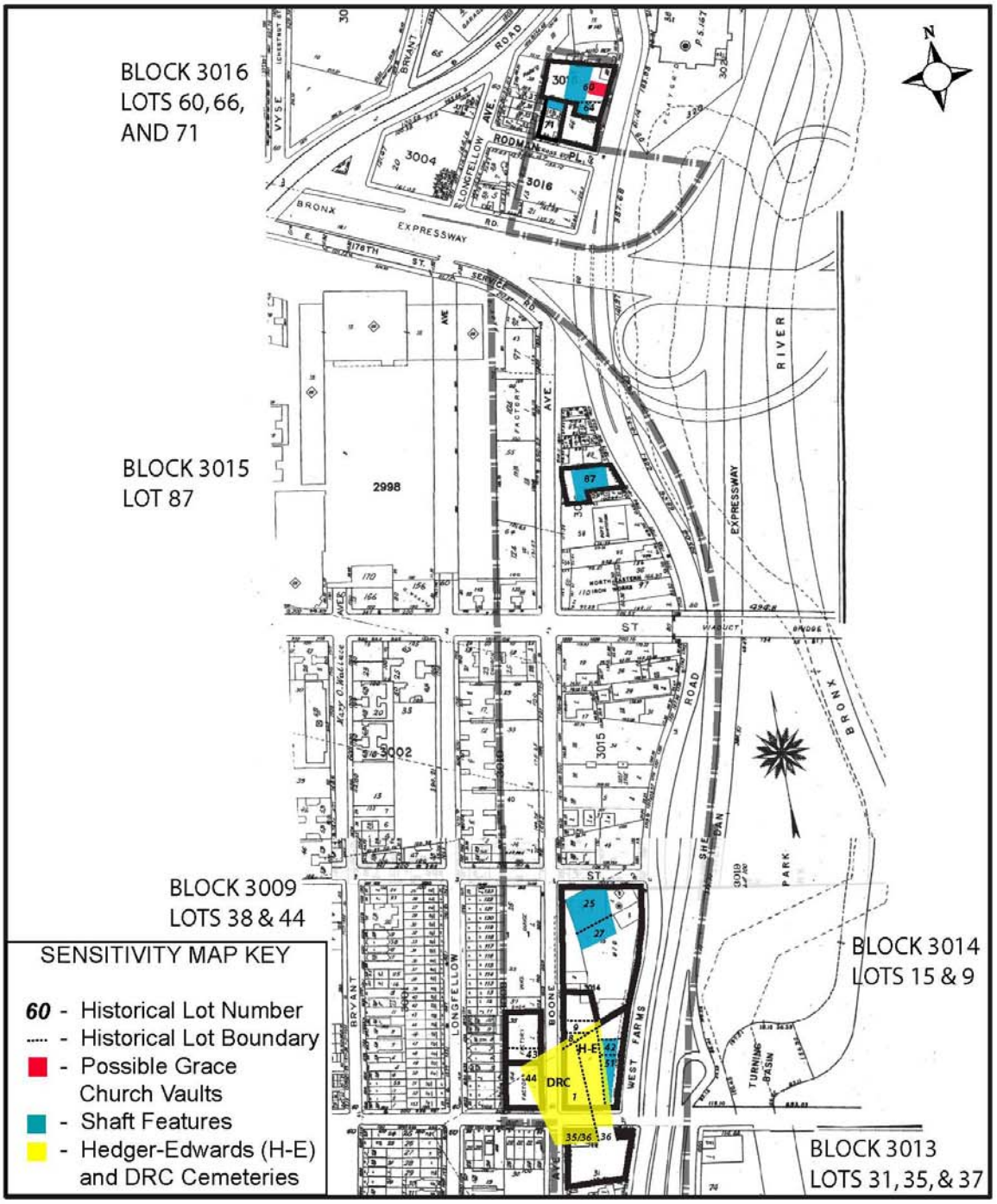
Architectural Resources

There are no designated or potential architectural resources within a 400 foot radius drawn around the project site. No changes are anticipated in the future with the Proposed Action.

