Chapter 7: Historic and Cultural Resources

A. INTRODUCTION

This chapter considers the potential for the Proposed Actions to affect historic and cultural resources. Historic and cultural resources include both architectural and archaeological resources. Architectural resources generally include historically important buildings, structures, objects, sites, and districts. Archaeological resources are physical remains, usually subsurface, that can shed light on historic periods.

The Project Site is the block bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue in the Kingsbridge Heights neighborhood of the Bronx. It includes the parcel containing the vacant Kingsbridge Armory (Block 3247, Lot 10, the Armory Site) and an adjacent parcel to the north of the Armory Site that contains two free-standing National Guard buildings (Block 3247, Lot 2, the National Guard Site). The Kingsbridge Armory is a New York City Landmark (NYCL) and is also listed on the State and National Registers of Historic Places (S/NR). The Proposed Project comprises the adaptive reuse of the vacant Armory providing up to approximately 735,800 gross square feet (gsf) of new uses, including a mix of community facility and cultural space, light manufacturing space, commercial office space, a 17,000-person capacity live event venue, and other entertainment uses, along with parking and loading docks. The National Guard Site would be redeveloped with a new residential building with approximately 14,400 gsf of ground floor retail, replacing the existing garage and office building on that site. The Proposed Project would also create approximately 64,800 square feet (sf) of new, publicly accessible open space that would be largely concentrated in the areas southwest of the Armory along Reservoir Avenue and West Kingsbridge Road, but would also include areas along the west side of the Armory along Reservoir Avenue.

The analysis characterizes existing conditions, evaluates changes to historic and cultural resources that are expected to occur independent of the Proposed Project, and identifies and addresses any potential impacts to historic and cultural resources associated with the Proposed Project.

PRINCIPAL CONCLUSIONS

An assessment was conducted based on the methodology set forth in the 2021 *City Environmental Quality Review (CEQR) Technical Manual* and consistent with the Final Scope of Work. As described below, this assessment concludes that the Proposed Project would not result in significant adverse impacts to historic and cultural resources.

DIRECT (PHYSICAL) IMPACTS

Because the Armory is a NYCL and is City-owned, the proposed alterations to the exterior of the Armory and the landmark site, including the demolition and new construction on the National Guard Site, are subject to the review and approval of the New York City Landmarks Preservation Commission (LPC) and require a Binding Report from LPC

pursuant to the City Charter and the City's Landmarks Law. LPC's determination of the appropriateness of the proposed modifications to the landmark site—which includes both the Armory Site and the National Guard Site—and the issuance of a Binding Report would ensure that the Proposed Project would not adversely affect the historic character of the Armory. A Binding Report will be issued following the submission of an application and public hearing to LPC which will run concurrent with the public review process as per ULURP. The Binding Report will be summarized in this chapter of the FEIS and appended to the FEIS

It is also anticipated that the Proposed Project may involve federal historic preservation tax credits. As a condition for receiving such tax credits, the Proposed Project would be required to comply with the Secretary of the Interior's Standards, as interpreted by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) and the National Park Service (NPS), thereby ensuring that the Proposed Project would not adversely affect the Armory. In addition, the potential use of Federally-appropriated Community Project Funding administered by the U.S. Department of Housing and Urban Development (HUD) for the Proposed Project would require consultation with the New York State Historic Preservation Office (SHPO) and Federally-recognized Tribal Nations in accordance with Section 106 of the National Historic Preservation Act (NHPA).

To avoid inadvertent demolition and/or construction-related damage from ground-borne construction period vibration, falling debris, collapse, etc., the Armory would be included in a Construction Protection Plan (CPP) for historic structures that would be prepared in coordination with LPC and OPRHP and implemented in consultation with a licensed professional engineer. The other architectural resources in the study area are located more than 90 feet from the Project Site; thus, the Proposed Project would not be expected to have the potential for adverse physical, construction-related impacts to these resources.

INDIRECT (CONTEXTUAL) IMPACTS

The Proposed Project would not be expected to adversely affect the context of nearby architectural resources, as it would result in the renovation and reuse of a large underutilized historic structure. It would not result in the isolation of any architectural resource from its setting or visual relationship with the streetscape, or otherwise adversely alter a historic property's setting or visual prominence. The proposed changes to the Armory and the new building on the National Guard Site would be most visible from two architectural resources closest to the Project Site—Public School 86 and the Fordham Manor Reformed Church. The new building on the National Guard Site would be taller than the Armory and would be a substantial new presence in views of Public School 86 along West 195th Street. The new building on the National Guard Site would also obscure some existing views of the Armory from Reservoir Avenue and West 195th Street; however, those existing views are of the rear of the building, not the primary façade facing West Kingsbridge Road. The other architectural resources in the study area are at greater distances from the Project Site and have limited physical or visual relationships with the Armory, they would not be adversely affected by the Proposed Project.

B. METHODOLOGY

This historic and cultural resources analysis has been prepared in accordance with CEQR and follows the guidance of the 2021 *CEQR Technical Manual*.

As described in Chapter 1, "Project Description," in addition to the land use actions that are being sought, the Proposed Project is seeking state funding through Empire State Development (ESD) which will require review by OPRHP pursuant to Section 14.09 of the New York State Historic Preservation Act (SHPA). In addition, the Proposed Project is seeking Federally-appropriated Community Project Funding administered by HUD, which will require that the environmental review also meet requirements under the National Environmental Policy Act (NEPA) and will require consultation with SHPO and Federally-recognized Tribal Nations in accordance with Section 106 of NHPA. This chapter summarizes the results of those review and consultation processes to date.

ARCHAEOLOGICAL RESOURCES

The study area for archaeological resources is defined as the area where subsurface disturbance would occur. As part of an earlier, separate environmental assessment of the Armory Site, in a letter dated August 21, 2008, LPC determined that the Project Site has no archaeological significance (see **Appendix B**). In comments dated October 9, 2024, LPC determined that the Project Site has no archaeological significance (see **Appendix B**). Therefore, this chapter focuses on standing structures only.

ARCHITECTURAL RESOURCES

Consistent with the guidance of the *CEQR Technical Manual*, in order to determine whether the Proposed Project could potentially affect architectural resources, this analysis considers whether the Proposed Project would result in a physical change to any resource, a physical change to the setting of any resource (such as context or visual prominence), and, if so, whether the change is likely to alter or eliminate the significant characteristics of the resource that make it important. More specifically, as set forth in the *CEQR Technical Manual*, potential impacts to architectural resources may include the following:

- Physical destruction, demolition, damage, alteration, or neglect of all or part of a historic property;
- Changes to an architectural resource that cause it to become a different visual entity;
- Isolation of the property from, or alteration of, its setting or visual relationships with the streetscape, including changes to the resource's visual prominence;
- Introduction of incompatible visual, audible, or atmospheric elements to a resource's setting;
- Replication of aspects of the resource so as to create a false historical appearance;
- Elimination or screening of publicly accessible views of the resource;
- Construction-related impacts, such as falling objects, vibration, dewatering, flooding, subsidence, or collapse; and
- Introduction of significant new shadows, or significant lengthening of the duration of existing shadows, over a historic landscape or on a historic structure (if the features

that make the resource significant depend on sunlight) to the extent that the architectural details that distinguish that resource as significant are obscured.

To evaluate potential effects due to on-site construction activities, and to account for visual or contextual impacts, the study area for architectural resources is defined as extending 400 feet from the Project Site (see **Figure 7-1**). As defined in the New York City Department of Building (DOB)'s *Technical Policy and Procedure Notice (TPPN) #10/88,* adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource.[1]

Consistent with the guidance of the *CEQR Technical Manual*, designated architectural resources that were analyzed include: NYCLs, Interior Landmarks, Scenic Landmarks, New York City Historic Districts (NYCHDs); resources calendared for consideration as one of the above by LPC; resources listed on or formally determined eligible for inclusion on the S/NR, or contained within a district listed on or formally determined eligible for listing on the Registers; resources recommended by the New York State Board for listing on the Registers; and National Historic Landmarks (NHLs). In addition, a survey was conducted to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria ("potential architectural resources").

