Chapter 7: Historic and Cultural Resources

7.1 Introduction

The *City Environmental Quality Review (CEQR) Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, or archaeological importance. This includes designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed in the State/National Registers of Historic Places (S/NR) or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs above, but that meet their eligibility requirements.

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated. As discussed in Chapter 1, "Project Description," the Reasonable Worst-Case Development Scenario (RWCDS) for the Proposed Actions identifies 60 projected development sites and 36 potential development sites in the Bronx Metro-North Station Study Affected Area.

The Affected Area includes three architecturally significant structures (2000 East Tremont Avenue, 2040 East Tremont Avenue, and 14 Metropolitan Oval[1]) located within the S/NR-eligible Parkchester Special Planned Community Preservation District. Further, the remaining portions of the S/NR-eligible Parkchester Special Planned Community Preservation District and a separate possible historic property (former St. Dominic's Parochial School) are located within 400 feet of the Affected Area. Therefore, it is necessary to assess the potential impacts of the Proposed Actions on historic architectural resources. According to the *CEQR Technical Manual* guidelines, impacts on historic resources are also considered in the area surrounding identified development sites. The historic resources study area is defined as the Affected Area plus a 400-foot radius, which is typically adequate for the assessment of historic resources, in terms of physical, visual, and historic relationships.

Archaeological resources are considered only in those areas where new excavation or ground disturbance is likely as a result of new in-ground disturbance, compared to No-Action conditions; these areas are limited to sites that may be developed in the Affected Area, and include projected as well as potential development sites. LPC identified one archaeologically significant site (2547 East Tremont Avenue) within the Affected Area. Therefore, it is necessary to assess the potential impacts of the Proposed Actions on archaeological resources.

[1] 14 Metropolitan Oval is a steam heating plant for the Parkchester Special Planned Community. This building is located within the Affected Area but is not located on any projected or potential development site. The building is fronted by a parking lot, 2020 East Tremont Avenue, which is a part of Projected Development Site 8.

7.2 Principal Conclusions

The Proposed Actions would result in significant adverse impacts on Historic and Cultural Resources. A detailed analysis was conducted and determined that the Proposed Actions could result in significant adverse impacts to archaeological resources, direct and indirect effects to architectural resources, and construction-period effects.

ARCHAEOLOGICAL RESOURCES

The Proposed Actions could result in significant adverse impacts to archaeological resources. A Phase 1A Archaeological Documentary Study of the archaeological study area was prepared in October 2023 to clarify the archaeological sensitivity of 2547 East Tremont Avenue and was submitted to LPC for review (see Appendix D). The Phase 1A Study confirmed the potential for two historical archaeological resource types to exist on a portion of the site; 19th century shaft features associated with the church on the western section of the site, and potential human remains associated with the Methodist Episcopal Church of Westchester cemetery on the eastern section of the site. The church was built in 1818, and the cemetery was in use from approximately 1809 through 1906.

The Phase 1A study recommended additional archaeological investigation for the potentially sensitive sections of the site in the form of Phase 1B Archaeological Testing and would require the preparation of an Archaeological Work Plan in consultation with LPC before any subsurface work could be undertaken. The Archaeological Work Plan would provide details of subsurface investigations appropriate to identify both potential shaft features and human remains as part of the archaeological investigation. The Archaeological Work Plan would be submitted to and require concurrency by LPC for all potential investigations.

In order to mitigate potential significant adverse impacts on archaeological resources, additional archaeological analysis would be required on the site before it is redeveloped. While there are no mechanisms currently in place to ensure that this archaeological analysis would occur on the privately owned site subsequent to rezoning, if redevelopment would involve either federal or state funding or permitting, or if the site were to be developed through future discretionary actions that would be subject to review under CEQR, then further environmental review could be required, and historic resource issues could be addressed. Environmental review could necessitate Phase 1B archaeological testing and possibly mitigation for identified significant archaeological resources through avoidance or data recovery (e.g., Phase 2 or Phase 3 excavations). However, it is not possible to determine if a future development would involve any funding or permitting requiring additional discretionary review and if would occur as-of-right, it is not possible to preclude any potential significant adverse impacts on archaeological resources.

ARCHITECTURAL RESOURCES

Direct (Physical Impacts)

The Proposed Actions would result in significant direct adverse impacts to the S/NR-eligible Parkchester Special Planned Community Preservation District as a result of the demolition of 2000 and 2040 East Tremont Avenue.

Indirect (Contextual) Impacts

Projected Development Site 8 is located within the boundaries of the S/NR-eligible Parkchester Special Planned Community Preservation District, which in the future with the Proposed Actions would permit the demolition and/or alteration of contributing resources (2000 East Tremont Avenue, 14 Metropolitan Oval, and 2040 East Tremont Avenue). The demolition and/or alteration of contributing resources within the eligible historic district and potential construction of new buildings on the development site has the potential to result in indirect impacts to the S/NR-eligible Parkchester Special Planned Community Preservation District by changing the setting of contributing resources that would not be directly affected and by constructing new mixed-use buildings with affordable housing that may not be similar to the existing character of the area.

No other projected or potential development sites would eliminate or substantially obstruct significant public views of architectural resources, as all significant elements of these historic resources would remain visible in view corridors on public streets. Additionally, no incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Actions to the settings of historic resources in the With-Action condition. Lastly, the historic architectural significance of both the S/NR-eligible Parkchester Special Planned Community Preservation District, and the individually S/NR-eligible 1595 Unionport Road is not dependent upon, or otherwise specifically related to, the surrounding development context. Therefore, apart from the area immediately surrounding Projected Development Site 8, the historic character of the S/NR-eligible Parkchester Special Planned Community Preservation District, including the S/NR-eligible 1595 Unionport Road, would remain intact.

As described in Chapter 6, "Shadows," a small portion of the larger 129-acre Parkchester Special Planned Community would not receive adequate sunlight during the growing season (at least the six to eight hour minimum specified in the *CEQR Technical Manual*) as a result of incremental shadow coverage, and vegetation at these resources could be significantly impacted.

Construction Impacts

Potential significant adverse impacts would occur to contributing resources in the S/NR-eligible Parkchester Special Planned Community Preservation District, which includes the S/NR-eligible 1595 Unionport Road and three buildings within the district identified as architecturally significant by LPC (2000, 2020, and 2040 East Tremont Avenue), as a result of adjacent construction located within 90 feet of projected or potential development sites.

Buildings or structures that are S/NR-Listed or New York City Landmarks (NYCLs) would be afforded standard protection under the New York City Department of Buildings' (DOB's) Technical Policy and Procedure Notice (TPPN) #10/88, regulations applicable to all buildings located adjacent (within 90 feet) to construction sites; however, since the resources identified above are not S/NR-Listed or NYCLs, they are not afforded the added special protections under DOB's TPPN #10/88. Additional protective measures afforded under DOB TPPN #10/88, which include a monitoring program to reduce the likelihood of construction damage to adjacent S/NR-Listed resources or NYCLs, would only become applicable if the S/NR-eligible resources are listed or designated in the future prior to the initiation of construction. Otherwise, there is the potential for inadvertent construction damage and impacts to occur as a result of adjacent development resulting from the Proposed Actions.

7.3 Development Background

The Proposed Actions primarily affect an area along East Tremont Avenue and Eastchester Road, from Pelham Parkway at the northern end to Guerlain Street at the southern end. The Affected Area includes portions of neighborhoods in Bronx Community Districts 9, 10, and 11; either located in or within the immediate vicinity of Morris Park, Parkchester, Van Nest, Westchester Square, Pelham Gardens, Pelham Bay, and Pelham Parkway.