Archaeological Resources

In the future with the Proposed Action, redevelopment of certain projected and potential development sites would include sub-surface disturbances to portions of some or all of the potentially sensitive archaeological areas within the area to be rezoned, as described in Table F-2 above, as well as Block 3016, Lot 71. Potential impacts to potentially sensitive archeological areas under the control of the project applicant include the following:

Figure F-2: Approximate Locations of Potential Archaeological Sensitivity



BASE MAP: *Insurance Maps of New York.* **Sanborn Map Company, New York. Provided by Stantec.**

100 0 100 200 300 400 500 FEET

ARCHAEOLOGICAL DOCUMENTARY STUDY
CROTONA PARK EAST PROPOSED REZONING
BRONX, NEW YORK

FIGURE F-2: CROTONA PARK EAST PROPOSED REZONING SITE, APPROXIMATE LOCATIONS OF POTENTIAL ARCHAEOLOGICAL SENSITIVITY.

Table F-3: Archaeologically Sensitive Lots Recommended for Archaeological Field Testing, for Sites Under Control of the Project Applicant. Crotona Park East / West Farms Rezoning APE

MODERN BLOCK/LOT #	HISTORIC LOT #	SENSITIVITY	DATE RANGE	LOCATION ON HISTORIC LOT
B 3016, L 60	60	Grace Episcopal Church: Possible Undocumented burial vaults; Shaft features	1847-ca.1896	Vaults – center of lot; Shafts – west end of lot.
	64	Parish House/School shaft features	1851-1893	West end of lot.
B 3014, L 9	1	Hedger-Edwards Cemetery DRC[3] Cemetery	1769-? 1845-1891	Entire lot.
	8, 9	DRC Cemetery	1845-1891	Southeastern portion of each lot.
	42, 51	Residential shaft features Possible burials outside of mapped DRC Cemetery bounds	c.1850-1983 1845-1891	Western ¾ of each lot. Western edge of each lot.
B 3014, L 15	25, 27	Residential shaft features	c.1845-1905	Western ¾ of each lot.
B 3013, L 31	B 3014, L1	DRC Cemetery	1845-1891	Entire lot.
B 3013, L 35	B 3014, L1	DRC Cemetery	1845-1891	Entire lot.

Potential impacts to potentially sensitive archeological areas not under the control of the project applicant include the following:

Table F-4: Archaeologically Sensitive Lots for Sites NOT Under Control of the Project Applicant. Crotona Park East / West Farms Rezoning APE

MODERN BLOCK/LOT #	HISTORIC LOT #	SENSITIVITY	DATE RANGE	LOCATION ON HISTORIC LOT
B 3016, L 71	71	Residential shaft features	c.1851-1893	Rear of Lot (North)
B 3015, L 87	87	Residential shaft features	c.1851-1893	Center of lot.
B 3009, L 38	43	Possible burials outside of mapped DRC Cemetery bounds	1845-1891	Southeastern edge of lot.
B 3009, L 44	44	DRC Cemetery	1845-1891	Eastern half of lot.

[3] First Protestant Dutch Reformed Church (DRC) Cemetery.

CONCLUSION

The Proposed Action would result in ground disturbance in the area to be rezoned on 14 lots with potentially sensitive archaeological resources. The potential resources that may be impacted include human remains from two former cemeteries and possibly a burial vault associated with a former church, and resources from former privies (shafts) which may have been used for disposal of artifacts subsequent to the installation of sewer system in the area (circa 1893). Table F-2 above under Existing Conditions summarizes the locations of the potential resources that could be impacted.

However, ten of the 14 historic lots are under the control of the project applicant. A Testing Protocol to recover these resources on the applicant-controlled properties has been developed, reviewed and approved by LPC and the State Office of Parks, Recreation and Historic Preservation (OPRHP). The protocol specifies procedures to be followed for both the burial and non-burial resources (See Appendix 5). The applicant has agreed record a restrictive declaration against the properties under the applicant's control which would ensure that this protocol is followed before and/or during development of such properties. It should also be noted that the applicant took significant steps to redesign the proposed buildings on the applicant-controlled parcels in order to minimize disturbance to the affected area to the greatest extent possible. The adopted protocol reflects these actions. Significant adverse impacts to the resources on these parcels will therefore be avoided as part of the project. The parcels which will be subject to this protocol are listed above, in Table F-3.

The remaining four historic lots which may contain archaeological resources that could be impacted by the Proposed Action are on Blocks 3009, 3015, and 3016. Significant impacts to archaeological resources not located on sites under the control of the project applicant (as identified in Table F-4 above) are considered as unavoidable significant adverse impacts to these archaeological resources, as is discussed in Chapter 3, Mitigation, and Chapter 4, Unavoidable Adverse Impacts.