# Appendix D: Historic Resources

**Appendix D1: Phase 1A Report**

**Appendix D2: LPC Correspondence**

# Appendix D1: Phase 1A Report

# HISTORICAL PERSPECTIVES

# PHASE IA ARCHAEOLOGICAL DOCUMENTARY STUDY
# 2547 EAST TREMONT AVENUE
# BRONX, NEW YORK 10461
# BLOCK 4078, LOT 10

## CEQR No. 23DCP065X
## (DEPARTMENT OF CITY PLANNING)

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**2547 EAST TREMONT AVENUE**
**BRONX, NEW YORK 10461**
**BLOCK 4078, LOT 10**

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**(DEPARTMENT OF CITY PLANNING)**

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October 2023

## EXECUTIVE SUMMARY

Metro-North Railroad (MNR) is opening four new stations in the Borough of the Bronx at Hunts Point, Parkchester/Van Nest, Morris Park, and Co-Op City as part of the Metropolitan Transportation Authority's (MTA) Penn Station Access (PSA) project. Consequently, the New York City Department of City Planning (NYCDCP) has engaged City agencies and community members to plan for improvements around each of the four stations. The Bronx Metro-North Station Area Study (BMNS), launched in 2018, identifies investments to provide much-needed amenities and services in the Bronx that include housing opportunities and job growth, and addresses sustainability. The NYCDCP is thus proposing a series of land use changes, including zoning map and text amendments, that would facilitate the implementation of a multi-year planning process in the Parkchester, Van Nest, and Morris Park neighborhoods in the Bronx in partnership with local stakeholders, city agencies, and the MTA. These actions would affect an approximately 46-block area.

As part of the environmental review process, an Environmental Assessment Statement (EAS) was completed in early December 2022, and a Positive Declaration was issued indicating that the proposed actions may have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) is now required. As part of the EAS process, documentation was provided to the New York City Landmarks Preservation Commission (LPC), which reviewed the 46-block area and determined that there was one property located at 2547 East Tremont Avenue, with potential for a 19th century cemetery associated with the Westchester Methodist Episcopal Church Cemetery. Accordingly, LPC recommended the completion of an archaeological documentary study (Santucci 1/17/23, rev 6/1/23). Historical Perspectives, Inc. (HPI) was retained to undertake the requested archaeological documentary study, focusing on the potential for historic resources and human remains on the project site. Of note, consultation with the Office of Parks, Recreation and Historic Preservation, State Historic Preservation Office (SHPO) was previously initiated for this parcel in conjunction with a potential subsidized housing development (SHPO #23PR03754).

Documentary evidence indicates that a cemetery was established on the eastern portion of the project site in the early 19th century. Accounts and early photographs place burials and headstones on the eastern two-thirds of the site when the earliest (ca. 1818) wooden church stood on the western portion of the site. This church was reportedly either expanded or replaced in approximately the same location. When East Tremont Street (aka West Farms Road and Walker Avenue) was widened to the north in 1912, some burials at the front of the lot where the street crossed were reportedly removed, but no documentary evidence of this was found. In 1910 after the wooden church caught fire, plans were made to build a new church on the eastern portion of the property. Documents in the Methodist Church archives and in newspaper articles indicate attempts were made to remove and relocate burials before the new church basement was excavated and built in 1913. A number of the burials were reportedly moved to the rear of the lot, according to accounts. After 1940, at least some of the burials were reportedly moved to another graveyard, possibly in Queens.

Outside the footprint of the extant church and its additions, there is the possibility that *in situ* and/or disarticulated human remains may exist, even where burials were removed since archaeologists have established that past disinterments in general were not always complete. In addition to the potential for human remains, the earliest church was constructed in 1818, long before the availability of piped water and sewer in this section of the Bronx. Comparative data has shown that these types of archaeological resources frequently are found truncated but intact in urban contexts, particularly in the outer boroughs. While a well or cistern likely would have been near the earliest church on the site, privies were often located further away along back lot lines to be visually and physically removed from buildings on the site.

HPI recommends additional investigations in the form of Phase IB field investigations to be undertaken after the completion of an archaeological Work Plan to be developed in consultation with LPC. Before any subsurface work at the site can begin, the Work Plan must be approved by LPC. Because of the potential for human remains, and because of prior involvement with this site by SHPO for a potential subsidized housing development (SHPO #23PR03754), the Work Plan as well as this Phase IA Archaeological Documentary Study should be submitted for their approval too. All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards (LPC 2018; CEQR 2021). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques and working with and identifying human remains would be required to be part of the archaeological team.

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Photograph 24: Inside the Westchester United Methodist Church basement auditorium with deep window wells visible at left. This level was constructed in 1913 and served as the meeting space until the upper levels were built ca. 1948.

## I. INTRODUCTION

Metro-North Railroad (MNR) is opening four new stations in the Borough of the Bronx at Hunts Point, Parkchester/Van Nest, Morris Park, and Co-Op City as part of the Metropolitan Transportation Authority's (MTA) Penn Station Access (PSA) project. Consequently, the New York City Department of City Planning (NYCDCP) has engaged City agencies and community members to plan for improvements around each of the four stations. The Bronx Metro-North Station Area Study (BMNS), launched in 2018, identifies investments to provide much-needed amenities and services in the Bronx that include housing opportunities and job growth, and addresses sustainability. The NYCDCP is thus proposing a series of land use changes, including zoning map and text amendments, that would facilitate the implementation of a multi-year planning process in the Parkchester, Van Nest, and Morris Park neighborhoods in the Bronx in partnership with local stakeholders, city agencies, and the MTA. These actions would affect an approximately 46-block area.

As part of the environmental review process, an Environmental Assessment Statement (EAS) was completed in early December 2022, and a Positive Declaration was issued indicating that the proposed actions may have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) is now required.

As part of the EAS process, documentation was provided to the New York City Landmarks Preservation Commission (LPC), which reviewed the 46-block area and determined that within it there was one property located at 2547 East Tremont Avenue, with potential archaeological significance associated with the Westchester Methodist Episcopal Church Cemetery (Figure 1). Specifically, the LPC noted in their review that "archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th c. Westchester Methodist Episcopal Church Cemetery at BBL: 2040780010 on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary" (Santucci 1/17/23, rev 6/1/23).

Historical Perspectives, Inc. (HPI) was retained to address the archaeological concerns for the 2547 East Tremont Avenue site for the BMNS Study. This archaeological documentary study, often referred to as a Phase IA technical report, has been prepared to satisfy the requirements of the City Environmental Quality Review (CEQR), and to comply with the standards of the LPC (LPC 2018; CEQR 2021). The project team has retained Historical Perspectives, Inc. (HPI) to complete the required Phase IA Archaeological Documentary Study. The HPI project team consisted of Faline Schneiderman, M.A., R.P.A who conducted research and wrote the report and Julie Abell Horn, M.A., R.P.A., who conducted research and completed the site visit.

Of note, consultation with the Office of Parks, Recreation and Historic Preservation, State Historic Preservation Office (SHPO) was previously initiated for this parcel in conjunction with a potential subsidized housing development (SHPO #23PR03754).

## II. RESEARCH METHODOLOGY

As indicated, the project site was identified as potentially sensitive for the recovery of human remains from a cemetery associated with the Westchester Methodist Episcopal Church that was established on the site in the early 1800s. Therefore, this study focused on reviewing only resources relevant to the period of interest, and precluded assessing precontact potential and studying residential episodes as typically completed in a documentary study. The present study, therefore, entailed a focused review of various resources including the following:

- Primary and secondary sources concerning the history of the Bronx and specific events associated with the project site and vicinity were reviewed using materials available in the library of HPI and from online resources. Archival documents were reviewed at the Westchester Methodist Episcopal Church. Research especially focused on existing documentation regarding the cemetery and published news accounts of its use.
- Selected land records were sought online at familysearch.org focusing on the 19th century.
- Historic maps, atlases, and photographs were reviewed using materials online at the New York Public Library, the Bronx Historical Society, the New York City Municipal Archives, and the library of HPI. A selection of these maps and historic photographs have been reproduced for this report.