Although today's Bronx is considered a cohesive whole, the portion east of the Bronx River was annexed to New York City over 20 years after the portion west of the river, with development, including in the Affected Area, extending eastward with the provision of transit access.[2] The land comprising modern-day Westchester Square, partially located in the study area, had been divided between sixteen families and evolved into a central village, echoes of which can be found today in the neighborhood's distinct town center and the enduring 1693 St. Peter's Episcopal Church on Westchester Avenue. Westchester Square would become an important commercial hub with the arrival of the subway in the early 20th century, but it began as farmland punctuated with the occasional manor home and a couple of long roads leading to northern cities like Albany and Boston.

In 1895, the portion of the Bronx east of the Bronx River was added to the twenty-fourth ward, and another two years later that the east and west halves were consolidated to form the Borough of the Bronx as part of the Charter of Greater New York. This second annexation, at least in small part, is owed to the persuasion of John Mullaly, a journalist advocating for the procurement and protection of large swaths of land as parks. The prospect of including Pelham Bay Park and Parkway in this cohort of park destinations sparked discussion of a second annexation.

Between 1915 and 1930, the Broadway, Jerome Avenue, White Plains Road, and Pelham Bay lines supported significant growth in the Bronx. By 1920, the population of the Bronx was 700,000 and by 1930 it would reach 1.3 million. The Pelham Bay IRT line (the contemporary 6 train) was opened in 1920 and was the first to make its way into the eastern half of the borough, extending from 138th Street and veering northeast before crossing the Bronx River, following Westchester Avenue to its terminus, Pelham Bay Park

[2] Historical information presented in this section comes from the following sources:
Jackson, ed., *Encyclopedia of New York*, New Haven and London: Yale University Press, 1995, pp. 144-145
The Bronx County Historical Society http://bronxhistoricalsociety.org/about/bronx-history/ (Accessed: April 2020).
Gonzales, Evelyn, *The Bronx*, New York: Columbia University Press, 2002
NYC Department of City Planning, Environmental Impact Statement for the Jerome Avenue Rezoning, 2018.

station. The raised tracks hug the southern edge of the study area, and during this time, provided the means for new neighborhoods to settle into this portion of the Bronx that had largely remained farmland. A pattern emerged that with each new transit line forging its path into underdeveloped territory, residential construction and those who could afford newer, nicer, more spacious housing followed.

PARKCHESTER AND NEARBY NEIGHBORHOODS

The collection of neighborhoods colloquially referred to simply as "Parkchester" take their name from the Parkchester planned community. Developed between 1938 and 1941 by the Metropolitan Life Insurance Company (commonly known as MetLife) – the same developer that would go on to develop Stuyvesant Town in Manhattan – the Parkchester development is today home to some 30,000 residents spread across 51 residential buildings interspersed with ample open space and winding, tree-lined boulevards. The name Parkchester itself was originally a portmanteau of the two adjacent communities to the east and west of the development, known as Westchester Square and Park Versailles, respectively. By 1943, all 12,271 of the development's new apartments were occupied, forever transforming an area that had been home to a large Catholic protectorate. Shortly after construction, the development was sold to real-estate developer Harry Helmsley, after which ensued a period of decline and poor maintenance. In the mid-1970s, the Helmsleys began converting portions of Parkchester from rental to condominiums. Ultimately about half of Parkchester's units would be converted to condominiums and co-ops. Following the creation of the Parkchester Preservation Company in the late 1990s, an effort led by the Community Preservation Corporation, shares for some 6,300 apartments and 80 stores were removed from the Helmsleys' control. This was followed by hundreds of millions of dollars in repairs to the community.

Westchester Square itself was originally founded by English settlers in 1654 on land originally occupied by Wampage and other Native Americans. The settlement took its name from Westchester Creek. Until 1895, the village was the town seat of the Town of Westchester, after which point it was incorporated into New York City. Like much of the Bronx, this annexation preceded the City's larger, much more feted consolidation in 1898. In 1920, the new Interborough Rapid Transit Company connected Westchester Square to the larger city, with a stop on its new elevated line opening at Westchester Square-East Tremont Avenue.

Park Versailles, for its part, was originally known as the Mapes Farm. To render the property more attractive as part of an auction for future develop, one of Mapes' son christened the property "Park Versailles." By 1920, all of the lots making up the former farm had been sold.

MORRIS PARK

Named after John Albert Morris, who's eponymous 360-acre racecourse existed over much of the extent of the current neighborhood from 1889 to 1910, development in Morris Park greatly accelerated following a fire at the former track and the division of its property into for-sale lots. In the 1940s, the neighborhood was marketed by prospective developers as "Westchester Heights". Elements of the City's civic history

are still evident today in the names of several streets that crisscross the old racecourse, such as Colden and Paulding Avenues, which harken back to mayors from the 19th century.

The neighborhood includes a diverse array of communities, including a long-established Italian American community – reflected in the various Italian flag motifs that line Morris Park Avenue – as well as more recent Hispanic, Albanian, and Yemeni communities, among many others. In 2019, the growing Yemeni community held its first Yemeni Day Parade in the neighborhood, thus establishing a new tradition and another chapter in Morris Park's tradition of welcoming various immigrant communities to the City of New York.

After the far eastern end of the Morris Park neighborhood lies the Hutchinson Metro Center and a number of important medical and educational employment centers, including Montefiore Hospital, the Albert Einstein College of Medicine, and Jacobi Hospital. Formerly home to a number of industrial uses associated with the adjacent rail line, the Hutchinson Metro Center has over time developed as a series of isolated campuses with a variety of uses. The name "Hutchinson Metro Center" is commonly used by many in the community to refer to the area demarcated by the existing Amtrak rail line to the west, Pelham Parkway to the north, the Hutchinson River Parkway to the east, and Waters Place to the south, but itself comes from the name of a private development contained within the large area. In 1970, as part of a plan for the development of the Bronx Developmental Center, acclaimed architect Richard Meier designed an award-winning campus, "total-care residential facility" to accommodate 750 children with disabilities. New York Times architecture critic Ada Louis Huxtable once referred to the project as "the cynosure of the architectural world," a testament to the attention paid to the original design. In 2001, a private developer purchased the property from the State of New York. This was followed by significant modifications to the existing buildings, and significant new construction.

In the mid-2010s, Marconi Street was formally mapped within the Hutchinson Metro Center to ensure a public right-of-way up to the northern portion of the center, where a 911 emergency call center – known as the Public Safety Answering Center II, or PSAC II – was completed in 2016. The majority of development within the center, including the private medical office development known as the Hutchinson Metro Center, was developed using state overrides and as such the built form here largely exists irrespective of the existing zoning districts. An exception to this is the development known as the Metro Center Atrium, which is today home to a mixed-use development including hotel space, class-A office space, and various retail and gym uses. While the development was also built using state overrides, in 2017 a private application adjusted the zoning on the site to reflect the current built form and to facilitate the addition of non-profit hospital staff dwelling units designated for staff at Montefiore Hospital.