Since the Armory is a NYCL and is owned by the City, the proposed changes to the exterior of the Armory and the landmark site, including the demolition and new construction on the National Guard Site, will require review and approval by LPC pursuant to the New York City Charter and the City's Landmarks Law through the issuance of a Binding Report. LPC's issuance of a Binding Report would ensure that the proposed alterations to the Kingsbridge Armory would be appropriate to the historic character and context of this historic building.

It is also anticipated that the Proposed Project may receive Federal historic preservation tax credits for the proposed adaptive reuse of the Armory. The proposed alterations to the Armory would be undertaken in accordance with the Secretary of the Interior's Standards for Rehabilitation, which apply to both the interior and exterior of a structure. Additionally, a CPP would be developed in consultation with LPC to protect the Armory from inadvertent construction-related impacts.

C. KINGSBRIDGE HEIGHTS BACKGROUND AND DEVELOPMENT HISTORY[2]

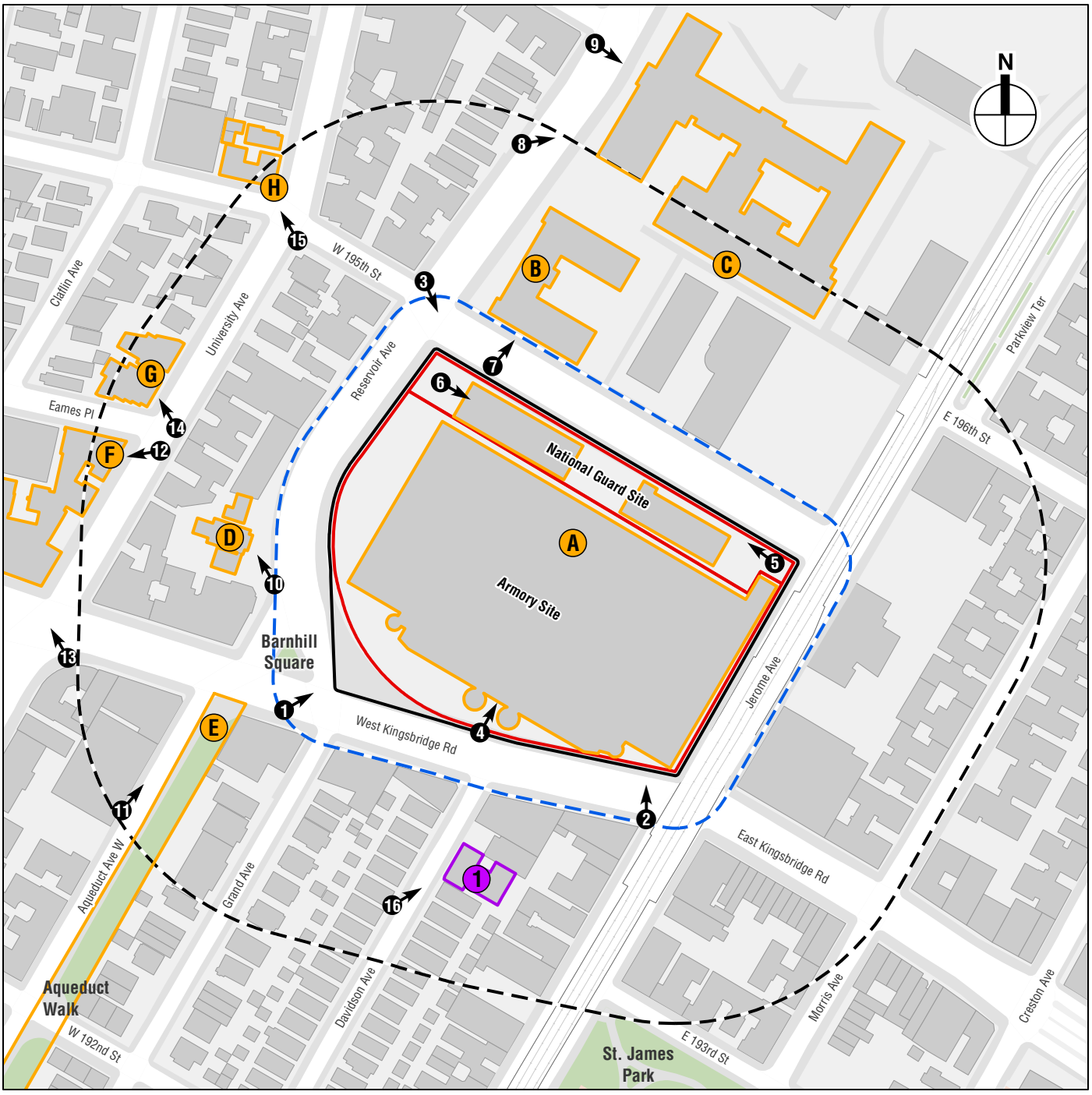
The area now known as the Kingsbridge Heights neighborhood of the Bronx was a strategically important area during the Revolutionary War. In the late 18th century this area, then known as the manor of Fordham, overlooked the Harlem River and the plain where the Van Cortlandt manor and the King's Bridge were located between the heights and Riverdale. The King's Bridge was Manhattan Island's overland connection to the

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[1] *TPPN #10/88* was issued by DOB on June 6, 1988, to supplement Building Code regulations with regard to historic structures. *TPPN #10/88* outlines procedures for the avoidance of damage to historic structures resulting from adjacent construction, defined as construction within a lateral distance of 90 feet from the historic resource.

[2] Information derived from National Register of Historic Places Registration Form, *Jerome Park Reservoir*. Bronx, NY, June 2000.

4.2.25



0 400 FEET

Project Site

Armory and National Guard Sites

Study Area (90-foot perimeter)

Study Area (400-foot perimeter)

Known Architectural Resources

Potential Architectural Resources

Photograph View Direction and Reference Number

Architectural Resources Reference Map

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 7-1

mainland. On what is now the Bronx side of the Harlem River, this road divided into three major routes to the north—the post roads to Albany, White Plains, and Boston.

During the Revolutionary War, General George Washington developed a plan to construct a series of forts along the Kingsbridge heights from Fordham to Spuyten Duyvil that were to dominate the Harlem River, the King's Bridge, and the post roads. Two of the forts that were constructed are now the sites of Fort Independence Park and part of Washington's Walk Park. Washington made a temporary headquarters at Van Cortlandt Manor. In September 1776, when the New York City area fell to the British, Washington and his troops departed by cover of night to avoid capture.

Until the mid-19th century, the Kingsbridge Heights area consisted primarily of large estates and farms, though other residential development began to occur. Jerome Park was developed in 1866 and included a horse racetrack in the area now occupied by Lehman College. The racetrack, which closed in 1887, was the first formal commercial racetrack in New York City and was the original home of the Belmont Stakes race.

D. EXISTING CONDITIONS

PROJECT SITE

The Project Site comprises the parcel at 1 West Kingsbridge Road (Block 3247, Lot 10, the Armory Site) that contains the vacant Armory and the parcel at 10 West 195th Street (Block 3247, Lot 2) that contains the National Guard Site which includes two free-standing buildings. The Project Site also includes the approximately 5,100-sf triangular paved area at the southwest corner of the Project Site that is currently within the New York City Department of Transportation's (DOT) right of way (ROW) (see **Figure 7-1**).

ARMORY SITE

The Armory Site is occupied by the Kingsbridge Armory, an NYCL[3] that is also S/NR-listed (see **Figures 7-2 and 7-3**).[4] The Armory Site contains no other structures, and thus no potential architectural resources.

The **Kingsbridge Armory,**[5] the former home of the 258th Field Artillery (Eighth Regiment), is a notable example of military architecture that was designed by architects Pilcher and Tachau and built between 1912 and 1917. Appointed to the Office of the New York State Architect in 1913, Lewis Pilcher carried out most of the work on the Armory while serving in this capacity.