- Department of Building records were reviewed using online resources.
- Last, Julie Abell Horn of HPI conducted a site visit on September 27, 2023, to assess site conditions and document obvious and/or previously unrecorded subsurface disturbances (Photographs 1-22; Figure 2).

## III. CURRENT CONDITIONS AND ENVIRONMENTAL SETTING

### A. Current Conditions

The project site, covering all of Block 4078, Lot 10, is 211.75 ft wide fronting East Tremont Avenue, and 233.58 ft in depth. The lot was once larger, but the southern boundary was truncated in the early 1910s when what is now East Tremont Street (then West Farms Road/Walker Avenue) was widened to its current extent.

The eastern portion of the project site is dominated by the stone and brick Westchester United Methodist Church, whose basement and foundation were excavated and built in 1913 and served for years as the church meeting space until upper levels were added ca. 1948. The western portion of the site has a parking lot, and the entire site is surrounded by fencing (Photograph 1; see Figure 2 for photograph key). Between the church and the northern sidewalk along East Tremont Avenue there is a landscaped lawn and several paved sidewalks providing access to the main entries, where once there was a cemetery that covered the eastern portion of the site including part of the existing parking lot (Photographs 2-4). The terrain across the site slopes gently from north to south, and sidewalks wrap around the southwestern end of the church providing a walkway to two additions at the northwestern end of the building (Photographs 5 and 6). Between the sidewalk and the paved parking lot to the west is a stone-block wall. Embedded on the eastern side at the southern end of the wall near East Tremont Avenue are three headstones from the historic cemetery (Photographs 7 and 8). From south to north (left to right in Photograph 8) these read:

1) FARR HENRIETTA BORN JULY 6TH 1858. DIED NOV. 20 TH 1888.
2) IN memory of EFFE. wife of Moses Hunt, who died Dec. 20, 1844 in the 69 Y'r of her age. Here rests a pilgrim that has trod The road to glory, and to God, Her Bible was her constant guide, She claimed its promises and died.
3) NETTIE LYNN Died March 16. 1875. Aged. 10 Yrs. 11. mos. HATTIE E. RODGERS Died Oct. 8, 1877. Aged 1 Mo. Safe in the arms of Jesus.

Most of the western portion of the site is a paved parking lot, although there is a small terraced landscaped area at its southeastern end, immediately west of the stone wall with the embedded headstones (Photograph 9). To the west of the parking lot is a grassy strip along the site border with mature trees (Photograph 10).

The church has two additions to the north, the first added in 1965 and the second behind it added in 1973, according to cornerstones (Photographs 11 and 12). West of the additions at the northwestern end of the parking lot is a garage (Photograph 13), and north of the parking lot is a paved playground that formerly served the daycare center in the northernmost addition (Photographs 14 and 15). The northwestern corner of the site is overgrown and undeveloped (Photograph 16), while the northeastern corner of the site has a shed and likewise has dense plant growth (Photographs 17 and 18).

The area along the eastern edge of the project site is narrow, surrounded by fencing, covered by grass, and contains a large air conditioning unit immediately adjacent to the church with external ductwork supplying the upper two levels of the building (Photographs 19, 20 and 21). Both the church and the 1973 addition to the north have deep window wells to allow light into the basement levels (Photographs 21 and 22). The interior basement of the original 1913 structure is at least five feet below grade, and there is a foundation that extends a foot or more below that (Photographs 23 and 24).

### B. Topography and Hydrology

The project site and vicinity are within a relatively level portion of the Bronx with topography that gently slopes downward to the south and east toward nearby creeks that feed into the East River to the south. One of the earliest topographical maps that reported elevations (Bien and Vermeule 1891) showed the project site bisected by the 40-foot contour interval (Figure 7). The more detailed *Topographical Survey of the Bronx* completed in 1905 (Haffen, Figure 9) recorded the site as approximately 46.4 feet above sea level (ASL) at the north, 47 feet ASL at the south,

and 47.6 feet ASL in the section of the lot that later became part of what is now East Tremont Avenue when it was widened. Overall, the site formerly sloped slightly uphill from north to south. The project site today appears to slope gently downhill from north to south, suggesting the topography has been somewhat modified albeit minimally (see Photographs 1-22). The current Bronx grade map (Office of The Bronx Borough President 2017) reports the East Tremont Street elevation adjacent to the project site as 46.3 feet ASL suggesting the street elevation was reduced by less than a foot since the 1905 topographic survey was completed, provided they were using the same datum.

Historically, Westchester Creek (aka West Chester Creek) drained this section of the Bronx, with its main course and adjacent wetlands located about 1400 feet east of the project site. The creek is a tidal inlet, thus not a source of fresh water, and once extended as far north as Pelham Parkway but has since been filled so that it terminates at East Tremont Avenue. Several hundred feet to the west was also once Zeabrey (aka Seabrey or Seabury) Creek, a freshwater stream that ran southeast into Westchester Creek, and to the northeast was another unnamed stream that fed Westchester Creek.

### C. Soils

According to the soil survey, the project site is characterized by Mapping Unit 204, "Pavement & buildings-Charlton-Greenbelt complex, 0 to 8 percent slopes." The Greenbelt series consists of very deep, well drained soils formed in a mantle of loamy human-transported materials more than 100 centimeters thick. This soil occurs in fill areas on manmade landforms. It is described as follows:

> Nearly level to gently sloping urbanized areas of till plains that have been substantially cut and filled, mostly for residential use; a mixture of gneissic till soils and anthropogenic soils, with up to 80 percent impervious pavement and buildings covering the surface; located in Manhattan and the Bronx (U.S.D.A. 2023).

No soil borings have been completed on the project site.

## IV. BACKGROUND RESEARCH/HISTORICAL OVERVIEW

### A. Historic Period Summary

While Jonas Bronck was granted land between the Harlem River and the what is now the Bronx River, most of the eastern half of what is now known as the Bronx was purchased in 1654 by Thomas Pell of Connecticut, who had left the New Haven Colony and who invited sixteen families to join him to form the village of Westchester (aka West Chester) near what is now Westchester Square and the project site. The area was originally a Dutch outpost called Oostdorp, or East Towne, referring to the colony's location to the east of Nieuw Amsterdam and later was renamed West Chester by the English. In 1683 the County of Westchester was formed, extending from Putnam County to the north and Harlem and East Rivers at the south. What is now the Borough of the Bronx and the project site were included in this tract (Jenkins 1912:1). In 1788 Westchester County was further divided into townships. West Chester was formed east of the Bronx River. In 1890 the Town of Westchester was annexed by the City and in 1898 the Borough of the Bronx was formed (McNamara 1989:511; Jenkins 1912:7).

The township of West Chester served as the seat of Westchester County from 1683 through 1714. During this period, the area was dotted with farms that raised horses, cattle, sheep, and wheat while smaller cottage industries related to cloth making thrived. During the American Revolution, a skirmish broke out near East Tremont Avenue and Westchester Creek about 1400 feet east of the project site. The creek was a natural route for troops to travel inland north of the East River. On October 12, 1776, a band of 25 patriot riflemen dismantled the planks of the bridge over the creek and piled them nearby, thereby preventing the British from landing and marching inland. While it only delayed the British for a few hours, it was long enough to enable General Washington and his troops to continue their retreat north so that he could continue fighting. In 1783 George Washington and his troops left their headquarters in Van Cortlandt Park to head south to recapture what is now Manhattan (Jenkins 1912:176).

During 1788, all the counties of New York were subdivided into towns or townships. The boundaries of the Town of Westchester were drawn to include roughly half of the present Borough of the Bronx. The size of the town was

further increased by the accession of Morrisania in 1791. The town remained intact until 1846 when the Town of West Farms was created out of a section to the west (Jenkins 1912:5).