On the other side of the tracks, the Albert Einstein College of Medicine – formerly owned by Yeshiva University but under Montefiore Hospital since 2015 – was the first medical school built in New York City since 1897, one year before consolidation, when it opened in 1955. It was also the first private medical school in the city to establish an academic department of family medicine and the first to create an internal medicine program with an emphasis on women's health. To the north Jacobi Hospital, part of the City's Health and Hospital system, can be found. In 1964 the City of New York purchased approximately 64 acres formerly belonging to the Morris Park racecourse in order to establish a hospital and teaching campus away from the City's denser urban core. On the southern end of the campus is the Van Etten building. Opened in 1955, the Van Etten building was originally intended to be used for the treatment of

tuberculosis, but never saw use as such. Today the building is physically located on the Jacobi Health and Hospitals campus but is leased to Montefiore Hospital.

VAN NEST

The Van Nest neighborhood is located on the north side of East Tremont Avenue and the Amtrak Hell Gate rail line. About one square mile in size, the neighborhood is bounded by Bronxdale Avenue to the northeast, the Amtrak train line to the southeast, and the eastern edge of Bronx Park to the west. The Van Nest neighborhood's history has close links to the nearby railroad that forms the southern boundary of the neighborhood. The neighborhood is named after the former Van Nest train station, that was established before the presence of settlements in the area. The train station was named in honor of Reynier Van Nest, a successful saddle maker and the father of Abraham Reynier Van Nest, the director of the New York, New Haven, and Hartford Railroad, commonly known as The Consolidated. The Van Nest family came from the Netherlands in 1647 to settle in the young Dutch colony.

Before 1870, this area of the Bronx was farmland, comprising the Neill farm, Round Meadow, and the Hunt Estate. In 1888, the Morris Park Racetrack was built as the premier racetrack of the region. The Van Nest Railroad Station served as the main depot for visitors to the racetrack. In 1892, the Van Nest Land & Improvement Company surveyed and divided the farmland surrounding the racetrack into 1,700 lots for development and gave the real estate project the name "Van Nest Park." In part because the Van Nest name was so well known and in part because the area was accessible by rail, the area was settled rapidly, and the growing community adopted the Van Nest name.

The Van Nest neighborhood spread out over the rippling terrain of an old glacial moraine. Its many low-lying spots were great for collecting rainwater, prompting bespattered travelers to dub the place "Mud West." After Van Nest became part of New York City in 1895, the City built embankments across the low spots to bring all the local streets up to an even grade. This left many houses below street level, and so Mud West now became known as "the Sunken City." To this day you can still see many old houses with retrofitted front entrances cut into what originally were their second floors. The neighborhood, developed as a family community, is dominated by single-family homes of various architectural styles. Much of its architecture is in the Queen Anne, Italianate, and Art Deco styles and includes brick construction from the 1950s, and a few tenements scattered across the Van Nest neighborhood.

An important neighborhood landmark is the Van Nest Park that began as a triangle with a monument honoring World War I soldiers who hailed from the Van Nest neighborhood and who gave their lives in service of their country. The granite monument, which still stands in the center of the original park, was erected by the Van Nest Citizens' Patriotic League. The City of New York had acquired this parcel of land, bounded by White Plains Road, Unionport Road, and Mead Street in August 1913, and the land was placed under Parks' jurisdiction in 1922. In addition to the monument in honor of fallen soldiers, the park also contains playground equipment, installed after a parcel of land was added in 1938 to expand the park for the Van Nest community. Tributes to fallen soldiers of World War II, and the Korean and Vietnam Wars were added to the facade of the monument.

7.4 Methodology

ARCHAEOLOGICAL RESOURCES

Overview

Archaeological resources include material culture and other physical remnants of past human activities on a site. Precontact archaeological resources are those that are associated with Native American populations that used or occupied a site and date to the time before the region was colonized by European settlers. Archaeological resources can also include remains from activities that occurred during the historic period, which began with the European colonization of New York City in the 17th century. On sites where development (including the construction and demolition of buildings, landfilling, and other landscape modifications) occurred at some point during the past, archaeological resources may have been disturbed or destroyed by grading, excavation, infrastructure installation, and tidal action/erosion. However, some resources do survive in urban environments despite extensive development. Archaeological sites can be protected when covered with pavement. In both scenarios, archaeological deposits can be sealed beneath the ground surface protected from further disturbance and archaeological investigations can be designed to further investigate those deposits.

Archaeological investigations typically proceed in a multi-phase process consisting of Phase 1—determining the presence or absence of archaeological resources through documentary research and field testing; Phase 2—gathering sufficient information to assess S/NR-eligibility; and Phase 3—mitigating unavoidable effects through data recovery or another form of mitigation. The need for advancing to an additional phase of work is dependent upon the results of the preceding phase. In urban contexts, the first phase of work is typically divided into two smaller phases, known as Phase 1A, which involves documentary research, and Phase 1B, which involves field testing to confirm the results of the Phase 1A Study.

Archaeological Study Area

The study area for archaeological resources includes those areas within the Affected Area where new excavation or ground disturbance is likely and would result in new in-ground disturbance as compared with No-Action conditions. For the purposes of this analysis, the study area for archaeological resources is limited to sites that may be developed within the Affected Area and include projected as well as potential development sites as described below.

Initial Review of Projected and Potential Development Sites

As part of this archaeological resources analysis, consultation was initiated with LPC, which was asked to provide a review of the potential archaeological sensitivity of each of the projected and potential development sites. In a comment letter dated June 1, 2023, LPC identified one development site where there is potential for the recovery of remains from the 19th century Westchester Methodist Episcopal Church Cemetery at 2547 East Tremont Avenue (see Appendix D). LPC requested that an archaeological documentary study (i.e., a Phase 1A Study) be prepared for this site to further clarify the archaeological

potential of this site and to determine its archaeological sensitivity. The remaining potential and projected development sites were determined by LPC to have no potential archaeological significance and, as such, no additional archaeological analysis of those properties is warranted.

Preparation of Phase 1A Study

Pursuant to LPC's request, a Phase 1A Archaeological Documentary Study of the archaeological study area was prepared in October 2023 to clarify the archaeological sensitivity of 2547 East Tremont Avenue. The Phase 1A Archaeological Documentary Study concluded that the site is potentially sensitive for both 19th century shaft features associated with the earliest church that stood on the western portion of the site, and for human remains associated with the Methodist Episcopal Church of Westchester cemetery that was in use from approximately 1809 through 1906 on the eastern portion of the site.

ARCHITECTURAL RESOURCES

Overview

Architectural resources are defined as properties that are designated as NYCLs; properties calendared for consideration as NYCLs by LPC; properties listed in and determined S/NR-eligible or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHLs); and/or properties not identified by one of the programs listed above, but that meet their eligibility requirements.

Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. A resource could also be damaged from vibration (e.g., from construction blasting or pile driving), and additional damage from adjacent construction could occur from falling objects, subsidence, collapse, or construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource, as defined in DOB's TPPN #10/88.[3]

Indirect impacts are either contextual or visual impacts that could result from a project's construction or operation. As described in the *CEQR Technical Manual*, indirect impacts could result from blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource's setting; or introducing shadows over a historic landscape or an architectural resource with sun-sensitive features that contribute to that resource's significance (e.g., a religious building with stained glass windows). Significant adverse direct or indirect impacts can occur if a project would cause a change in the quality of a property that qualifies it for S/NR listing or for designation as an NYCL.

Consistent with *CEQR Technical Manual* methodologies, the architectural resources study area for the Proposed Actions is defined as the Affected Area and the area within approximately 400 feet of the

[3] 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.

Affected Area (study area). The Affected Area encompasses the lots that would be directly affected by the Proposed Actions. The 400-foot study area accounts for potential physical impacts to architectural resources that may be located in proximity to potential and projected development sites (i.e., within 90 feet) that could potentially experience accidental construction damage, and also to account for potential visual and contextual impacts to architectural resources resulting from the Proposed Actions.