The Armory was constructed on the site of the proposed eastern basin of the Jerome Park Reservoir. Excavation for the eastern basin had started in the early 1900s, but in 1911 the site was authorized by the New York State Legislature for a National Guard armory. A number of military relics were uncovered during the excavation, as the armory

[3] The NYCL designation includes the entire Project Site.

[4] There are two free-standing buildings adjacent to the Armory's north façade that are currently used by the National Guard. The Armory's National Register nomination form identifies these two buildings as non-contributing structures.

[5] The text describing the Kingsbridge Armory is derived from the LPC Designation Report, *Kingsbridge Armory* (LP-0823), September 1974, and from the National Register of Historic Places Inventory Nomination Form, *Eighth Regiment Armory/Kingsbridge Armory*, 1982.



Kingsbridge Armory, view northeast from West Kingsbridge Road near Reservoir Avenue **1**



Kingsbridge Armory, view northwest from West Kingsbridge Road near Jerome Avenue **2**

Armory Site
Figure 7-2



Kingsbridge Armory, view southeast from Reservoir Avenue and West 195th Street **3**



Kingsbridge Armory, front entrance **4**

site was near two Revolutionary War fort sites. At the time of the Armory's construction, the military organization using the building was known as the Eighth Coast Artillery, which traces its history back to 1786 with the establishment of the peace-time militia in New York City. Because the regiment formed part of the honor guard at the presidential inauguration of George Washington, it later adopted the nickname of the "Washington Greys." Before the present Armory was built, the organization occupied the armory at Park Avenue and East 94th Street. The Kingsbridge Armory is one of the few remaining armories in New York City.

As one of the largest (former) armories in the world, the Kingsbridge Armory and its two outbuildings occupy the entire block bounded by West Kingsbridge Road, Reservoir Avenue, West 195th Street, and Jerome Avenue (see **Figures 7-2 and 7-3**). At the time of its construction, the Armory was an engineering feat. Its roof has an upper flat portion with clerestory windows at the ridge opening to the north and south, and a lower vaulted portion; this roof structure is expressed at the Armory's east and west ends. A chain link fence presently surrounds the Armory building site; there is also a wrought-iron fence inside the chain link fence around portions of the north, south, and west sides of the site.

The Armory's large scale and design give it the appearance of a medieval Romanesque fortress, with crenellated parapets and two massive towers framing its West Kingsbridge Road headhouse. The Armory's red brick walls have terra-cotta trim, corbelling, parapets, and regularly-spaced corbelled turrets that accent the walls and corners. The walls are also punctuated at regular intervals by vertical, arched window openings. The main entrance is from the headhouse on West Kingsbridge Road. It is flanked by two semi-engaged, tall round towers rising above the drill hall roof, described below. The towers have decorative stonework at the crenellated parapets, slit windows, brick corbelling, and conical metal roofs. Between the towers is a center stone stairway leading to an arched entrance with cast iron gates. Above the entrance is a terra-cotta projection carried on corbels and crowned with a crenellated parapet. The regimental motif is displayed above the entrance and depicts a shield above an eagle with draped flags. Two low round towers, two square towers, and angled walls make the transition from the headhouse to the Armory's south facade. The eastern round tower has a conical roof with a cupola; the western round tower has a chimney flue, shaped like a cupola.

The Armory's east and west ends have few decorative elements, limited to corbelling, a parapet, and turrets. The roof structure, as noted above, is expressed at the building's east and west ends, with large windows infilled with non-original corrugated plastic panels. The north façade's decorative elements are more limited but include a continuation of the parapet, regularly-spaced arched windows at the ground floor just below the parapet, and below-grade windows opening into the moat areaway. The clerestory windows opening to the north have non-original corrugated fiberglass infill with a divided light configuration. Ten groupings of five non-original rectangular louvered openings are located above the parapet on the roof's lower vaulted portion.

The roof's four-centered double truss arch spans the 300-foot-by-600-foot drill hall with the tops of the trusses more than 100 feet in height. The Armory's entry hall, located just inside the headhouse, has groin vaulting with square brick piers supporting segmental arches framing the vaults. The piers and intrados of the arches have decorative red brick quoining. The building originally had a 400-foot rifle range, a bowling alley, a gymnasium,

and a lecture hall, all of which were located in the basement and cellar levels below the drill hall floor.

Over the course of the 20th century the Armory's drill hall hosted numerous public events, particularly in the early 1950s before the completion of the Coliseum at Columbus Circle. These events included radio broadcasts; bicycle races, track and tennis events; auto, boat, flower and dog shows; and stockholder meetings. In the early 1980s, the former office areas on the Jerome Avenue side of the Armory were used as a shelter for people experiencing homelessness. As part of a nationwide program of military cutbacks, the Eighth Regiment departed the Armory in 1994, and the City of New York (the "City") took ownership of the Armory on April 11, 1996. More recent temporary and short term uses for the Armory have included the storage of graffiti removal trucks as part of the "Graffiti Free NYC" program, and a set for movie, television, and commercials productions. The Armory is vacant and unused apart from these occasional temporary and short term uses. While the Armory's roof was replaced circa 2000 and the façade was restored circa 2004, the roof sheathing is sagging and the windows are deteriorated; the interior of the Armory's head house is generally in an advanced state of deterioration.

NATIONAL GUARD SITE

The National Guard Site, which is north-adjacent to the Armory Site, includes two free-standing buildings with frontage on West 195th Street. The two buildings, which are currently used by the National Guard, are modestly set back from the sidewalk, with a cast iron fence and chain-link fence at the sidewalk. The National Guard Site is separated from the Armory by a paved, sunken areaway that runs east-west along the north side of the Armory. A non-original concrete and brick corridor connects the second floor of the eastern National Guard building to the Armory's drill hall, extending over the sunken areaway (as originally constructed, neither building on the National Guard Site was connected to the Armory).

One-Story Building

The western building is a one-story (approximately 16-foot-tall), approximately 12,000-gsf garage that was built between 1951 and 1954. The garage has a brick and cinder block structure with a flat, concrete slab roof on steel beams. It is faced in brick and has squared aluminum windows. Doorways open from the building's east and west facades. The north and west façades each have a large garage opening with a metal roll-down doors; the west garage door opens onto a paved driveway. The garage has been altered with new and expanded door openings and infilled garage and window openings. The building's roof and all windows were replaced in 2022 (see View 5 of **Figure 7-4**).

The garage interior has a high ceiling and contains two large open rooms. The garage's interior does not have any architectural detailing or decorative elements.

Two-Story Building

The two-story (approximately 28-foot-tall), approximately 14,000-gsf eastern building was built in 1958 to house lockers on the first floor and classrooms on the second floor; it currently contains office and classroom spaces, with storage in the basement. The easternmost portion of the building and a narrow portion of the southern side of the building is one story in height (approximately 16 feet tall). The eastern building has a steel frame and a flat concrete slab roof on steel joists. It is faced in brick and has low,



Eastern National Guard building, view west from Jerome Avenue **5**



Western National Guard building, view east from Armory Site **6**

horizontal aluminum windows. The eastern building's entrance is located mid-block and is deeply recessed; the historic entrance infill has been replaced with modern aluminum and glass infill (see View 6 of **Figure 7-4**). As noted above, a concrete and brick corridor that was constructed between 1963 and 1978 connects the building's second floor over the sunken areaway to the Armory's drill hall to the south.

The building has a small entryway with a double-loaded corridor that extends to the east and terminates at a stairwell. The entryway has a terrazzo floor and a dropped ceiling installed after the building's original construction, as it partially blocks a transom window above the entry door. Sections of wall within the lobby have been removed and replaced with window wall systems. A shorter corridor extends from the entryway to the south and provides access to a stairwell. The corridors have concrete block walls, non-historic acoustical tile ceilings, and what appears to be vinyl flooring. Classroom and offices open from the corridors and also have concrete block walls and acoustical tile ceilings. All of the doors in the corridors have been replaced with modern flat-slab doors, The building's interior does not include any architectural detailing or decorative elements. In 2017, a DOB permit was approved for the removal of all non-structural interior partitions in the building, as well as all furniture, lockers, and cabinetry. As described below, the building's roof and all windows were replaced in 2022.