### B. Project Site History

**Church History.** In 1801, the Legislature of the State of New York passed an act providing for the incorporation of churches throughout the state. Under the act, the Methodists of Westchester organized in 1808, although they had reportedly been meeting for some time before. They petitioned and were officially incorporated as the Zion Methodist Episcopal Church of the town of Westchester on March 8, 1809, making their congregation the oldest of that denomination in what is now called the Bronx, according to the Church's website (Westchester United Methodist Church 2023). The Trustees of the Village granted them a roughly one-acre parcel of land within the "common land" for a church and burial ground (Westchester United Methodist Church nd:2).

The first church building erected in 1818 was a simple small one-room wood meetinghouse measuring roughly 40 feet by 40 feet on the west end of the lot and fronting onto East Tremont Avenue (aka West Farms Road and Walker Avenue) (Westchester United Methodist Church nd.:2). The church yard contained a small cemetery on the eastern section of the lot and was reportedly first used in 1812, six years before the church was completed (French 2022). Zion Church was reincorporated on October 26, 1826, but according to historian Jenkins, it did flourish as the church corporation was dissolved by reason of non-use. The society was reincorporated a second time on February 7, 1833, under the name of the Methodist Episcopal Church of Zion in the town of Westchester (Jenkins 1912:286). Maps depict the church present from 1837 onward, but only label a cemetery adjacent to it in 1908 (U.S.C.S. 1837, Figure 3; Conner 1853, Figure 4; Beers 1868, Figure 5; Beers 1872; Bromley 1881, Figure 6; Bien and Vermeule 1891, Figure 7; Sanborn 1898, Figure 8; Haffen 1905, Figure 9; Sanborn 1908, Figure 10). These same maps do not depict public utilities such as piped water and sewer until 1898.

Historical accounts published by the church report that in 1867 a room was added at the back of the original church building for a pulpit choir and that a tower was built (Westchester United Methodist Church nd.:2; 1908:11). Arches were reportedly added to the interior, and in 1898 the straight high-back pews were replaced by "opera chairs" (Westchester United Methodist Church nd.:2). Other changes included the installation of a pipe organ, donated by Mitchel Valentine (Ibid.). Although not reported in the historic accounts published by the church, secondary sources reported that the first church was lost at some point in the mid-19th century, presumably to fire, and that a second wood church was built to replace it, and thus the additions and changes were made to the second building (French 2022; Raftery 2016:294).

The on-site Church records contain several discontinuous Journals of the Board of Trustees. They report that in 1904, the Board formed a committee for the "Search of Title" to prepare for condemnation proceedings by the City of New York for the widening of West Farms Road across the southern end of their property (Board of Trustees, March 7, 1904). The 1905 *Topographical Survey of the Bronx* depicted the existing church with the proposed revised lot line running through its southern end to accommodate widening the road from 60 feet to 100 feet (Haffen 1905, Figure 9). In 1906, the Board was still searching for the property title in anticipation of condemnation (Board of Trustees, January 5, 1906). In April of 1907 the Board accepted the valuation of property to be affected by the condemnation proceedings for widening West Farms Road with the front of the property valued at $14,000 and the Church valued at $20,000 (Board of Trustees, April 22, 1907).

As the City moved forward with condemnation proceedings the Board of Trustees moved to buy "that portion of the church building to be condemned by the City and to be sold at auction on May 5, 1908" (Board of Trustees October 28, 1907). In June 1908, the Committee charged with buying back the condemned portion of the building reported allotting $1500 plus auctioneer's fees to accomplish this (Board of Trustees, June 8, 1908). Two months later, the Board approved a proposal to build a new church, possibly using some of the architectural material (Board of Trustees, September 8, 1908), but there is no record confirming it was realized. The building appeared unchanged on an 1898 atlas (Sanborn 1898, Figure 8), and when a photograph of it was taken some time prior to 1912, the wooden church stood virtually abutting the north sidewalk of what is now East Tremont Street on the western portion of the property, while headstones in its cemetery were visible to the east of the building (Jenkins 1912, Figure 11).

On May 9, 1910, the roof of the wooden church caught fire from sparks from a wild fire that originated at the nearby Morris Park Racetrack. The building was then found unsafe to use so it was ordered to be demolished. In 1912,

architect Frank A. Rooke was retained, and he completed plans for a new one-story stone church measuring 100 feet by 113 feet, to be erected on the east portion of the site (*Real Estate Record and Builders Guide* December 21, 1912:1168). When the plans were filed in 1913, the church size was reportedly reduced to 73 feet by 79 feet (*New York American Real Estate Review* 1913:56). This reduced size may have been a deliberate error in an attempt to reduce the fee of the building permit because that same year Rooke was accepting bids to build a one-story stone church measuring 100 feet by 115 feet noting that at first "only the basement will be built" (*Real Estate Record and Builders Guide* January 4, 1913:34).

The basement of the church was completed in 1913, and the damaged wooden church was demolished in 1915, but the ongoing title dispute delayed construction of the remainder of the new church for some time (Bromley 1913, Figure 12; Sanborn 1929, Figure 13). In 1932 a petition was received from the Methodist Episcopal Church for a release of the City's interest in the premises at 2547 East Tremont Avenue, pursuant to chapter 451 of the Laws of 1929 (*The City Record* 1932). In 1940, the church won their case, and the property was ceded to them (*Bronx Home News* 1940). From 1913 through 1948 the congregation worshiped in the roofed-over basement that was two-thirds below ground. Throughout this period, it was dubbed "The Eelpot Church" because, like an eelpot, it was two-thirds submerged (Sperr 1935, NYC Municipal Archives, Figure 14). Finally, in 1948, the remainder of the extant church was completed (Westchester United Methodist Church, *Bronx Home News* 1946; French 2023, Sanborn 1952, Figure 15).

In 1937 and 1939, Real Estate Evaluations reported the size of the lot on which the Westchester M.E. Church stood to be 211.93 x 217.79 and exempt from taxes. In 1937, this was the only holding of the Church, but in 1939 it also owned two lots just north of the project site at 2572 Poplar Street that contained a "church and parsonage," with the parsonage to the north of the project site (*The Real Estate Record* 1937:58, 1939:61). The Church is extant on the eastern end of the project site, although it has several additions since it was completed in 1948 (Sanborn 1952, Figure 15). A review of Certificates of Occupancy on file at the New York City Department of Buildings found five had been issued between 1949 and 1973 for use of meeting rooms, boiler rooms, and the parking lot, but none for earlier occupancy (NYCDOB CO 6337, 1949; CO 40595, 1965; CO 41808, 1966; CO 44729, 1969; and CO 48123, 1973). The 1973 addition at the north end of the building contained the daycare center.

**Cemetery History.** The cemetery associated with the church was reportedly first used for interments in 1809. Its history, summarized by archaeologist Elizabeth Meade, reports it was opened in 1809, closed in 1906, and was obliterated in 1940, citing Inskeep (2000) and Raftery (2016) as sources (Meade 2020).

According to historian Raftery, who has studied cemeteries throughout the Bronx, the last known burial was made in the churchyard in 1906 (Raftery 2016:295). In 1909, genealogist James Minor Lincoln visited the site and recorded 51 headstones present representing 54 individuals (Ibid.). The earliest headstone dated to 1809 and the latest was reportedly from 1893. And while earlier maps and atlases did not show it, the 1908 Sanborn map labeled the "cemetery" clearly on the eastern portion of the project site, east of the earliest church on the property.

Historian Raftery further wrote:

> On June 6, 1921, genealogist Francis Ferdinand Spies visited the graveyard, which he found "mostly overgrown with weeds." Spies discovered 24 tombstones marking the graves of 25 persons. Among those whose names Spies found recorded on tombstones were Scottish immigrants John (c.1805-1882) and Agnes Breckenridge (c.1807-1887). The Breckenridge family resided in West Farms, where John was employed as a carpet weaver. Eleven of the 25 identified names on the tombstones were of the Kelly family. The eldest of the Kellys interred here are Elisha Kelly (c.1781-1862) and his wife, Mary (c.1784-1868). Elisha Kelly first appeared as a resident of the Town of Westchester in the 1810 federal census. His son, also named Elisha, was a carpenter who resided in the same town. The younger Elisha was interred here along with his wife, Rachel, and several other members of the Kelly family.
>
> Francis Ferdinand Spies did not record all of the tombstones in the burial ground, as there are at least three other persons known to have been buried here who did not appear on his list. Among them is Effe Hunt (c.1775-1844), whose husband, Moses, was one of the five trustees of the church when it acquired its property on East Tremont Avenue in 1809.