Criteria and Regulations

Once the study area was determined, an inventory of officially recognized architectural resources was compiled within the Affected Area and study area. Criteria for listing on the National Register are in the Code of Federal Regulations, Title 36, Part 63, and LPC has adopted these criteria for use in identifying architectural resources for CEQR review. Following these criteria, districts, sites, buildings, structures, and objects are eligible for the National Register if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

(1) are associated with events that have made a significant contribution to the broad patterns of history (Criterion A);
(2) are associated with significant people (Criterion B);
(3) embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or
(4) may yield [archaeological] information important in prehistory or history (Criterion D).

Properties younger than 50 years of age are ordinarily not eligible unless they have achieved exceptional significance. Official determinations of eligibility are made by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP).

In addition, LPC designates historically significant properties in the City as NYCLs and/or New York City Historic Districts (NYCHDs), following the criteria provided in the Local Laws of the City of New York, NYC Charter, Administrative Code, Title 25, Chapter 3. Buildings, properties, or objects are eligible for landmark status when a part is at least 30 years old. Landmarks have a special character or special historical or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the City, state, or nation. There are four types of landmarks: individual landmark, interior landmark, scenic landmark, and historic district.

An inventory of the projected and potential development sites in the Affected Area was submitted to LPC by the Department of City Planning (DCP) for their evaluation and determination of eligibility. In a comment letter dated June 1, 2023, LPC found that three buildings within the Affected Area possess architectural significance (see Appendix D).

Once the architectural resources in the Affected Area and study area were identified, the Proposed Actions were assessed for both direct physical impacts and indirect visual and contextual impacts on architectural resources.

7.5 Existing Conditions

Archaeological Resources

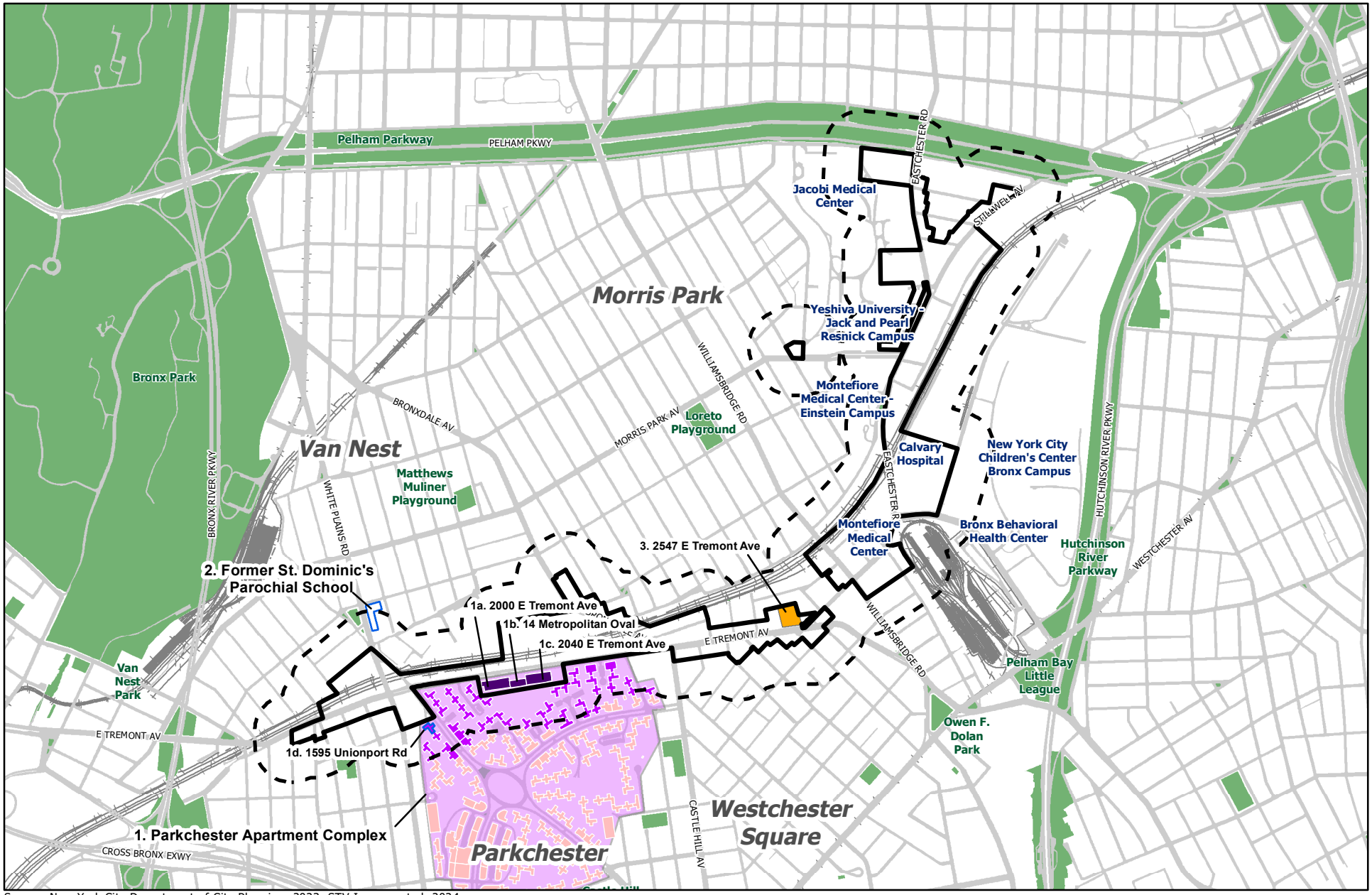
As described previously, LPC identified one lot, 2547 East Tremont Avenue, as potentially archaeologically sensitive as there is potential for the recovery of human remains from 19th century Westchester Methodist Episcopal Church of Westchester Cemetery. Per LPC request, an archaeological documentary study (Phase 1A Study) was completed for this site to clarify the initial findings and provide the threshold for the next level of review, if such review is necessary.

The Phase 1A Archaeological Documentary Study concluded that the 2547 East Tremont Avenue site is potentially archaeologically sensitive for two historical resource types; 19th century shaft features from privies, wells, and/or cisterns associated with the earliest church constructed on the property in 1818 on the western section of the site, and human remains associated with the cemetery that was in use from approximately 1809 through 1906 on the eastern section of the site. While there were documented efforts to disinter burials in the cemetery in the early 20th century when the extant church was planned, there is the possibility that intact burials were overlooked and left *in situ*, that disinterments did not successfully remove all remains within a grave shaft, and/or that human remains were unintentionally removed and redeposited elsewhere on the site when the basement for the extant church was excavated ca. 1913.

Architectural Resources

Overview

As shown in Table 7-1, "Historic Resources," and illustrated on Figure 7-1, "Historic & Cultural Resources," the study area includes a portion the S/NR-eligible Parkchester Special Planned Community Preservation District. The three buildings of the S/NR-eligible Parkchester Special Planned Community Preservation District that are located within the Affected Area have all been identified as architecturally significant per LPC. An additional approximately 45 buildings within the S/NR-eligible Parkchester Special Planned Community Preservation District are located within the 400-foot study area. One of these buildings, 1595 Unionport Road, is specifically called out as individually S/NR-eligible on CRIS. Outside of the S/NR-eligible Parkchester Special Planned Community Preservation District, one other S/NR-eligible historic resource, the former St. Dominic's Parochial School is located in the northern portion of the 400-foot study area.