The two National Guard buildings are separated from each other by a grassy yard area and a paved driveway that slopes down from West 195th Street to the lower level of the Armory to the south. A paved walkway provides access between the two National Guard buildings.

While the exteriors of the two National Guard buildings remain largely intact as one- and two-story utilitarian structures with rectangular forms, both buildings have had all window sash replaced and metal protective grilles have been installed. As noted above, the garage has also been altered with new and expanded door openings and infilled garage and window openings. In 2022, the buildings underwent a $10 million renovation that included the replacement of all roofing and windows; rehabilitation of electrical, plumbing, air conditioning, and heating systems; and redesign of interior office, locker room, storage, classroom, and restroom spaces for new computer and phone systems. The project also made the buildings compliant with the Americans with Disabilities Act (ADA).

The one-story and two-story buildings were constructed by the National Guard as an administrative annex, to expand the operations of the Armory. In the 1982 National Register nomination process to list the Armory, the National Guard buildings were identified as non-contributing structures to the historic significance of the Armory. The Armory's National Register nomination identified architecture as the area of significance for this resource, not military history, and the period of significance can be interpreted from the nomination as being the Armory's dates of construction (1912-1917). The National Guard buildings are outside of this period of significance and as utilitarian buildings with no architectural detailing, they do not contribute to the significance of the Armory as an important example of early 20th century military architecture. Additionally, both buildings have been significantly altered since their original construction, and thus lack integrity. The buildings are located within the NYCL Armory site but are not discussed in the NYCL designation report. In comment letters dated October 9, 2024 and April 22, 2025, LPC identified the buildings on the National Guard Site as non-contributing within National Register HD (see **Appendix B**).

STUDY AREA

ARCHITECTURAL RESOURCES

There are seven known architectural resources in the study area, and one potential architectural resource has been identified (see **Figure 7-1**).

Public School 86 (S/NR-eligible), located at 2756 Reservoir Avenue, was designed by William H. Gompert, the architect for the New York City Board of Education from 1924 to 1927. The school was built in 1927 and has a 1938 addition. The five-story reinforced concrete building has a "U" shape, with its primary façade facing Reservoir Avenue and a wing of the "U" extending along West 195th Street (see View 7 of **Figure 7-5**). The school, which is currently under scaffolding, is faced in tan brick with terra cotta detailing. Its primary entrance is defined by a portico with a pedimented center doorway flanked by two round columns. The entablature is inscribed with "Public School 86."

The former **Walton High School** building (S/NR-eligible) at 2780 Reservoir Avenue was built by the New York City Board of Education in 1930. The high school was founded in 1923 by Mary A. Conlon, an elementary school principal, as one of the first all-girls schools in New York City. The school was named after Mary Walton who ran a "dame school" in this area of the Bronx for the education of girls in reading, writing, basic mathematics, and housekeeping. The school building currently houses the High School for Teaching and the Professions. The three-story school is an H-shaped reinforced concrete building, with its primary entrance on Reservoir Avenue (see Views 8 and 9 of **Figures 7-5 and 7-6**). The building is faced in tan brick with decorative terra cotta components, including a water table and modest cornice. Multi-light, narrow vertical windows are grouped within decorative terra cotta framing elements.

The **Fordham Manor Reformed Church** (S/NR-eligible) and its parsonage and school are located at 2705-2711 Reservoir Avenue. The church and its accessory buildings date from 1940 and were built in the Georgian-Colonial Revival style (see View 10 of **Figure 7-6**). According to a 1940 article in *The New York Times*, the church was founded in 1696 on property acquired through a grant from King William III of the Netherlands.[6] The current church, the congregation's fourth building, is faced in red brick and has a pitched roof with a brick and copper steeple. The church has a center entrance with two ionic columns above which sits a wide pediment with a fanlight. The church is flanked by a red brick two-story parsonage and a red brick one-story school, both of which have flat roofs and have few decorative elements. These accessory buildings are not considered architectural resources.

The **Old Croton Aqueduct**[7] (NHL, S/NR), built between 1837 and 1842, was originally an enclosed conduit extending forty miles from a dam on the Croton River through eastern Westchester and Bronx Counties and then southward to Manhattan. The gravity-fed enclosed conduit carried the Croton River's fresh water to Manhattan and played an essential role in New York City's 19th century growth and development. A portion of the Old Croton Aqueduct extends along the east side of the Jerome Park Reservoir, Goulden

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[6] "Cornerstone Laid for Bronx Church." *The New York Times*. October 7, 1940, page 12.

[7] Information derived from National Register of Historic Places Registration Form, *Jerome Park Reservoir*. Bronx, NY, June 2000.



Public School 86, view north from 195th Street **7**



Walton High School, view north on Reservoir Avenue near East 196th Street **8**

Architectural Resources in Study Area



Walton High School, view east on Reservoir Avenue near Strong Street **9**



Fordham Manor Reformed Church, view northwest on Reservoir Avenue near Barnhill Square **10**

Architectural Resources in Study Area

and Reservoir Avenues, and then south past the intersection with West Kingsbridge Road along Aqueduct Avenue West (see View 11 of **Figure 7-7**). Aqueduct Walk, extending south from Kingsbridge Road, provides a walkway adjacent to a portion of the Old Croton Aqueduct located below Aqueduct Road West. The Old Croton Aqueduct Walk, which has been designated a New York City Scenic Landmark, is a linear public park located on top of the historic water system between West Kingsbridge Road and West Burnside Avenue.

The seven-story **University Towers** (S/NR-eligible) at 2685 University Avenue is an apartment building that was designed by architect G.C. Miller, R.A., and built in 1927. It occupies the entire blockfront of University Avenue between West Kingsbridge Road and Eames Place and extends west on West Kingsbridge Road. This Beaux-Arts apartment building, with Tudor and Moorish influences, is faced in tan brick and has fire escapes extending from the second floor to the seventh floor on each of the building's projecting segments. Decorative terra cotta elements define the University Avenue entrance and the building's roofline. Ground floor retail occupies the building's West Kingsbridge Road streetfront (see Views 12 and 13 of **Figures 7-7 and 7-8**).

The apartment building at **2727 University Avenue** (S/NR-eligible) is a six-story Art Moderne structure that dates from circa 1937. The building, faced in tan, brown, and orange brick, is located at the northwest corner of University Avenue and Eames Place with its primary, decorative sandstone entrance on University Avenue. The building has corner windows with horizontal brick work that groups the windows together and emphasizes the building's Moderne design (see View 14 of **Figure 7-8**).

The six-story Art Deco apartment building at **2751 University Avenue** (S/NR-eligible) is located at the northwest corner of West 195th Street. The building, designed by architect Edward W. Franklin and built in 1936, is faced in tan brick with decorative orange and brown brick detailing that accents the building's verticality. The roofline is defined by jewel-like pendants. Fire escapes with rounded ends extend from the building's east and south facades. The building's primary entrance is from West 195th Street and is framed by terra cotta detailing (see View 15 of **Figure 7-9**).

The five-story apartment building at 2640 Davidson Avenue (Block 3202, Lot 21) has been identified as a potential architectural resource. It is located on the east side of Davidson Avenue just south of West Kingsbridge Road. The building was built in 1931 and is faced in red brick with Tudor details, including faux half timbering at the upper stories (see View 16 of **Figure 7-9**). The building's primary entrance is framed in rusticated stone.

E. THE FUTURE WITHOUT THE PROPOSED PROJECT

PROJECT SITE

Absent the Proposed Project, the Project Site would remain in its current condition, with the Armory remaining vacant. As it would continue to be underutilized, the Armory could deteriorate and its condition could worsen. As described above, the Armory's roof sheathing is sagging and the windows are deteriorated; the interior of the Armory's head house is generally in an advanced state of deterioration. The National Guard would not relocate and would continue operations within the two buildings.