> …In 1963 historian John McNamara visited the remainder of the burial ground located behind the church: .. all the tombstones are now flat upon the ground and cannot be seen from the avenue .... In 1940 there was a general disinterment, and all remains were transferred to a Jamaica graveyard. In most cases, the old tombstones were left behind and these can be seen, neatly [arranged] in the shade of a peach tree behind the church.
>
> These tombstones were eventually removed when an addition was built onto the rear of the 1948 church. As a reminder of the burial ground that had once occupied part of its property for nearly 150 years, church leadership arranged for three tombstones to be placed inside a wall that separates the church's front walkway from its parking lot (Raftery 2016:295-296).

Raftery reported one notable person interred in the churchyard, Elijah F. Munn (1837-1863) who served in the Civil War with the 66th New York Volunteer Infantry Regiment as a 2nd Lieutenant. He was promoted to Captain in 1862 within the same regiment and was killed four months later during the Battle of Gettysburg. Captain Munn's remains were reportedly brought back to his hometown in the week after the battle, and he was interred in the Methodist churchyard (Raftery 2016:294). His sister was reportedly distraught when plans were made to relocate burials in 1915, and she was said to have had his remains removed to St. Peter's Episcopal Church Cemetery (*Bronx Home News* 1915 as cited in Raftery 2016:295). He is currently interred in the Oakwood Cemetery of Mount Kisco, Westchester County (https://www.findagrave.com/memorial/60024740/elijah-f_-munn).

In July of 1875, the Rev. Charles P. Cowper, pastor of the Methodist Episcopal Church of Westchester and Bronxdale, aged 23 years, passed away. The funeral services were held at the "Westchester M. E. Church" (*New-York Daily Tribune* July 14, 1875), but there was no mention of his place of burial, which may have been in the churchyard. An online search for his place of burial was not successful in locating his grave.

In 1909, the will of Mitchel Valentine, a retired real estate operator and the last of a family that lived in Westchester since 1775, was filed for probate at the Surrogates' office. Valentine left a $1,000 donation to the Methodist Episcopal Church of Westchester and canceled the mortgage he held for the church, releasing them of debt (*New York Tribune* October 10, 1909, *New York Observer and Chronicle,* September 7, 1911). He also left $10,000 to St. Peter's Episcopal Church of Westchester with the interest to be used for the upkeep of his burial plot in their cemetery (*New York Tribune* October 10, 1909). Thus by 1908 when Valentine wrote his will, the cemetery on the project site seemingly was not available for his interment. Valentine's headstone with the date of death recorded simply as "1908" remains in St. Peter's Cemetery, where he is buried with his brother Isaac Valentine (d. 1893) (https://www.findagrave.com/memorial/6932805/mitchel-valentine).

The available Journals of the Board of Trustees in the Church archives noted that on September 29, 1907, the Board voted to "grant the City the right to move the remains of those who are outside of the new line" due to the widening of West Farms Road over the south end of the existing cemetery, and the secretary was instructed to advertise in the *North Side News*, *Globe*, and *Sentinel,* all local newspapers, notifying relatives of those buried in the church yard to remove them if they wished to do so. Simultaneously, the Board granted permission to Mrs. Sophia Mallett to build a vault, subject to approval of the Board (Board of Trustees, September 29, 1907). In June of 1909, the Board motioned and approved the "bodies to be removed be placed about 25 feet from the new front line and 3 rows east of the church," and Mrs. Mallett was "granted permission to build a vault under the 1st Maple from the new front line" (Board of Trustees, June 8, 1909). The Chairman of the Board was also empowered to inform "the relatives of those buried in the church yard concerning the expense of caring for the graves (Ibid.). The road was widened across the Church property in 1912 with no mention of the removal of burials (New York City Board of Estimate and Apportionment 1913:8316; Sanborn 1908, Figure 10; Bromley 1913, Figure 12).

After the wooden church on the western section of the project site was damaged in 1910, plans were made to build a new church on the eastern section of the property and to relocate graves within the cemetery. By the time the congregation demolished the wooden church in 1915, some families had reportedly disinterred the remains of their relatives and transferred them to other cemeteries (Raftery 2016:295). The 1913 Bromley atlas showed both the original structure standing and the new church foundation to the east (Figure 12). The remainder of the burials were reportedly disinterred and moved to the rear of the church property to prepare for construction of the new church over the graveyard site. Bronx historian John McNamara claimed that all the bodies were disinterred in 1940 and

transferred to a cemetery in Jamaica, Queens (McNamara 1963 as cited in Raftery 2016:295). Confirmation of this removal, or the cemetery they were relocated to, has yet to be located.

## V. CONCLUSIONS

Documentary evidence indicates that a cemetery was established on the eastern portion of the project site in the early 19th century. Accounts and early photographs place burials and headstones on the eastern two-thirds of the site when the earliest (ca. 1818) wooden church stood on the western portion of the site. This church was reportedly either expanded or replaced in approximately the same location. When East Tremont Street (aka West Farms Road and Walker Avenue) was widened to the north in 1912, some burials at the front of the lot where the street crossed were reportedly removed, but no documentary evidence of this was found. In 1910 after the wooden church caught fire, plans were made to build a new church on the eastern portion of the property. Documents in the Methodist Church archives and in newspaper articles indicate attempts were made to remove and relocate burials before the new church basement was excavated and built in 1913. A number of the burials were reportedly moved to the rear of the lot, according to accounts. After 1940, at least some of the burials were reportedly moved to another graveyard, possibly in Queens.

The current church basement floor extends to 5-6 feet below grade, with deep window wells for light. Foundations for the basement presumably are several feet deeper. These deep excavations most likely would have eradicated any potential burials left in the building footprint, but if all remains were not removed in advance and excavated soils were dispersed across the site, then disarticulated human remains within that redeposited soil could remain.

Outside the footprint of the extant church and its additions, there is the possibility that human remains exist, even where burials were removed since archaeologists have established that past disinterments in general were not always complete (HPI 2017a). There is the very real possibility that some bones may have been left behind i*n situ*. Further, it is also possible that unmarked burials were not disinterred and that complete burials could remain intact on the east portion of the site. Also, soil removed from the basement foundation where the cemetery was formerly located could have contained human remains that were redeposited and distributed onsite inadvertently; these would be disarticulated but possibly still recognizable (AKRF 2016, HPI 2001, 2017b). These possibilities render the project site potentially sensitive for human remains, around all sides of the footprint of the existing church as well as within the current parking lot, the eastern portion of which was part of the 1809-1908 cemetery. The potential for human remains to have been buried in vaults beneath the 1818 church is very low since the building was constructed after the cemetery was established and was described as a simple wooden meetinghouse.

In addition to the potential for human remains to exist on sections of the project site, the earliest church was constructed in 1818, long before the availability of piped water and sewer in this section of the Bronx. According to *The City Record*, the City of New York was being petitioned to install sewers in this area and specifically in West Farms Road at the turn of the 20th century after the Bronx had become a borough (1900:7425). Prior to this time, attendees of the church were dependent upon one or more privies (outhouses) that likely stood behind the building, and they may have also relied on water from a cistern or pumped from an onsite well. Archaeological resources such as artifacts related to early use and refuse associated with the church may have been deposited in these shaft features that were likely located in the backyard to the north of the church, rather than to the east where the cemetery was established. Comparative data has shown that these types of archaeological resources frequently are found truncated but intact in urban contexts, particularly in the outer boroughs. While a well or cistern likely would have been near the earliest church on the site, privies were often located further away along back lot lines to be visually and physically removed from buildings on the site.