Source: New York City Department of City Planning, 2023; STV Incorporated, 2024.

N

0 0.25 0.5 Mile

Affected Area
400-foot Study Area
Archaeologically Significant per LPC
S/NR-Eligible Architectural Resource
Parkchester Buildings - Architecturally Significant per LPC
Parkchester Buildings Within Study Area
Parkchester Buildings Outside Study Area
Parkchester Apartment Complex (S/NR Eligible)

Bronx Metro-North Station Study

Figure 7-1

HISTORIC & CULTURAL RESOURCES

Table 7-1: Historic Resources

Map No.	Name	Individual Property or Historic District	S/NR Eligible	Identified by LPC as Architecturally Significant*	Affected or 400-Foot Study Area
1	Parkchester Special Planned Community	Historic District	X		Partly within Affected Area and 400-Foot Study Area
1a	2000 East Tremont Avenue	Individual Property		X	Affected Area
1b	14 Metropolitan Oval	Individual Property		X	Affected Area
1c	2040 East Tremont Avenue	Individual Property		X	Affected Area
1d	1595 Unionport Road	Individual Property	X		400-Foot Study Area
2	Former St. Dominic's Parochial School	Individual Property	X		400-Foot Study Area

Note: * Determination based on LPC correspondence provided on 6/1/2023 (see Appendix D).

Source: New York State Cultural Resource Information Service (CRIS); NYC Landmarks Preservation Commission; STV Incorporated, 2024.

Parkchester Special Planned Community Preservation District (S/NR-Eligible)[4]

Extending into the Affected Area and 400-foot study area, the S/NR-eligible Parkchester Special Planned Community Preservation District, a 129-acre area consisting of over 12,271 apartments in 171 buildings grouped in 51 clusters, was constructed by Metropolitan Life Insurance Co. between 1938 and 1941 as a strictly middle-class city. The complex is an early representative example of a planned urban community, containing shopping centers, restaurants, commercial office spaces, a post office, recreational areas, gardens, green malls, parking garages, and a steam heating plant. This type of community is reflective of the city planning and landscaping ideals of the early- to mid-twentieth century.

Federal and state legislation at the time enabled local governments and insurance companies to fund large affordable housing projects. Parkchester's red-brick buildings have flat roofs with terra cotta ornamentation, wooden single- or double-doors with single-pane glass panels with brass kickplates that are recessed within cast stone or terra cotta surrounds, and contain apartments with wood floors, plaster walls and ceilings, and small kitchens with original metal cabinets. The landscaping, including tree-lined walkways and terra cotta sculptures, is demonstrative of social values such as views, open space, and traffic calming efforts.

[4] New York State Office of Parks, Recreation and Historic Preservation, Resource Evaluation Form for Parkchester Special Planned Community Preservation District.



Photo 7-1: ***View facing north from Metropolitan Avenue within the S/NR-eligible Parkchester Special Planned Community Preservation District.***

2000, East Tremont Avenue, 14 Metropolitan Oval, and 2040 East Tremont Avenue (Contributing resources to the S/NR eligible Parkchester Special Planned Community Preservation District as per LPC Consultation)

Three buildings within the S/NR-eligible Parkchester Special Planned Community Preservation District are located within the Affected Area and have been identified as contributing to the historic district as per LPC findings: 2000 East Tremont Avenue, 14 Metropolitan Oval, and 2040 East Tremont Avenue.

2000 East Tremont Avenue is a five-story, brick building with approximately 270 feet of frontage on East Tremont Avenue. The building is used as storage and office space for the Parkchester Preservation Management Company, as well as a ground floor commercial space for an insurance company. A terracotta figurine of a person with an umbrella adorns the northeast corner of the building, and another terracotta figurine of a guitar player adorns the northwest corner of the building. The brick façade is accented with numerous single-hung windows and various protruding terracotta sculptures.



Photo 7-2: ***View facing southwest across East Tremont Avenue toward 2000 East Tremont Avenue. 14 Metropolitan Oval (the building with exhaust stack to the rear of the surface parking lot) is partially visible on the left.***

14 Metropolitan Oval is an approximately 90-foot-tall, brick building with an approximately 200-foot-tall exhaust stack protruding from its rooftop. The building is attached to and slightly set back from 2000 East Tremont Avenue to the west and 2040 East Tremont Avenue to the east. The setback area in front of the building (2020 East Tremont Avenue) is used for parking. The building itself functions as a utility building for the larger Parkchester Special Planned Community Preservation District. The brick façade is accented with seven rectangular multi-story windows, seven transom windows along the upper portion of the facade, and three terracotta figurines depicting workers.



Photo 7-3: ***View facing southwest across East Tremont Avenue toward14 Metropolitan Oval. 2000 East Tremont Avenue is visible to the right and 2040 East Tremont Avenue is partially visible to the left.***

2040 East Tremont Avenue is a five-story, brick building with approximately 315 feet of frontage on East Tremont Avenue. The building is used as a parking garage. The ground floor of the building contains multiple driveways that open onto the surrounding sidewalk and East Tremont Avenue, as well as unoccupied commercial space. A terracotta figurine of an organ player adorns the northeast corner of the building, and another terracotta figurine of a skier adorns the northwest corner of the building. The brick façade is accented with numerous single-hung windows and various protruding terracotta sculptures.



Photo 7-4: ***View facing southwest across East Tremont Avenue toward 2040 East Tremont Avenue. 14 Metropolitan Oval and 2000 East Tremont Avenue are partially visible to the right.***

1595 Unionport Road (S/NR-Eligible)[5]

The S/NR-eligible 1595 Unionport Road, built in 1931, is one of the 171 buildings that comprise the S/NR-eligible Parkchester Special Planned Community Preservation District. Located within the 400-foot study area in the northwestern corner of the grounds, the building has engraved cornices at its crown and terracotta figurines dotted above the doorway and corners of its red brick exterior. Its original casement windows have been replaced with smaller pivot sash windows with fixed panels below. The cast stone-recessed doorway is tucked into a corner and features wooden double-doors with large single-pane glass panels adorned with brass kickplates. Consistent with the rest of the complex, the building's immediate surroundings are landscaped with small shrubs and flowers around the entrance as well as older, shady trees along its western edge, which forms a tree-covered path leading to the fountain at Metropolitan Oval, the landscaped focal point of the complex.

[5] New York State Office of Parks, Recreation and Historic Preservation, Resource Evaluation Form for Parkchester Special Planned Community Preservation District.



Photo 7-5: ***View facing southwest across Unionport Road toward the S/NR-eligible 1595 Unionport Road.***

Former St. Dominic's Parochial School: 1684 White Plains Road (Block 4037, Lot 1) (S/NR-Eligible)[6]

Located at the edge of the 400-foot study area, the former St. Dominic's Parochial School, now a public school, was founded by the Archdiocese of New York to serve the then rapidly increasing Italian American community. It is an example of post-World War II educational design, constructed from 1952 to 1959 and designed by architect Anthony J. DePace. The L-shaped, three-story building contains low floor heights and ribbon windows along the facades, demonstrating its international style. The school's structure consists of a reinforced concrete frame building with concrete masonry unit infill and brick masonry cladding. The majority of the edifice is standard-shaped, dark red brick veneer with bronze coping and edge detailing. The main entry corner is faced with limestone and marble veneer and features a marble entablature at the building entrance. The windows and roof coping are bronze-colored aluminum, and all public entrances have solid oak doors and frames.