Old Croton Aqueduct, view north on Aqueduct Avenue West **11**



University Towers, view southwest on University Avenue and Eames Place **12**

Architectural Resources in Study Area



University Towers, view northwest on University Avenue and West Kingsbridge Road **13**



2727 University Avenue, view northwest from University Avenue and Eames Place **14**

Architectural Resources in Study Area



2751 University Avenue, view northwest from University Avenue and West 195th Street **15**



2640 Davidson Avenue, view northeast from Davidson Avenue **16**

Architectural Resources in Study Area

Figure 7-9

STUDY AREA

There are two known development projects in the historic and cultural resources study area that are expected to be completed by 2032—the construction of a new residential building at 2773 Reservoir Avenue and the alteration of an existing building at 2775 Reservoir Avenue for residential use. These development projects are not located within 90 feet of the historic resources identified above, and thus would not be expected to have the potential to directly (i.e., physically) affect architectural resources during construction activities.

In the future without the Proposed Project, changes to the condition or setting of architectural resources within the study area could occur. It is possible that some architectural resources in the study area could deteriorate or experience direct impacts through alteration or demolition, while others could be restored. Architectural resources that are listed on the National Register or that have been found eligible for listing are given a measure of protection from the effects of federally sponsored or assisted projects under Section 106 of the National Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. Properties listed on the State Register are similarly protected against impacts resulting from state-sponsored or state-assisted projects under the State Historic Preservation Act. Private property owners using private funds can, however, alter or demolish their properties without such a review process. Privately owned and City-owned sites that are NYCLs or within NYCHDs are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur.

F. THE FUTURE WITH THE PROPOSED PROJECT

PROJECT SITE

With the Proposed Project, the long-underutilized and vacant Armory would be returned to active uses and the National Guard Site would be redeveloped with a new residential building with ground floor retail.

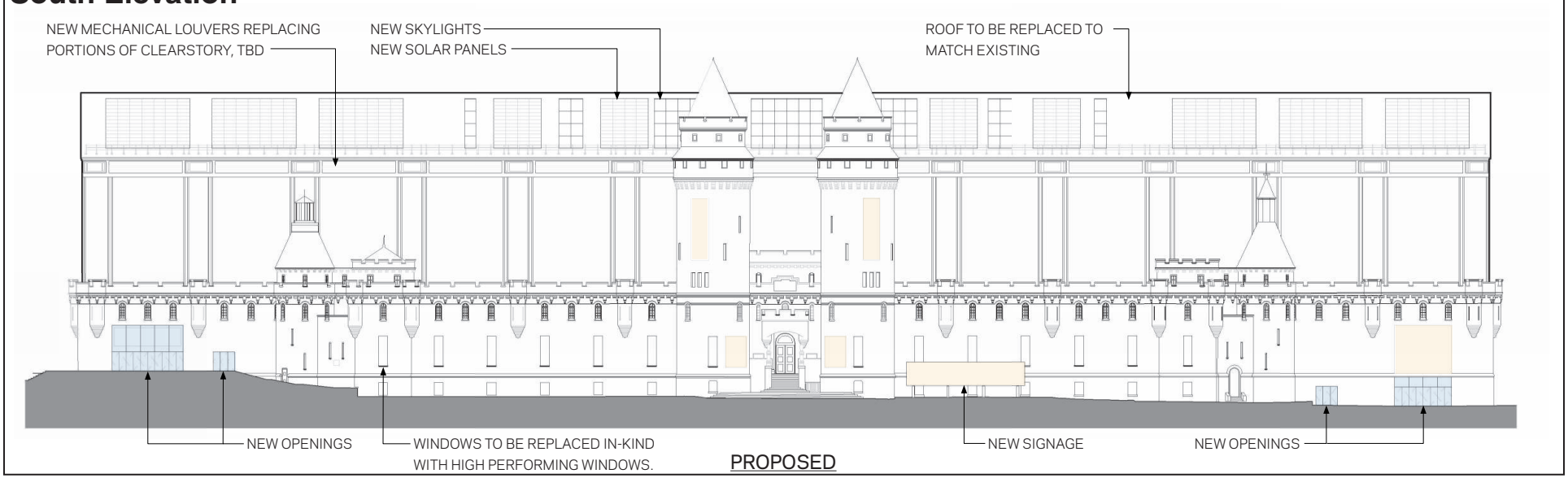
ARMORY SITE

The Proposed Project would redevelop the Armory with approximately 735,800 gsf of new uses, including a mix of community facility and cultural space, light manufacturing space, commercial office space, a 17,000-person capacity live event venue, and other entertainment uses, along with parking and loading docks.

The Proposed Project would involve certain changes to the exterior of the Armory, among them new and enlarged openings on each façade to provide additional pedestrian and vehicular access, and to comply with accessibility requirements (see **Figures 7-10 and 7-11**). The scope of exterior restoration has not yet been finalized, but could include repairs to masonry, windows, and roof materials. It is anticipated that new glazing would replace the corrugated plastic panels at the east and west façade windows (see **Figures 7-10 and 7-11**). Existing entrances from the headhouse and the Armory's Jerome Avenue façade would be reopened. There would be no changes to the Armory's massing or height. Solar panels and skylights are proposed to be installed on the roof; however, these elements would not be visible from most surrounding pedestrian perspectives (see **Figure 7-12**). Entrances to the live event venue and other entertainment uses would be

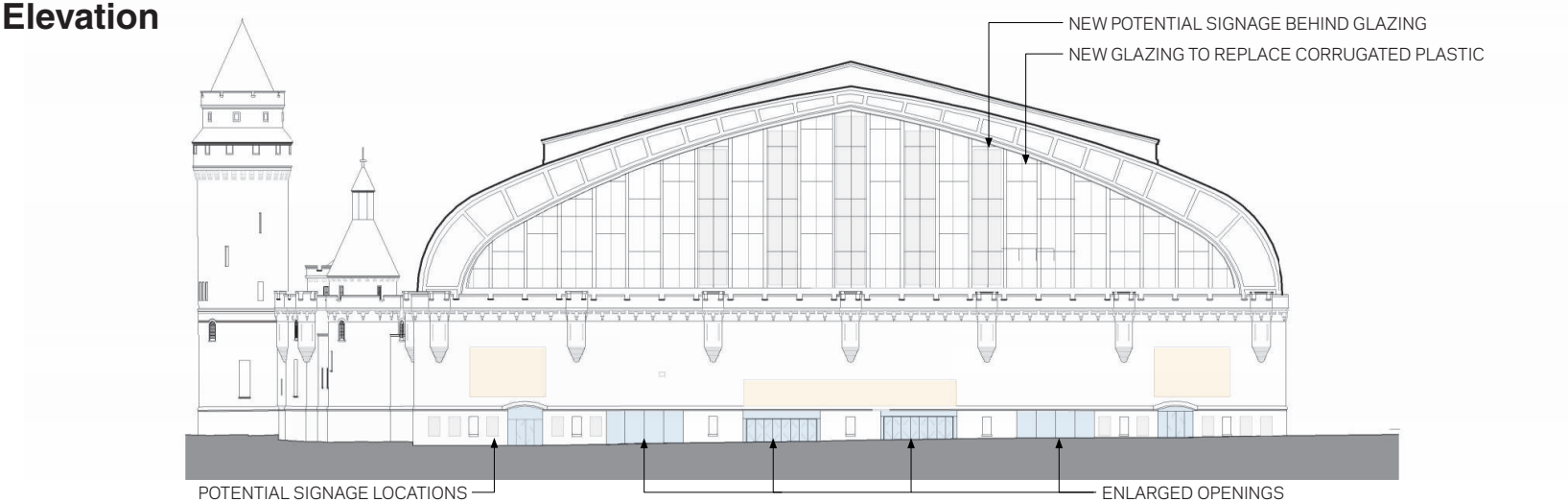
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South Elevation