## VI. RECOMMENDATIONS

Based on the conclusions outlined above, HPI recommends that a program of archaeological field testing be undertaken for those locations that would undergo any significant excavation outside of the extant church footprint and within the sensitive areas presented on Figure 16. Any testing program would need to be developed in consultation with LPC through the creation of a Work Plan. An important component of the Work Plan would be additional intensive documentary research to establish, as feasible, a list of documented interments at the site and, if possible, to identify potential descendant communities prior to the implementation of any field testing. The timing of the research also would need to be determined in consultation with LPC.

The Work Plan would also need to provide details about the archaeological team, the name of an involved physical anthropologist, and all testing procedures and steps to be taken should human remains be encountered, including secure storage on site and proposed plans for transit and reinterment incompliance with New York City Department of Health requirements. The Work Plan would also address methodologies for the investigation of potential 19th century shaft features associated with the earliest church. No subsurface work at the site can be undertaken without LPC approval of the Work Plan.

Because of the potential for human remains, and because of prior involvement with this site by SHPO for a potential subsidized housing development (SHPO #23PR03754), the Work Plan as well as this Phase IA Archaeological Documentary Study should be submitted for their approval too.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards (LPC 2018; CEQR 2021). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques and working with and identifying human remains would be required to be part of the archaeological team.

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# Appendix D2: LPC Correspondence

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# ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 23DCP065X
**Project:** BRONX METRO NORTH
**Date Received:** 1/17/2023

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**Properties with no Architectural or Archaeological significance:**

1) 1780 EAST TREMONT AVENUE, BBL: 2039190027
2) 1794 EAST TREMONT AVENUE, BBL: 2039190034
3) 1820 EAST TREMONT AVENUE, BBL: 2039250001
4) 1830 EAST TREMONT AVENUE, BBL: 2039250006
5) 1836 EAST TREMONT AVENUE, BBL: 2039250009
6) 1840 EAST TREMONT AVENUE, BBL: 2039260001
7) 1860 EAST TREMONT AVENUE, BBL: 2039270001
8) 1872 EAST TREMONT AVENUE, BBL: 2039270008
9) 1584 WHITE PLAINS ROAD, BBL: 2039520001
10) 1894 EAST TREMONT AVENUE, BBL: 2039520007
11) 1880 EAST TREMONT AVENUE, BBL: 2039520008
12) 1603 UNIONPORT ROAD, BBL: 2039520017
13) 1597 UNIONPORT ROAD, BBL: 2039520023
14) 2460 EAST TREMONT AVENUE, BBL: 2039990032
15) 1600 GARFIELD STREET, BBL: 2040250001
16) 602 BAKER AVENUE, BBL: 2040250002
17) 604 BAKER AVENUE, BBL: 2040250003
18) 606 BAKER AVENUE, BBL: 2040250004
19) BAKER AVENUE, BBL: 2040250005
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37) WHITE PLAINS ROAD, BBL: 2040250024
38) WHITE PLAINS ROAD, BBL: 2040250025
39) WHITE PLAINS ROAD, BBL: 2040250026
40) WHITE PLAINS ROAD, BBL: 2040250028
41) 1881 EAST TREMONT AVENUE, BBL: 2040410001
42) 1601 BRONXDALE AVENUE, BBL: 2040420200

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43) 1583 BRONXDALE AVENUE, BBL: 2040420201
44) 1569 BRONXDALE AVENUE, BBL: 2040420204
45) 2379 EAST TREMONT AVENUE, BBL: 2040420224
46) 2265 EAST TREMONT AVENUE, BBL: 2040420236
47) 2255 EAST TREMONT AVENUE, BBL: 2040420244
48) 1598 BRONXDALE AVENUE, BBL: 2040580002
49) 906 PIERCE AVENUE, BBL: 2040580008
50) 911 SACKET AVENUE, BBL: 2040580025
51) 907 SACKET AVENUE, BBL: 2040580027
52) 1550 BRONXDALE AVENUE, BBL: 2040580029
53) POPLAR STREET, BBL: 2040620001
54) 2457 POPLAR STREET, BBL: 2040620002
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57) 2423 POPLAR STREET, BBL: 2040620018
58) 2419 POPLAR STREET, BBL: 2040620019
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60) 2413 POPLAR STREET, BBL: 2040620022
61) POPLAR STREET, BBL: 2040620310
62) 2415 EAST TREMONT AVENUE, BBL: 2040630010
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65) 2403 EAST TREMONT AVENUE, BBL: 2040630018
66) 2401 EAST TREMONT AVENUE, BBL: 2040630019
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71) 2459 EAST TREMONT AVENUE, BBL: 2040670041
72) 2451 EAST TREMONT AVENUE, BBL: 2040670141
73) 1513 LURTING AVENUE, BBL: 2040680027
74) 2517 EAST TREMONT AVENUE, BBL: 2040680028
75) 2515 EAST TREMONT AVENUE, BBL: 2040680030
76) 2601 EAST TREMONT AVENUE, BBL: 2040770018
77) 2547 EAST TREMONT AVENUE, BBL: 2040780010
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83) 1624 EASTCHESTER ROAD, BBL: 2040810016
84) 1481 BLONDELL AVENUE, BBL: 2040810024
85) 2629 CHESBROUGH AVENUE, BBL: 2040810030
86) 2619 CHESBROUGH AVENUE, BBL: 2040810033
87) 1528 WILLIAMSBRIDGE ROAD, BBL: 2040820018
88) 1610 POPLAR STREET, BBL: 2040820019
89) 1612 POPLAR STREET, BBL: 2040820020
90) 1627 EASTCHESTER ROAD, BBL: 2040830001
91) 1621 EASTCHESTER ROAD, BBL: 2040830005
92) 1516 JARRETT PLACE, BBL: 2040830011
93) 1525 JARRETT PLACE, BBL: 2040830013
94) 1513 BLONDELL AVENUE, BBL: 2040830027
95) 1625 POPLAR STREET, BBL: 2040850119

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96) 1617 POPLAR STREET, BBL: 2040850125
97) 1601 POPLAR STREET, BBL: 2040850130
98) PIERCE AVENUE, BBL: 2040910034
99) 907 PIERCE AVENUE, BBL: 2040910037
100) 1602 BRONXDALE AVENUE, BBL: 2040910039
101) BRONXDALE AVENUE, BBL: 2040910045
102) BRONXDALE AVENUE, BBL: 2040910046
103) 1616 BRONXDALE AVENUE, BBL: 2040910047
104) 1480 BLONDELL AVENUE, BBL: 2041420001
105) 1486 BLONDELL AVENUE, BBL: 2041420006
106) 1488 BLONDELL AVENUE, BBL: 2041420007
107) 1731 SEMINOLE AVENUE, BBL: 2042030075
108) MORRIS PARK AVENUE, BBL: 2042030081
109) 1201 MORRIS PARK AVENUE, BBL: 2042030082
110) 1400 PELHAM PARKWAY SOUTH, BBL: 2042050001
111) 2025 EASTCHESTER ROAD, BBL: 2042050040
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113) 1870 EASTCHESTER ROAD, BBL: 2042090005
114) 1886 EASTCHESTER ROAD, BBL: 2042090012
115) 1888 EASTCHESTER ROAD, BBL: 2042090015
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119) 1964 EASTCHESTER ROAD, BBL: 2042090033
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148) 1534 STILLWELL AVENUE, BBL: 2042190012