[6] New York State Office of Parks, Recreation and Historic Preservation, Resource Evaluation Form for Former St. Dominic's Parochial



Photo 7-6: ***View facing southeast from the intersection of White Plains Road and Van Nest Avenue toward the former St. Dominic's Parochial School.***

7.6 The Future without the Proposed Actions (No-Action Condition)

ARCHAEOLOGICAL RESOURCES

In the future without the Proposed Actions, Projected Development Site 19 at 2547 East Tremont Avenue, which was identified as archaeologically significant by LPC, will not be developed and will generally resemble existing conditions. As no other development site was identified as archaeologically sensitive, the future without the Proposed Actions would therefore not result in significant adverse impacts on archaeological resources.

ARCHITECTURAL RESOURCES

In the future without the Proposed Actions, the status of architectural resources could change. S/NR-eligible resources could be listed on the Registers, NYCL-eligible properties could be calendared for a designation hearing, and properties pending designation as NYCLs could be designated. It is also possible,

given the Build Year of 2033, that additional sites could be identified as architectural resources in this time frame.

With regard to historic architectural resources, the conditions in the future without the Proposed Actions are expected generally to resemble existing conditions as any new development would be aligned with existing zoning and reflective of current trends. Although changes to these identified historic resources or to their settings could also occur irrespective of the Proposed Actions, it is expected that the status of each of the historic resources identified in the study area will remain unchanged in the future without the Proposed Actions, and it is anticipated that the conditions of these resources generally will remain similar to existing conditions.

In the future without the Proposed Actions, changes to architectural resources or to their settings could occur. For instance, indirect impacts from future projects could include blocking public views of a resource, isolating a resource from its setting or relationship to the streetscape, altering the setting of a resource, introducing incompatible visual, audible, or atmospheric elements to a resource's settings or introducing shadows over an architectural resource with sun-sensitive features. It is also possible that some architectural resources in the Affected Area could deteriorate or experience direct impacts through alteration or demolition, while others could be restored.

Architectural resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection under Section 106 of the National Historic Preservation Act from the effects of projects sponsored, assisted, or approved by federal agencies. Although preservation is not mandated, federal agencies must attempt to avoid adverse effects on such resources through a notice, review, and consultation process. Properties listed on the S/NR are similarly protected against effects resulting from projects sponsored, assisted, or approved by State agencies under the State Historic Preservation Act. However, private owners of properties eligible for, or even listed on, the Registers using private funds can alter or demolish their properties without such a review process. Privately owned properties that are NYCLs, in New York City Historic Districts, or pending designation as landmarks are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur, regardless of whether the project is publicly or privately funded. Publicly owned resources are also subject to review by LPC before the start of a project; however, the LPC's role in projects sponsored by other City or State agencies generally is advisory only.

As-of-Right Development on Projected and Potential Development Sites

In the future without the Proposed Actions, the proposed rezoning would not occur, and projected and potential development sites would either remain unchanged from existing conditions or be redeveloped with as-of-right uses reflecting current trends. It is anticipated that twelve projected development sites (6, 7, 10, 17, 21, 27, 32, 33, 34, 35, 37, and 38) would be redeveloped as-of-right in the future without the Proposed Actions. None of these sites contain architecturally significant resources; however, Projected Development Sites 6, 7, and 10 are in close proximity to the S/NR-eligible Parkchester Special Planned Community Preservation District.

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4)

serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19. While these regulations serve to protect all structures adjacent to construction areas, they do not afford special consideration for historic structures.

The second protective measure applies to NYCLs, properties within New York City Historic Districts, and S/NR-Listed properties. For these structures, TPPN #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent NYCLs and S/NR-Listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. As the Parkchester Special Planned Community Preservation District is not S/NR-listed, and is not a designated NYCL, this protection would not be applicable.

No Build Developments

In the 2033 future without the Proposed Actions, the Penn Station Access will establish rail service between Penn Station and the eastern portion of the Bronx by extending the MTA's Metro-North Railroad New Haven line. Four new stations in the east Bronx will be built to support the new service, two of which will be located within the Affected Area: the Parkchester/Van Nest and Morris Park stations. The Parkchester/Van Nest station will be located opposite the S/NR-eligible Parkchester Special Planned Community Preservation District along East Tremont Avenue. The Morris Park station will not be located within the vicinity of any historic resource.

With the new Metro-North stations, it is anticipated that the Affected Area would experience growth in residential, commercial, community facility uses, as well as a decrease in manufacturing uses. As described in Chapter 2, "Land Use, Zoning, and Public Policy," there are four expected and ongoing developments in the primary study area (2438 Lyvere Street, 2443 Poplar Street, 1615 Unionport Road, and 1682 Stillwell Avenue). Within the 400-foot study area, there are an additional five No-Build developments (1776 Eastchester Road, 24-22-2426 Lyvere Street, 1550 White Plains Road, 1846 Guerlain Street, and 1547 Leland Avenue). None of these developments will comprise any of the identified historic resource properties. 1615 Unionport Road and 1550 White Plains Road will be located near the S/NR-eligible Parkchester Special Planned Community Preservation District, including 1595 Unionport Road. As the Parkchester Special Planned Community Preservation District does not rely on the surrounding area for its historic character, these developments would not result in any indirect significant adverse impacts to architectural resources. However, these two developments will be located within 90 feet of the S/NR-eligible Parkchester Special Planned Community Preservation District, including 1595 Unionport Road. Given that these historic resources are not S/NR-listed or designated NYCLs, they would not be afforded standard protection under the DOB's TPPN #10/88, regulations applicable to all buildings located adjacent (within 90 feet) to construction sites. Protective measures afforded under DOB TPPN #10/88, which include a monitoring program to reduce the likelihood of construction damage to adjacent S/NR-Listed resources or NYCLs, would only become applicable if the S/NR-eligible resources are listed or designated in the future prior to the initiation of construction. Otherwise, there is the potential for inadvertent

construction damage and impacts to occur as a result of adjacent development in the future without the Proposed Actions.

7.7 The Future with the Proposed Actions (With-Action Condition)

OVERVIEW

Development on the projected and potential development sites with the Proposed Actions could have potential adverse impacts on historic and cultural resources from direct physical impacts if any of the following were to occur: disturbance to archaeological resources, demolition and alteration of architectural resources, or accidental damage to architectural resources from adjacent construction—and indirect impacts to architectural resources if any of the following were to occur: blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource's setting; or introducing shadows over an architectural resource with sun-sensitive features. The potential for these impacts is discussed below.

ARCHAEOLOGICAL RESOURCES

As described previously, all of the potential and projected development sites located outside of the Phase 1A Study Area were determined by LPC to have no potential archaeological significance. The Proposed Actions would not result in significant adverse impacts on those development sites.

A Phase 1A Study of 2547 East Tremont Avenue ("project site") was prepared to determine archaeological sensitivity. The project site was determined to have high sensitivity for historical period archaeological resources and human remains associated with the Methodist Episcopal Church of Westchester. The western portion of the project site was found to be potentially sensitive for 19th century shaft features associated with the earliest church on the site, and the eastern portion was found to be sensitive for potential human remains including both undisturbed burials and disturbed former burials.