PROPOSED

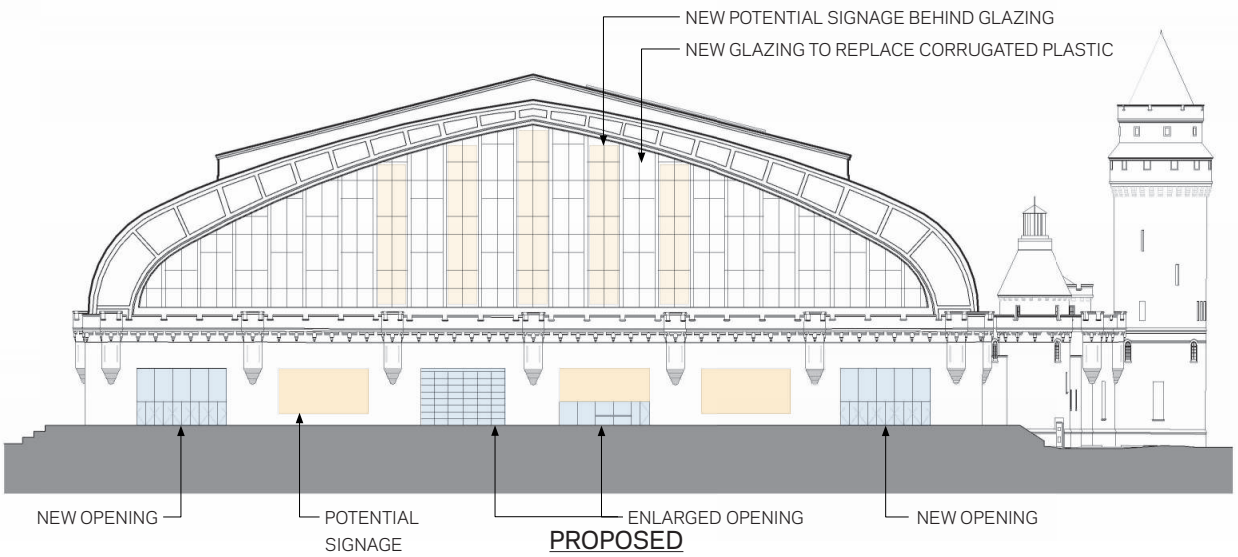
West Elevation



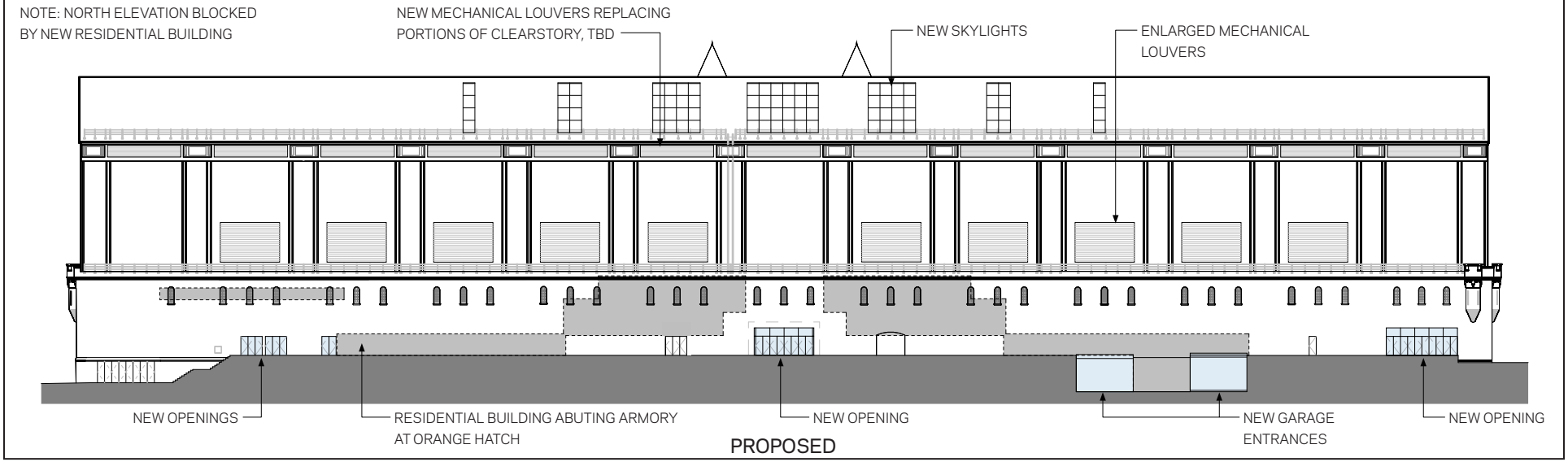
PROPOSED

Proposed Exterior Work at Armory

East Elevation



North Elevation



Proposed Exterior Work at Armory





Visibility of New Roof Elements

Figure 7-12

located on all four of the Armory's street frontages; access to other uses within the Armory would primarily be from entrances on West Kingsbridge Road.

Adaptive reuse of the Armory would involve reconfiguration of the interior spaces, including the creation of two new levels above grade within the drill hall. The interior work is expected to retain the volume of the historic drill hall and make it a publicly accessible space. The live event venue would be located in the main volume of the drill hall; back of house, event venue support space, and concessions would be located below on the first level (see **Figure 7-13**). These new uses would be located within the envelope of the existing Armory structure. The interior work is also expected to include the rehabilitation of the head house interior and restoration of its significant interior spaces (lobbies). The adaptive reuse of the Armory is anticipated to involve limited in-ground construction related to excavation on the Armory Site, including below the structure for certain foundation work.

See Chapter 1, "Project Description" Figures 1-5 and 1-15 for the proposed site plan; Figures 1-6 and 1-9 through 1-13 for the proposed interior plans by level; Figures 1-7, 1-8, and 1-14 for the proposed elevations and sections; and Figures 1-6 and 1-16 for illustrative renderings of the Proposed Project.