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149) 1536 STILLWELL AVENUE, BBL: 2042190013
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151) 1550 STILLWELL AVENUE, BBL: 2042190018
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156) 1578 STILLWELL AVENUE, BBL: 2042190029
157) 1580 STILLWELL AVENUE, BBL: 2042190031
158) 1614 MCDONALD STREET, BBL: 2042190035
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174) 1574 RHINELANDER AVENUE, BBL: 2042210032
175) 1576 RHINELANDER AVENUE, BBL: 2042210033
176) 1580 RHINELANDER AVENUE, BBL: 2042210034
177) 1582 RHINELANDER AVENUE, BBL: 2042210035
178) 1617 STILLWELL AVENUE, BBL: 2042210036
179) 1607 STILLWELL AVENUE, BBL: 2042210042
180) 1585 MCDONALD STREET, BBL: 2042210044
181) 1575 MCDONALD STREET, BBL: 2042210046
182) 2102 EASTCHESTER ROAD, BBL: 2042220001
183) 2104 EASTCHESTER ROAD, BBL: 2042220003
184) 1621 STILLWELL AVENUE, BBL: 2042220072
185) 1509 RHINELANDER AVENUE, BBL: 2042220111
186) 1730 EASTCHESTER ROAD, BBL: 2042260007
187) 1742 EASTCHESTER ROAD, BBL: 2042260010
188) 34 MARCONI STREET, BBL: 2042260015
189) 1790 EASTCHESTER ROAD, BBL: 2042260401
190) 1812 EASTCHESTER ROAD, BBL: 2042260405
191) 1816 EASTCHESTER ROAD, BBL: 2042260408
192) 1820 EASTCHESTER ROAD, BBL: 2042260409
193) 1826 EASTCHESTER ROAD, BBL: 2042260418
194) 1842 EASTCHESTER ROAD, BBL: 2042260419
195) 1848 EASTCHESTER ROAD, BBL: 2042260420
196) 1850 EASTCHESTER ROAD, BBL: 2042260422
197) 1724 EASTCHESTER ROAD, BBL: 2042260507
198) EASTCHESTER ROAD, BBL: 2042260508
199) 1716 EASTCHESTER ROAD, BBL: 2042260509
200) 1712 EASTCHESTER ROAD, BBL: 2042260510
201) 1710 EASTCHESTER ROAD, BBL: 2042260511

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**Properties with Architectural significance:**
1) 2000 EAST TREMONT AVENUE, BBL: 2039430205, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: PARKCHESTER
2) 2020 EAST TREMONT AVENUE, BBL: 2039430207, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: PARKCHESTER
3) 2040 EAST TREMONT AVENUE, BBL: 2039430209, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE DIST NR HISTORIC DISTRICT, COMMENTS: PARKCHESTER



1/17/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

**File Name:** 36791_FSO_GS_01172023.docx

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# ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 23DCP065X
**Project:** BRONX METRO NORTH
**Date Received:** 1/17/2023
**Date Revised:** 6/1/2023

---

**Properties with no Architectural or Archaeological significance:**

1) 1780 EAST TREMONT AVENUE, BBL: 2039190027
2) 1794 EAST TREMONT AVENUE, BBL: 2039190034
3) 1820 EAST TREMONT AVENUE, BBL: 2039250001
4) 1830 EAST TREMONT AVENUE, BBL: 2039250006
5) 1836 EAST TREMONT AVENUE, BBL: 2039250009
6) 1840 EAST TREMONT AVENUE, BBL: 2039260001
7) 1860 EAST TREMONT AVENUE, BBL: 2039270001
8) 1872 EAST TREMONT AVENUE, BBL: 2039270008
9) 1584 WHITE PLAINS ROAD, BBL: 2039520001
10) 1894 EAST TREMONT AVENUE, BBL: 2039520007
11) 1880 EAST TREMONT AVENUE, BBL: 2039520008
12) 1603 UNIONPORT ROAD, BBL: 2039520017
13) 1597 UNIONPORT ROAD, BBL: 2039520023
14) 2460 EAST TREMONT AVENUE, BBL: 2039990032
15) 1600 GARFIELD STREET, BBL: 2040250001
16) 602 BAKER AVENUE, BBL: 2040250002
17) 604 BAKER AVENUE, BBL: 2040250003
18) 606 BAKER AVENUE, BBL: 2040250004
19) BAKER AVENUE, BBL: 2040250005
20) 614 BAKER AVENUE, BBL: 2040250006
21) 616 BAKER AVENUE, BBL: 2040250007
22) 618 BAKER AVENUE, BBL: 2040250008
23) 620 BAKER AVENUE, BBL: 2040250009
24) 622 BAKER AVENUE, BBL: 2040250010
25) 624 BAKER AVENUE, BBL: 2040250011
26) 626 BAKER AVENUE, BBL: 2040250012
27) 628 BAKER AVENUE, BBL: 2040250013
28) 630 BAKER AVENUE, BBL: 2040250014
29) 632 BAKER AVENUE, BBL: 2040250015
30) 634 BAKER AVENUE, BBL: 2040250016
31) 636 BAKER AVENUE, BBL: 2040250017
32) 644 BAKER AVENUE, BBL: 2040250018
33) 646 BAKER AVENUE, BBL: 2040250019
34) WHITE PLAINS ROAD, BBL: 2040250021
35) WHITE PLAINS ROAD, BBL: 2040250022
36) WHITE PLAINS ROAD, BBL: 2040250023
37) WHITE PLAINS ROAD, BBL: 2040250024
38) WHITE PLAINS ROAD, BBL: 2040250025
39) WHITE PLAINS ROAD, BBL: 2040250026
40) WHITE PLAINS ROAD, BBL: 2040250028
41) 1881 EAST TREMONT AVENUE, BBL: 2040410001

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42) 1601 BRONXDALE AVENUE, BBL: 2040420200
43) 1583 BRONXDALE AVENUE, BBL: 2040420201
44) 1569 BRONXDALE AVENUE, BBL: 2040420204
45) 2379 EAST TREMONT AVENUE, BBL: 2040420224
46) 2265 EAST TREMONT AVENUE, BBL: 2040420236
47) 2255 EAST TREMONT AVENUE, BBL: 2040420244
48) 1598 BRONXDALE AVENUE, BBL: 2040580002
49) 906 PIERCE AVENUE, BBL: 2040580008
50) 911 SACKET AVENUE, BBL: 2040580025
51) 907 SACKET AVENUE, BBL: 2040580027
52) 1550 BRONXDALE AVENUE, BBL: 2040580029
53) POPLAR STREET, BBL: 2040620001
54) 2457 POPLAR STREET, BBL: 2040620002
55) 2453 POPLAR STREET, BBL: 2040620004
56) POPLAR STREET, BBL: 2040620006
57) 2423 POPLAR STREET, BBL: 2040620018
58) 2419 POPLAR STREET, BBL: 2040620019
59) 2415 POPLAR STREET, BBL: 2040620021
60) 2413 POPLAR STREET, BBL: 2040620022
61) POPLAR STREET, BBL: 2040620310
62) 2415 EAST TREMONT AVENUE, BBL: 2040630010
63) 2407 EAST TREMONT AVENUE, BBL: 2040630015
64) 2405 EAST TREMONT AVENUE, BBL: 2040630017
65) 2403 EAST TREMONT AVENUE, BBL: 2040630018
66) 2401 EAST TREMONT AVENUE, BBL: 2040630019
67) 1506 BRONXDALE AVENUE, BBL: 2040630020
68) 1515 HONE AVENUE, BBL: 2040670035
69) 2465 EAST TREMONT AVENUE, BBL: 2040670037
70) 2461 EAST TREMONT AVENUE, BBL: 2040670039
71) 2459 EAST TREMONT AVENUE, BBL: 2040670041
72) 2451 EAST TREMONT AVENUE, BBL: 2040670141
73) 1513 LURTING AVENUE, BBL: 2040680027
74) 2517 EAST TREMONT AVENUE, BBL: 2040680028
75) 2515 EAST TREMONT AVENUE, BBL: 2040680030
76) 2601 EAST TREMONT AVENUE, BBL: 2040770018
77) null
78) 2543 EAST TREMONT AVENUE, BBL: 2040780123
79) 1501 WILLIAMSBRIDGE ROAD, BBL: 2040790001
80) 1480 WILLIAMSBRIDGE ROAD, BBL: 2040810001
81) 1484 WILLIAMSBRIDGE ROAD, BBL: 2040810002
82) 1620 EASTCHESTER ROAD, BBL: 2040810014
83) 1624 EASTCHESTER ROAD, BBL: 2040810016
84) 1481 BLONDELL AVENUE, BBL: 2040810024
85) 2629 CHESBROUGH AVENUE, BBL: 2040810030
86) 2619 CHESBROUGH AVENUE, BBL: 2040810033
87) 1528 WILLIAMSBRIDGE ROAD, BBL: 2040820018
88) 1610 POPLAR STREET, BBL: 2040820019
89) 1612 POPLAR STREET, BBL: 2040820020
90) 1627 EASTCHESTER ROAD, BBL: 2040830001
91) 1621 EASTCHESTER ROAD, BBL: 2040830005
92) 1516 JARRETT PLACE, BBL: 2040830011
93) 1525 JARRETT PLACE, BBL: 2040830013
94) 1513 BLONDELL AVENUE, BBL: 2040830027