Recommendations For Future Archaeological Analysis

In those locations on the site that were determined to be sensitive for potential archaeological resources and human remains, additional archaeological investigations were recommended in the form of Phase 1B Archaeological Testing. Phase 1B testing may include hand excavated tests and the use of heavy machinery to remove existing blacktop and possibly overburden. Before subsurface investigations could begin, an Archaeological Work Plan would be created in consultation with and to be approved by LPC. In the event that human remains are recovered, additional documentary research to establish original burials and disinterments at the site, as feasible, would be warranted. Additionally, the process required by the Unmarked Burial Site Protection Act (NY EXEC § 171) must be followed. Coordination with the church would need to be undertaken, and an attempt to establish a descendant community could be

necessary. Plans for the removal, storage on site, and reinterment of human remains would be required. An Unanticipated Discoveries Plan would need to be adopted for the site.

Impacts Assessment

In order to mitigate the Proposed Actions' impact on potential archaeological resources and human remains, additional archaeological investigations would be required on the development site before it is redeveloped. While there are no mechanisms currently in place to ensure that this archaeological analysis would occur on the privately owned site subsequent to the rezoning, if redevelopment would involve either federal or state funding or permitting, then further environmental review could be required, and historic resource issues could be addressed. Environmental review could necessitate Phase 1B archaeological testing and possibly mitigation for identified significant resources through avoidance or data recovery (e.g., Phase 2 or Phase 3 excavations). However, it is not possible to determine if a future development would involve any funding or permitting requiring additional discretionary review and if would occur as-of-right, it is not possible to preclude any potential significant adverse impacts on archaeological resources.

ARCHITECTURAL RESOURCES

According to the *CEQR Technical Manual*, generally, if a project would affect the characteristics that make a resource eligible for S/NR listing or NYCL designation, then that effect could constitute a significant adverse impact. Per the guidance of the *CEQR Technical Manual* (Chapter 9, Part 420), the Proposed Actions are assessed to determine (a) whether the Proposed Actions would result in a physical change to any designated property as a result of the Proposed Actions; (b) whether the Proposed Actions would result in a physical change to the setting of any designated resource, such as context or visual prominence, as a result of the Proposed Actions; and (c) if so, whether the change is likely to diminish the qualities of the resource that make it important. (Whereas this chapter focuses specifically on the potential effects of Proposed Actions on the visual context of historic resources, an assessment of the potential effects of Proposed Actions on the visual character of the study area, in general, is provided separately in Chapter 8, "Urban Design and Visual Resources.")

An assessment of the potential effects of the Proposed Actions on all historic architectural resources identified within the study area is provided following.

Direct (Physical) Impacts

Historic resources can be directly affected by physical destruction, demolition, alteration, or neglect of all or part of a historic resource. For example, alterations, such as the addition of a new wing to a historic building or replacement of the resource's entrance could result in significant adverse impacts, depending on the design. Direct effects also include changes to an architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features. Given these factors, the consideration of potential direct (physical) impacts is limited to the Affected Area, which includes all projected and potential development sites that could be developed with the Proposed Actions.

A portion of the S/NR-eligible Parkchester Special Planned Community Preservation District containing three properties identified by LPC as architecturally significant, 2000 East Tremont Avenue, 14 Metropolitan Oval, and 2040 East Tremont Avenue, is located within the Affected Area. Projected Development Site 8 comprises the entirety of 2000 and 2040 East Tremont Avenue, as well as a portion of 2020 East Tremont Avenue immediately to the north of 14 Metropolitan Oval that contains a surface parking lot. As currently contemplated, the Proposed Actions would permit the demolition of the buildings located at 2000 and 2040 East Tremont Avenue and the potential alteration of 14 Metropolitan Oval so as to develop approximately 313,663 square feet (sf) of residential uses, approximately 65,106 sf of commercial space, as well as parking and loading spaces on Projected Development Site 8. As the two buildings located at 2000 and 2040 East Tremont Avenue have been identified as architecturally significant by LPC and are contributing resources to the S/NR-eligible Parkchester Special Planned Community Preservation District, the Proposed Actions would result in a direct significant adverse impact to 2000 and 2040 East Tremont Avenue, and thereby, the larger S/NR-eligible Parkchester Special Planned Community Preservation District.

Indirect (Contextual) Impacts

According to the *CEQR Technical Manual*, possible indirect (contextual) impacts to architectural resources may include isolation of the property from, or alteration of its setting or visual relationships with, the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor. Significant indirect impacts can occur if the Proposed Actions would cause a change in the quality of a property that qualifies it for listing on the S/NR or for designation as a NYCL.

The Former St. Dominic's Parochial School—which is an S/NR-eligible historic resource—is entirely outside of the Affected Area and located near the edge of the 400-foot study area. Because the entire study area is part of an established and fully developed section of the Bronx, intervening development precludes clear and unobstructed view corridors between these two historic resources outside the Affected Area and the projected and potential development sites within the Affected Area. Therefore, because it is unlikely that changes occurring as a result of the Proposed Actions on the projected or potential development sites would be perceptible from the identified historic resources outside the Affected Area, the following discussion of indirect (contextual) impacts is limited to 2000 East Tremont Avenue, 14 Metropolitan Oval, and 2040 East Tremont Avenue, the S/NR-eligible 1595 Unionport Road, and the larger S/NR-eligible Parkchester Special Planned Community Preservation District.

Several projected and potential development sites are located adjacent to the S/NR-eligible Parkchester Special Planned Community Preservation District, which is generally bounded by East Tremont Avenue to the north, Castle Hill Avenue to the east, Westchester Avenue to the south, and White Plains Road to the west. Projected Development Site 7 is located to the west of Unionport Road (and directly adjacent to S/NR-eligible 1595 Unionport Road), Projected Development Sites 6, 10, and 14 and Potential Development Sites C, H, and I are located north of East Tremont Avenue. As noted earlier, Projected Development Site 8 is located on the south side of East Tremont Avenue encompassing the entirety of 2000 and 2040 East Tremont Avenue, as well as a parking area in front of 14 Metroplitan Oval (2020 East Tremont Avenue), within the S/NR-eligible Parkchester Special Planned Community Preservation District.

Projected Development Site 7 would be located directly north of the S/NR-eligible 1595 Unionport Road across Guerlain Street. While Project Development Site 7 would be visible from 1595 Unionport Road, 1595 Unionport Road derives its historic character from the larger S/NR-eligible Parkchester Special Planned Community Preservation District, which, in the visible vicinity of 1595 Unionport Road, would remain unchanged with the Proposed Actions. Therefore, the Proposed Actions would not result in any indirect significant adverse impact to the S/NR-eligible 1595 Unionport Road.

As previously identified, Projected Development Site 8 would be located within the boundaries of the S/NR-eligible Parkchester Special Planned Community Preservation District, which in the future with the Proposed Actions would result in the demolition of contributing resources (2000 and 2040 East Tremont Avenue) adjacent to 14 Metropolitan Oval. The demolition of contributing resources within the eligible historic district and potential construction of new buildings on the development site has the potential to result in indirect impacts to the S/NR-eligible Parkchester Special Planned Community Preservation District by changing the setting of contributing resources that would not be directly affected and by constructing new mixed-use buildings with affordable housing that may not be similar to the existing character of the area. Therefore, the Proposed Actions would result in an indirect significant adverse impact to 2000 East Tremont Avenue, 14 Metropolitan Oval, and 2040 East Tremont Avenue, and thereby the larger S/NR-eligible Parkchester Special Planned Community Preservation District.