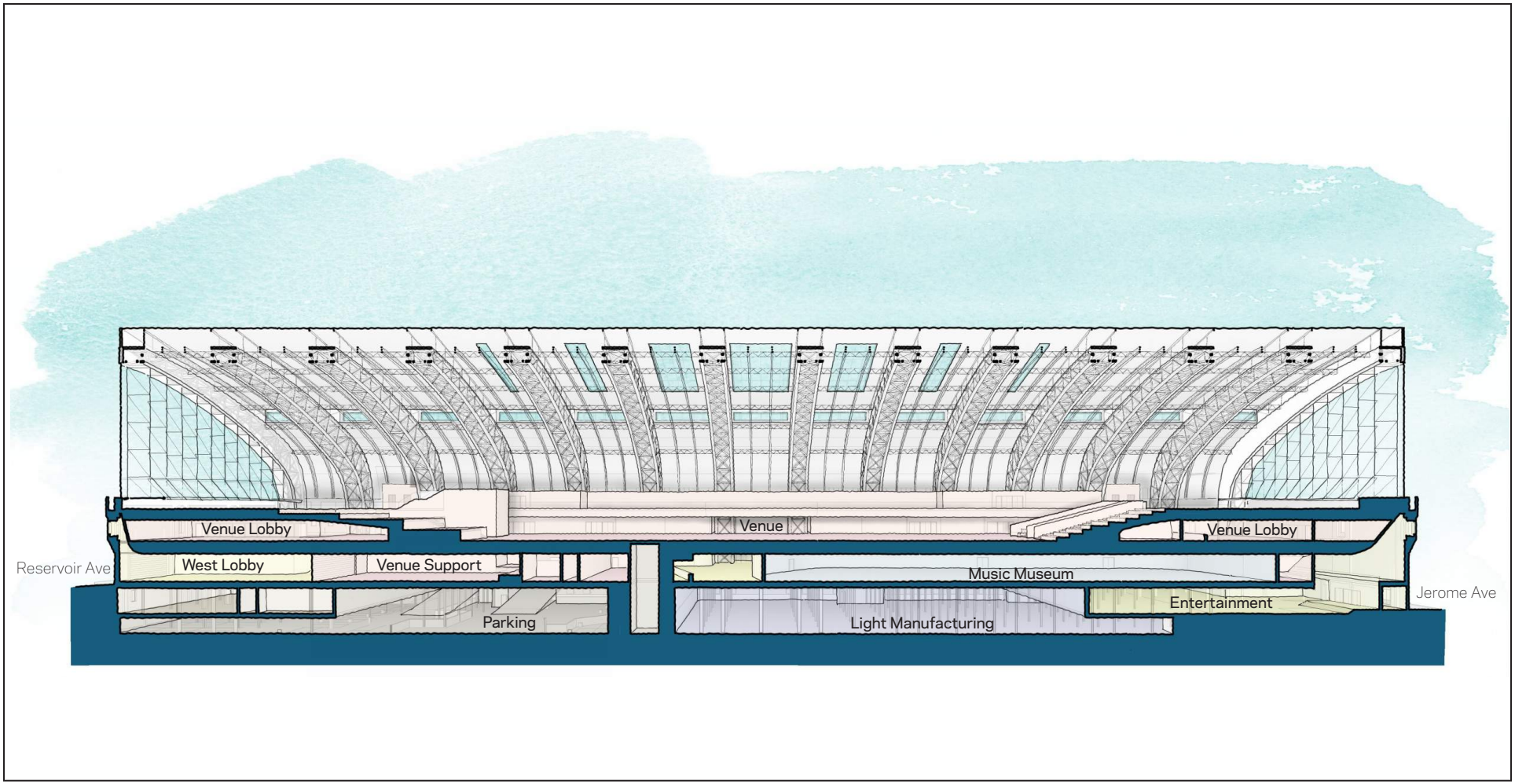
Certain modifications are proposed to the roadway alignment at the intersection of West Kingsbridge Road and Reservoir Avenue at the southwest portion of the Project Site. The realignment would help maximize the amount of new publicly accessible open space that would be created on the Project Site, which would total approximately 64,800 sf, including approximately 5,100 sf that is currently within the DOT ROW. The new open space would be largely concentrated in the areas southwest of the Armory along Reservoir Avenue and West Kingsbridge Road, but would also include areas along the west side of the Armory along Reservoir Avenue. The new open space would provide a flexible design suitable for a variety of programming and users.

It is anticipated that construction on the Armory Site would begin in 2027 and conclude in 2030.

The Proposed Project would result in the stabilization, cleaning, renovation, and reuse of the Armory, thereby returning this vacant facility to productive use. Although the adaptive reuse of the building would involve exterior and interior alterations to the Armory and its surrounding site, as noted above there would be no changes to the Armory's massing or height and the visibility of the proposed solar panels and skylights would be limited by their rooftop locations.

Because the Armory is a NYCL and is City-owned, the proposed alterations to this structure are subject to LPC's review and approval and require a Binding Report from LPC pursuant to the City Charter and the City's Landmarks Law. LPC's determination of the appropriateness of the proposed modifications to the landmark site and the issuance of a Binding Report would ensure that the Proposed Project would not adversely affect the historic character of the Armory. A Binding Report will be issued following the submission of an application and public hearing to LPC which will run concurrent with the public review process as per ULURP. The Binding Report will be summarized in this chapter of the FEIS and appended to the FEIS.

It is also anticipated that the Proposed Project may involve Federal historic preservation tax credits. As a condition for receiving such tax credits, the Proposed Project would be



Section of Proposed Armory Interior

Figure 7-13

required to comply with the Secretary of the Interior's Standards, as interpreted by OPRHP and NPS, thereby ensuring that the Proposed Project would not adversely affect the Armory. In addition, the potential use of Federally-appropriated Community Project Funding administered by HUD for the Proposed Project would require consultation with SHPO and federally-recognized Tribal Nations in accordance with Section 106 of NHPA.

To avoid inadvertent demolition and/or construction-related damage from ground-borne construction period vibration, falling debris, collapse, etc., the Armory would be included in a CPP for historic structures that would be prepared in coordination with LPC and OPRHP and implemented in consultation with a licensed professional engineer. The CPP would be prepared as set forth in Section 523 of the *CEQR Technical Manual* and in compliance with the procedures included in the DOB's TPPN #10/88 and LPC's *Guidelines for Construction Adjacent to a Historic Landmark* and *Protection Programs for Landmark Buildings*. The CPP would be prepared and implemented prior to demolition and construction activities on the Project Site, and project-related demolition and construction activities would be monitored as specified in the CPP.

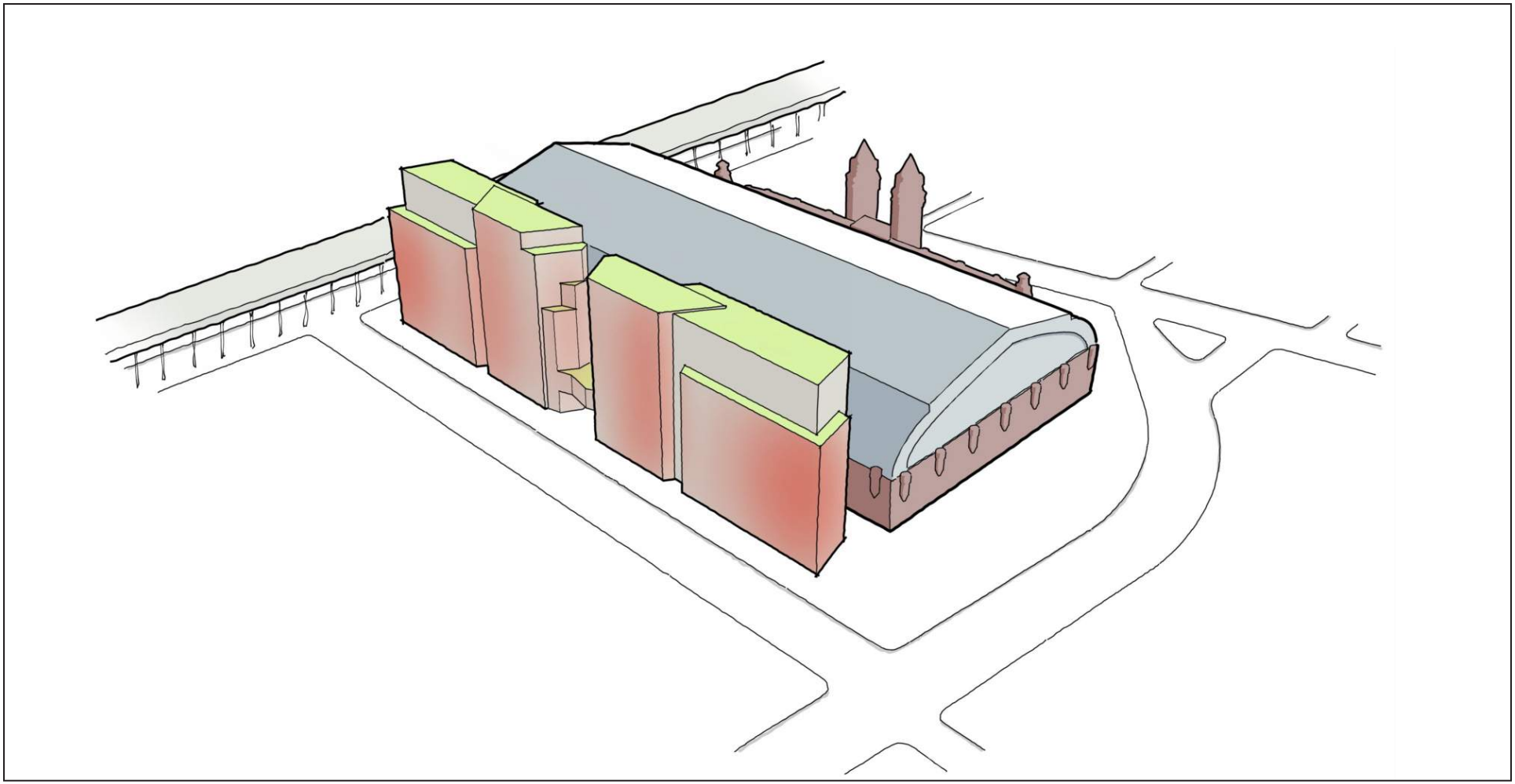
NATIONAL GUARD SITE

The Proposed Project assumes that the National Guard functions currently located at the National Guard buildings would be relocated. As construction continues on the Armory Site, coordination with the National Guard would be undertaken to determine an appropriate relocation strategy and reach a lease closing date in 2028.