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95) 1625 POPLAR STREET, BBL: 2040850119
96) 1617 POPLAR STREET, BBL: 2040850125
97) 1601 POPLAR STREET, BBL: 2040850130
98) PIERCE AVENUE, BBL: 2040910034
99) 907 PIERCE AVENUE, BBL: 2040910037
100) 1602 BRONXDALE AVENUE, BBL: 2040910039
101) BRONXDALE AVENUE, BBL: 2040910045
102) BRONXDALE AVENUE, BBL: 2040910046
103) 1616 BRONXDALE AVENUE, BBL: 2040910047
104) 1480 BLONDELL AVENUE, BBL: 2041420001
105) 1486 BLONDELL AVENUE, BBL: 2041420006
106) 1488 BLONDELL AVENUE, BBL: 2041420007
107) 1731 SEMINOLE AVENUE, BBL: 2042030075
108) MORRIS PARK AVENUE, BBL: 2042030081
109) 1201 MORRIS PARK AVENUE, BBL: 2042030082
110) 1400 PELHAM PARKWAY SOUTH, BBL: 2042050001
111) 2025 EASTCHESTER ROAD, BBL: 2042050040
112) 1864 EASTCHESTER ROAD, BBL: 2042090001
113) 1870 EASTCHESTER ROAD, BBL: 2042090005
114) 1886 EASTCHESTER ROAD, BBL: 2042090012
115) 1888 EASTCHESTER ROAD, BBL: 2042090015
116) 1950 EASTCHESTER ROAD, BBL: 2042090025
117) 1958 EASTCHESTER ROAD, BBL: 2042090030
118) 1960 EASTCHESTER ROAD, BBL: 2042090032
119) 1964 EASTCHESTER ROAD, BBL: 2042090033
120) 1968 EASTCHESTER ROAD, BBL: 2042090037
121) 1461 BASSETT AVENUE, BBL: 2042090047
122) 1459 BASSETT AVENUE, BBL: 2042090048
123) 1455 BASSETT AVENUE, BBL: 2042090050
124) 1439 BASSETT AVENUE, BBL: 2042090051
125) 1437 BASSETT AVENUE, BBL: 2042090053
126) BASSETT AVENUE, BBL: 2042090054
127) 1431 BASSETT AVENUE, BBL: 2042090055
128) 1401 BASSETT AVENUE, BBL: 2042090064
129) 1315 LOOMIS STREET, BBL: 2042090076
130) EASTCHESTER ROAD, BBL: 2042090110
131) 2022 EASTCHESTER ROAD, BBL: 2042180007
132) 2030 EASTCHESTER ROAD, BBL: 2042180009
133) 2034 EASTCHESTER ROAD, BBL: 2042180011
134) 2038 EASTCHESTER ROAD, BBL: 2042180013
135) 1514 SEMINOLE STREET, BBL: 2042180021
136) 1516 SEMINOLE STREET, BBL: 2042180022
137) 1518 SEMINOLE STREET, BBL: 2042180023
138) 1522 SEMINOLE STREET, BBL: 2042180024
139) 1543 STILLWELL AVENUE, BBL: 2042180026
140) 1539 STILLWELL AVENUE, BBL: 2042180031
141) 1535 STILLWELL AVENUE, BBL: 2042180033
142) 1531 STILLWELL AVENUE, BBL: 2042180036
143) 1508 STILLWELL AVENUE, BBL: 2042190001
144) 1504 STILLWELL AVENUE, BBL: 2042190003
145) 1510 STILLWELL AVENUE, BBL: 2042190004
146) 1512 STILLWELL AVENUE, BBL: 2042190005
147) 1530 STILLWELL AVENUE, BBL: 2042190009

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148) 1534 STILLWELL AVENUE, BBL: 2042190012
149) 1536 STILLWELL AVENUE, BBL: 2042190013
150) 1538 STILLWELL AVENUE, BBL: 2042190016
151) 1550 STILLWELL AVENUE, BBL: 2042190018
152) 1554 STILLWELL AVENUE, BBL: 2042190020
153) 1558 STILLWELL AVENUE, BBL: 2042190022
154) 1566 STILLWELL AVENUE, BBL: 2042190024
155) 1572 STILLWELL AVENUE, BBL: 2042190026
156) 1578 STILLWELL AVENUE, BBL: 2042190029
157) 1580 STILLWELL AVENUE, BBL: 2042190031
158) 1614 MCDONALD STREET, BBL: 2042190035
159) 1563 BASSETT AVENUE, BBL: 2042190039
160) 1559 BASSETT AVENUE, BBL: 2042190040
161) 1555 BASSETT AVENUE, BBL: 2042190042
162) 1551 BASSETT AVENUE, BBL: 2042190045
163) 1549 BASSETT AVENUE, BBL: 2042190046
164) 1547 BASSETT AVENUE, BBL: 2042190047
165) 1527 BASSETT AVENUE, BBL: 2042190055
166) 1519 BASSETT AVENUE, BBL: 2042190058
167) 1501 BASSETT AVENUE, BBL: 2042190064
168) 1511 WILKINSON AVENUE, BBL: 2042190068
169) 2050 EASTCHESTER ROAD, BBL: 2042200001
170) 1579 STILLWELL AVENUE, BBL: 2042200026
171) 1575 STILLWELL AVENUE, BBL: 2042200029
172) 1565 STILLWELL AVENUE, BBL: 2042200030
173) 1539 SEMINOLE STREET, BBL: 2042200032
174) 1574 RHINELANDER AVENUE, BBL: 2042210032
175) 1576 RHINELANDER AVENUE, BBL: 2042210033
176) 1580 RHINELANDER AVENUE, BBL: 2042210034
177) 1582 RHINELANDER AVENUE, BBL: 2042210035
178) 1617 STILLWELL AVENUE, BBL: 2042210036
179) 1607 STILLWELL AVENUE, BBL: 2042210042
180) 1585 MCDONALD STREET, BBL: 2042210044
181) 1575 MCDONALD STREET, BBL: 2042210046
182) 2102 EASTCHESTER ROAD, BBL: 2042220001
183) 2104 EASTCHESTER ROAD, BBL: 2042220003
184) 1621 STILLWELL AVENUE, BBL: 2042220072
185) 1509 RHINELANDER AVENUE, BBL: 2042220111
186) 1730 EASTCHESTER ROAD, BBL: 2042260007
187) 1742 EASTCHESTER ROAD, BBL: 2042260010
188) 34 MARCONI STREET, BBL: 2042260015
189) 1790 EASTCHESTER ROAD, BBL: 2042260401
190) 1812 EASTCHESTER ROAD, BBL: 2042260405
191) 1816 EASTCHESTER ROAD, BBL: 2042260408
192) 1820 EASTCHESTER ROAD, BBL: 2042260409
193) 1826 EASTCHESTER ROAD, BBL: 2042260418
194) 1842 EASTCHESTER ROAD, BBL: 2042260419
195) 1848 EASTCHESTER ROAD, BBL: 2042260420
196) 1850 EASTCHESTER ROAD, BBL: 2042260422
197) 1724 EASTCHESTER ROAD, BBL: 2042260507
198) EASTCHESTER ROAD, BBL: 2042260508
199) 1716 EASTCHESTER ROAD, BBL: 2042260509
200) 1712 EASTCHESTER ROAD, BBL: 2042260510