However, it should be noted that all streets in the study area would remain open and the district's relationship with the street would remain intact. No other projected or potential development sites would eliminate or substantially obstruct significant public views of architectural resources, as all significant elements of these historic resources would remain visible in view corridors on public streets. Additionally, no incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Actions to the historic resource's setting in the With-Action condition. Lastly, the historic architectural significance of the S/NR-eligible Parkchester Special Planned Community Preservation District is not dependent upon, or otherwise specifically related to, the surrounding development context. Therefore, apart from the area immediately surrounding 2000 East Tremont Avenue, 14 Metropolitan Oval, and 2040 East Tremont Avenue, the historic character of the S/NR-eligible Parkchester Special Planned Community Preservation District would remain intact.

As described in Chapter 6, "Shadows," the S/NR-eligible Parkchester Special Planned Community Preservation District's 129-acre area would continue to receive direct sunlight on all representative analysis days. However, vegetation in the yard between 1596-1598 Unionport Road and the street may no longer receive adequate sunlight during the growing season (at least the six to eight hours specified in the *CEQR Technical Manual*) as a result of development at Projected Development Site 7. Therefore, vegetation in this area could be significantly impacted and this small portion of the larger 129-acre area may no longer be able to support a variety of plant life, as compared to the No-Action condition. Therefore, a small portion of the larger 129-acre Parkchester Special Planned Community's landscaping would experience a significant adverse shadow impact due to development resulting from the Proposed Actions.

In summary, the Proposed Actions would not result in indirect significant adverse impacts related to the S/NR-eligible Former St. Dominic's Parochial School or the S/NR-eligible 1595 Unionport Road. However, the demolition of 2000 and 2040 East Tremont Avenue adjacent to 14 Metropolitan Oval, all of which are

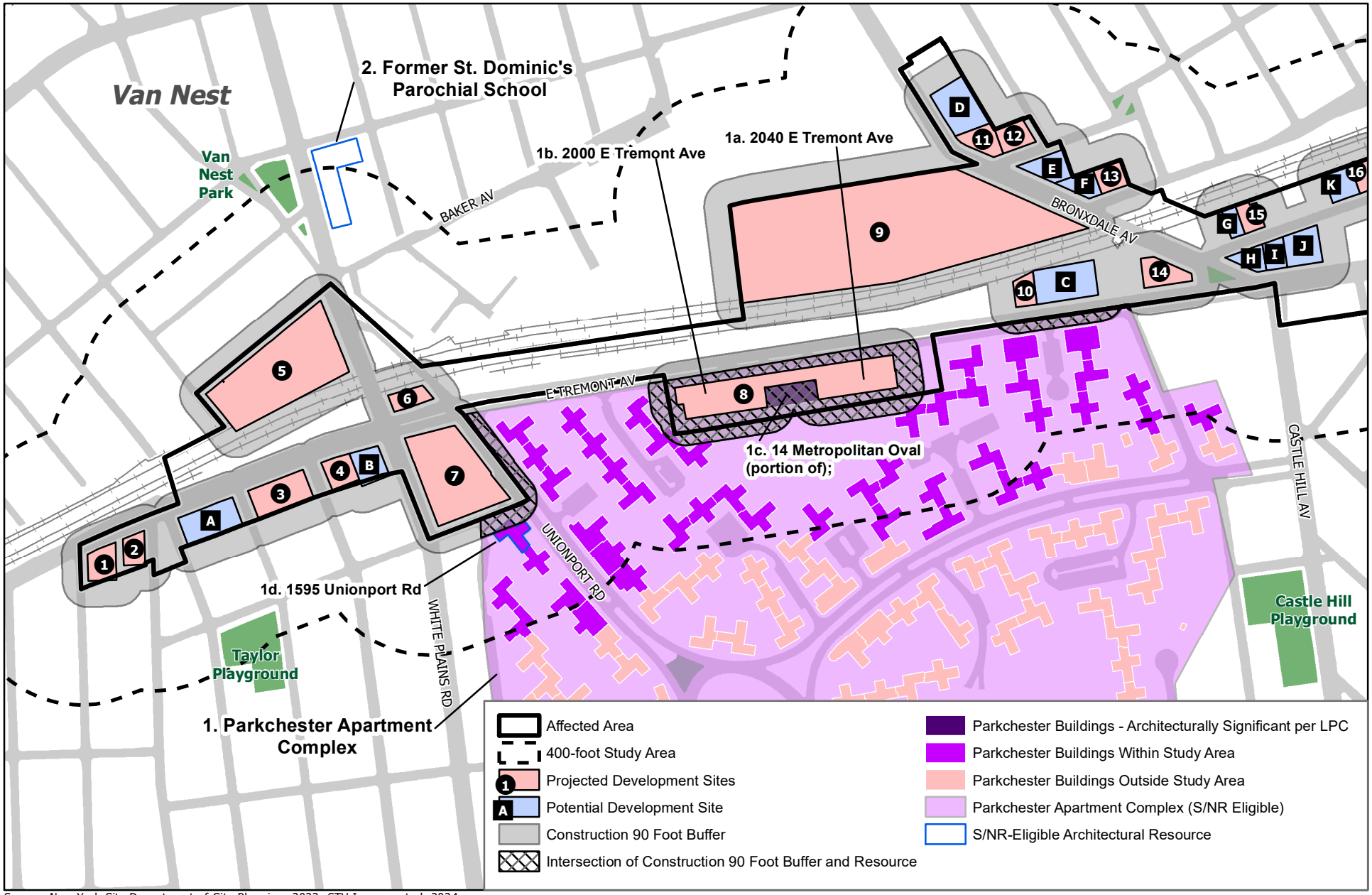
contributing resources to the S/NR-eligible Parkchester Special Planned Community Preservation District, would result in indirect significant adverse impacts to architectural resources. Additionally, significant adverse shadow impacts are possible in a small portion of the Parkchester Historic District.

Construction-Related Impacts

The potential for construction-related impacts associated with the Proposed Actions would be limited to the vicinity of each projected and potential development site, because those are the locations where construction would occur as part of the Proposed Actions. Therefore, the following discussion of construction-related impacts excludes the S/NR-eligible Former St. Dominic's Parochial School and the S/NR-eligible 1595 Unionport Road since they are outside of the Affected Area and located near the edge of the 400-foot study area.

Buildings or structures that are S/NR-Listed or NYCLs would be afforded standard protection under the DOB's TPPN #10/88, regulations applicable to all buildings located adjacent (within 90 feet) to construction sites; however, since the resources identified above are not S/NR-Listed or NYCLs, they are not afforded the added special protections under DOB's TPPN #10/88. Additional protective measures afforded under DOB TPPN #10/88, which include a monitoring program to reduce the likelihood of construction damage to adjacent S/NR-Listed resources or NYCLs, would only become applicable if the S/NR-eligible resources are listed or designated in the future prior to the initiation of construction. Otherwise, there is the potential for inadvertent construction damage and impacts to occur as a result of adjacent development resulting from the Proposed Actions.

Potential significant adverse impacts would occur to contributing resources in the S/NR-eligible Parkchester Special Planned Community Preservation District, which includes the S/NR-eligible 1595 Unionport Road and three buildings identified as architecturally significant by LPC (2000 East Tremont Avenue, 14 Metropolitan Oval, and 2040 East Tremont Avenue), as a result of adjacent construction located within 90 feet of projected or potential development sites (see Figure 7-2, "Architectural Resources Near Development Sites").



Source: New York City Department of City Planning, 2023; STV Incorporated, 2024.

N

0 400 800 Feet

Bronx Metro-North Station Study

Figure 7-2

ARCHITECTURAL RESOURCES NEAR DEVELOPMENT SITES