In the future with the Proposed Project, the existing buildings on the National Guard Site would be demolished and the site would be redeveloped with a new 16-story residential building with up to approximately 494,500 gsf. The new residential building would include approximately 500 permanently affordable dwelling units as well as approximately 14,400 gsf of local retail space. The building would be set back from the sidewalk line and would have a 12-story base along Jerome Avenue and an 11-story base along Reservoir Avenue before rising 16 stories with an overall height of approximately 165 feet tall (up to approximately 185 feet tall to the top of the bulkheads). The building would contain two three-story (approximately 40-foot-tall) wings recessed from the building's eastern and western ends, with portions that would abut the Armory to the south; however, above the base, the building would be separated from the Armory by a minimum of approximately 20 feet. Residential and commercial entrances would be located on West 195th Street. The residential building would have a mid-block break providing pedestrian access to the Armory's north façade entrance and angled corners at its east and west ends to provide greater visibility of the Armory's north façade (see **Figure 7-14**). The cladding of the proposed building is anticipated to be masonry, for consistency with the adjacent Armory. The residential building would have approximately 80 parking spaces in a cellar level parking garage that would be accessed from a new approximately 22-foot-wide curb cut on West 195th Street approximately 150 feet east of Reservoir Avenue.

Construction on the National Guard Site would occur in 2029 once the National Guard relocation is complete, and the new building on the site is expected to be operational in 2032.

Because the buildings on the National Guard Site are within the boundaries of the NYCL Landmark site, the proposed demolition of the buildings and any new construction on the site is subject to LPC's review and approval and requires a Binding Report from LPC. As



Proposed Residential Building Massing Diagram

Figure 7-14

noted above, LPC's determination of the appropriateness of the proposed modifications to the landmark site—including the demolition of the National Guard buildings—and the issuance of a Binding Report would ensure that the Proposed Project would not adversely affect the historic character of the Armory. As stated above, the Binding Report will be summarized in this chapter of the FEIS and appended to the FEIS.

To avoid inadvertent demolition and/or construction-related damage from the proposed work at the National Guard Site, as noted above the Armory would be included in a CPP for historic structures that would be prepared in coordination with LPC and OPRHP and implemented in consultation with a licensed professional engineer.

STUDY AREA

There would be no physical changes to the architectural resources in the study area identified above. The architectural resources in the study area are located more than 90 feet from the Project Site, and therefore, the Proposed Project would not be expected to have the potential for adverse physical, construction-related impacts to these resources.

The *CEQR Technical Manual* criteria for indirect, contextual impacts are as follows:

- Isolation of a property from, or alteration of, its setting or visual relationships with the streetscape, including changes to the resource's visual prominence;
- Introduction of incompatible visual, audible, or atmospheric elements to a resource's setting; and
- Elimination or screening of publicly accessible views of the resource.

The Proposed Project would not be expected to adversely affect the context of nearby architectural resources, as it would result in the renovation and reuse of a large underutilized historic structure. It would not result in the isolation of any architectural resource from its setting or visual relationship with the streetscape, or otherwise adversely alter a historic property's setting or visual prominence

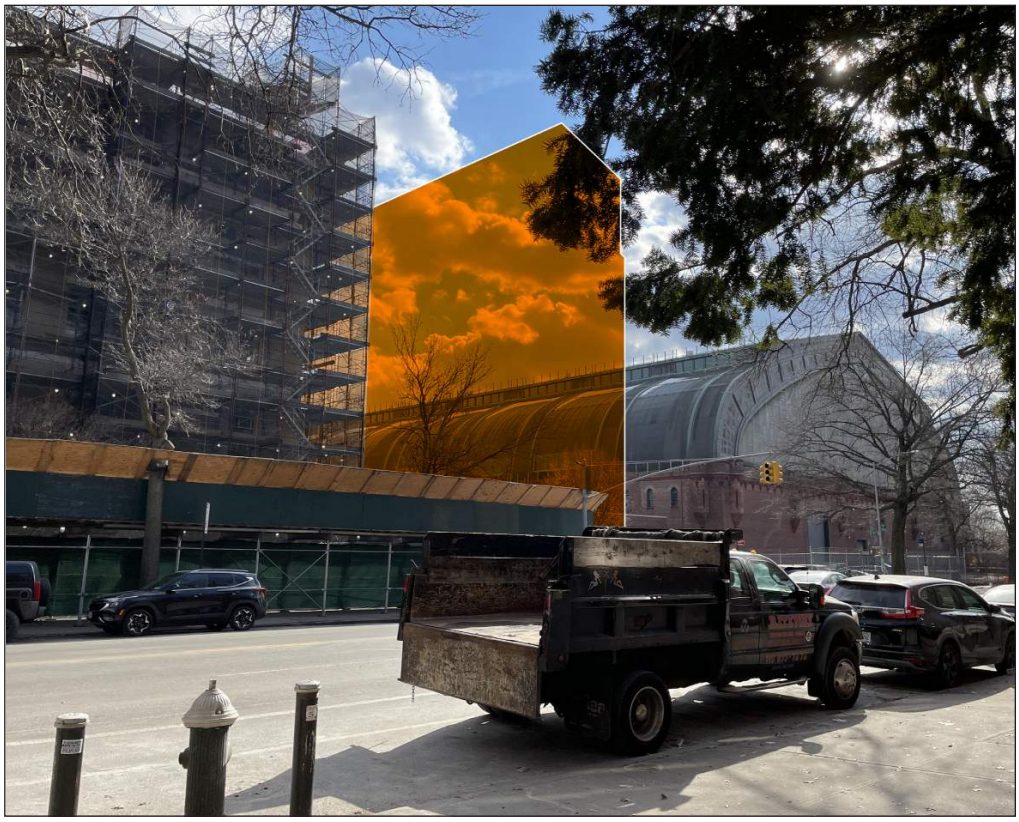
The proposed changes to the Armory and the new residential building on the National Guard Site would be most visible from two architectural resources closest to the Project Site—Public School 86 and the Fordham Manor Reformed Church. The new building on the National Guard Site would be taller than the Armory and would be a substantial new presence in views of Public School 86 along West 195th Street. The new residential building on the National Guard Site would also obscure some existing views of the Armory's north façade from Reservoir Avenue and West 195th Street; however, those existing views are of the rear of the building, not the primary façade facing West Kingsbridge Road (see **Figure 7-15** and Figure 8-37). As detailed in Chapter 8, "Urban Design and Visual Resources," while the new residential building would be taller than the one- and two-story buildings it would replace on the National Guard Site, it would be located within a context that includes large, masonry-faced apartment buildings and other tall buildings, including the 124-foot-tall, 13-story KIPP residential building at 2720 Jerome Avenue that contains the KIPP Inquire Elementary School directly east of the Project Site.

The Proposed Project would improve the context of surrounding architectural resources as it would enliven the Project Site by removing the existing chain link fences from the perimeter of the Armory property, adding new landscaping to the Project Site, and generally improving the physical appearance of the building by cleaning, repairing, and

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Reservoir Avenue Viewshed Comparison

returning it to active use. The other architectural resources in the study area are at greater distances from the Project Site and have limited physical or visual relationships with the Armory, they would not be adversely affected by the Proposed Project.

Overall, the Proposed Project would not result in any significant adverse impacts to architectural resources on the Project Site or in the study area. ✷