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201) 1710 EASTCHESTER ROAD, BBL: 2042260511

**Properties with no Architectural significance:**
2547 EAST TREMONT AVENUE, BBL: 2040780010

**Properties with Architectural significance:**
1) 2000 EAST TREMONT AVENUE, BBL: 2039430205, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: PARKCHESTER
2) 2020 EAST TREMONT AVENUE, BBL: 2039430207, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: PARKCHESTER
3) 2040 EAST TREMONT AVENUE, BBL: 2039430209, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE DIST NR HISTORIC DISTRICT, COMMENTS: PARKCHESTER

**Properties with Archeological significance:**
2547 EAST TREMONT AVENUE, BBL: 2040780010

**Comments:**

LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th c. Westchester Methodist Episcopal Church Cemetery at BBL: 2040780010 on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2021).

Gina Santucci 1/17/2023

Updated 6/1/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

**File Name:** 36791_FSO_GS_01172023.docx

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# ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 23DCP065X
**Project:** BRONX METRO NORTH
**Date Received:** 7/11/2023

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**Comments:**

The LPC is in receipt of the historic resources chapter of the EIS dated 7/10/23.

Regarding architectural resources, please note the following edits to the text:

Page 7-2

*Direct (Physical Impacts)*
The Proposed Actions would result in significant direct adverse impacts to the S/NR-eligible Parkchester Apartment Complex Historic District which includes ~~and~~ contributing resources 2000 East Tremont Avenue, 2020 East Tremont Avenue, and 2040 East Tremont Avenue as a result of the demolition of and/or alterations to these contributing resources to the historic district.

Page 7-3:

*Construction Impacts*
Potential significant adverse impacts would occur to contributing resources in the S/NR-eligible Parkchester Apartment Complex Historic 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.

Page 7-13:

***2000, 2020, and 2040 East Tremont Avenue (Contributing resources to the S/NR eligible Parkchester Apartment Complex Historic District ~~Architecturally Sensitive~~ as per ~~per~~ LPC Consultation)*** Three buildings within the S/NR-eligible Parkchester Apartment Complex Historic District are located within the Affected Area and have been identified as contributing to the historic district ~~architecturally significant~~ as per LPC findings, 2000 East Tremont Avenue, 2020 East Tremont Avenue, and 2040 East Tremont Avenue.

LPC concurs with the finding in the text stating that potential significant adverse impacts would occur to contributing resources in the S/NR-eligible Parkchester Apartment Complex Historic District, which includes the S/NR-eligible 1595 Unionport Road and three buildings 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. Alternatives to

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demolition and possible mitigation for adverse impacts is required as per the CEQR Technical Manual: 2021.

Regarding archaeology, the LPC notes that the text for archaeological resources is incomplete. It notes that LPC recommended that a Phase IA Archaeological Report be completed but should further note that if that study determines, and LPC concurs, that archaeological testing is needed to further assess the archaeological potential, that work will be done and that should that testing determine the site contains ~~potentially significant archaeological resources, and LPC concurs, Phase II work~~ and, if needed, mitigation will occur if LPC concurs as per the CEQR Technical Manual and that, furthermore, given the site has the potential to contain human remains, the findings should note how the New York State Law "unmarked burial site protection act" as part of S 4005-C/A 4005-C could impact the project.

Gina Santucci

7/17/2023

SIGNATURE DATE

Gina Santucci, Environmental Review Coordinator

**File Name:** 36791_FSO_ALS_07122023.docx

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# ARCHAEOLOGY REVIEW

## Final Sign-Off (Multiple Sites)

**Project number:** 23DCP065X (DEPARTMENT OF CITY PLANNING)
**Project:** BRONX METRO NORTH
**Date Received:** 10/23/2023

**Comments:** as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

**This document only contains Archaeological review findings. If your request also requires Architecture review, the findings from that review will come in a separate document.**

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**Comments:** The LPC is in receipt of the "PHASE IA ARCHAEOLOGICAL DOCUMENTARY STUDY, 2547 EAST TREMONT AVENUE, BRONX, NEW YORK 10461 BLOCK 4078, LOT 10, CEQR No. 23DCP065X (DEPARTMENT OF CITY PLANNING)," prepared by Historical Perspectives, Inc and dated October 2023.

The LPC notes that the project site has the potential to contain human remains associated with the Westchester Methodist Episcopal Church and concurs that the site should be archaeologically tested to further assess this potential. Please submit a work plan for that work and a hard copy of the documentary study for LPC archives.

Cc: NYSHPO



11/1/2023

SIGNATURE DATE
Amanda Sutphin, Director of Archaeology

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# ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 23DCP065X
**Project:** BRONX METRO NORTH
**Date Received:** 10/30/2023

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**Comments:**

The LPC is in receipt of the revised Historic and Cultural Resources Chapter of the EIS dated 10.30.23.

The text appears acceptable for architectural resources.

The text pertaining to archaeological resources should state that should human remains be found, the process required by Unmarked Burial Site Protection Act (NY EXEC § 171) must be followed. Otherwise, the archaeological text is acceptable.

Gina Santucci

11/8/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

**File Name:** 36791_FSO_ALS_11082023.docx

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# ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 23DCP065X
**Project:** BRONX METRO NORTH
**Date Received:** 1/2/2024

**Comments:** as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

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**Properties corrected for architectural significance of this date:**

**Properties with Architectural significance:**
1) 2000 EAST TREMONT AVENUE, BBL: 2039430205, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: PARKCHESTER
2) 2040 EAST TREMONT AVENUE, BBL: 2039430209, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE DIST NR HISTORIC DISTRICT, COMMENTS: PARKCHESTER
3) 14 METROPOLITAN OVAL, BBL: 2039437501, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE DIST NR HISTORIC DISTRICT, COMMENTS: PARKCHESTER.

**Comments:**

The LPC is in receipt of the historic resources chapter of the EIS dated 7/10/23.

Regarding architectural resources, please note the following edits to the text:

Page 7-2

*Direct (Physical Impacts)*
The Proposed Actions would result in significant direct adverse impacts to the S/NR-eligible Parkchester Apartment Complex Historic District which includes contributing resources 2000 East Tremont Avenue, 14 Metropolitan Oval, and 2040 East Tremont Avenue as a result of the demolition of and/or alterations to these contributing resources to the historic district.

Page 7-3:

*Construction Impacts*
Potential significant adverse impacts would occur to contributing resources in the S/NR-eligible Parkchester Apartment Complex Historic District, which includes the S/NR-eligible 1595 Unionport Road and three buildings within the district 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

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within 90 feet of projected or potential development sites.

Page 7-13:

***2000 and 2040 East Tremont Avenue, and 14 Metropolitan Oval (Contributing resources to the S/NR eligible Parkchester Apartment Complex Historic District as per LPC Consultation)*** Three buildings within the S/NR-eligible Parkchester Apartment Complex Historic District are located within the Affected Area and have been identified as contributing to the historic district as per LPC findings.

LPC concurs with the finding in the text stating that potential significant adverse impacts would occur to contributing resources in the S/NR-eligible Parkchester Apartment Complex Historic District, which includes the S/NR-eligible 1595 Unionport Road and three buildings identified as architecturally significant by LPC (2000 and 2040 East Tremont Avenue, 14 Metropolitan Oval), as a result of adjacent construction located within 90 feet of projected or potential development sites. Alternatives to demolition and possible mitigation for adverse impacts is required as per the CEQR Technical Manual: 2021.

Gina Santucci

1/2/2024

SIGNATURE DATE

Gina Santucci, Environmental Review Coordinator

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