

A. INTRODUCTION AND SUMMARY OF FINDINGS

This chapter considers the potential for the Proposed Project to affect cultural resources, including archaeological resources and architectural historic resources. Construction of the Proposed Project would require coverage under the New York State Department of Environmental Conservation (NYSDEC) State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity. The Applicant may also, in the future, seek financing through New York State Homes and Community Renewal/New York State Housing Financing Agency. As such, the Proposed Project is subject to review pursuant to Section 14.09 of the New York State Historic Preservation Act of 1980 (“SHPA”).

In general, adverse impacts on cultural resources can occur if a project may cause the destruction or alteration of all or part of an historic property; isolation or alteration of an historic property’s environment; introduction of visual, audible, or atmospheric elements, which are out of character with the property or alter its setting; or neglect of an historic property resulting in its deterioration or destruction.

The study area for archaeological resources is the area that would be directly disturbed by development of the Proposed Project on the Project Sites. For historic resources, the study area was developed based on the Proposed Project limits and the potential of the Proposed Project to have direct or indirect impacts on architectural resources (the “Historic Resources Study Area”). The Historic Resources Study Area extends approximately ¼-mile from the Project Sites (see **Figures 4-1 and 4-2**), which include areas that would have the most proximate views to/of the Proposed Project.

B. ARCHAEOLOGICAL RESOURCES**B.1. EXISTING CONDITIONS**

Because the Project Sites are listed in the New York State Office of Parks, Recreation, and Historic Preservation’s (“OPRHP”) online Cultural Resources Information System (CRIS) as within areas potentially sensitive for archaeological resources, and because prior literature reviews had indicated a potential for archaeological sensitivity, the Project Sites were reviewed by OPRHP under Section 14.09 for potential archaeological concerns (see **Appendix F-1**). In letters dated December 28, 2020 and March 24, 2021, OPRHP advised that the Proposed Project does not present any archaeological concerns (see **Appendix F-2 and Appendix F-4**).

B.2. FUTURE WITHOUT THE PROPOSED PROJECT

In the future without the Proposed Project, no changes to the use of the Project Sites are anticipated.

B.3. FUTURE WITH THE PROPOSED PROJECT

As there are no archaeological resources on the Project Sites, the Proposed Project would have no adverse impact on such resources.

C. HISTORIC RESOURCES

C.1. EXISTING CONDITIONS

Known historic resources are properties listed in or determined eligible for listing on the State or National Registers of Historic Places (“S/NR”) and properties designated as landmarks and historic districts by the City. Potential historic resources are those that are eligible for listing on the S/NR but for which OPRHP has not made an eligibility determination. A list of known historic resources was compiled through a review of OPRHP’s CRIS database and a list of designated landmarks and historic districts provided by the City of Yonkers Department of Planning. Potential historic properties were identified through a review of properties that have been previously inventoried in prior architectural surveys undertaken in the Historic Resources Study Area, and an evaluation of the Historic Resources Study Area for other unidentified properties that could be eligible for listing on the S/NR.

Historic resources located on the Project Sites are described in this section. Known historic resources on the Project Sites and in the Historic Resources Study Area are listed in **Table 4-1** and mapped on **Figure 4-1**. Potential historic properties that have been surveyed and inventoried in the Historic Resources Study Area are listed in **Table 4-2** and mapped on **Figure 4-2**.

C.1.a. Teutonia Site

The Teutonia Site is a vacant parcel that was previously developed with several buildings including the former Teutonia Hall, which was constructed in 1892 as a German-American music and literary venue. This building, which was S/NR-eligible, and other buildings on this Site were demolished in 2014–2015 by the previous owner. In 2011, OPRHP reviewed an unrelated, previously proposed multi-family residential project at this Site that was subsequently approved by the City Planning Board but did not go forward. In its letter of October 11, 2011, OPRHP identified the demolition of Teutonia Hall as an “adverse impact/effect” of that project. The City Planning Board’s 2012 SEQRA Findings Statement for the project required the applicant of that project to dismantle, store, and incorporate the Teutonia Hall façade into the two-story parking garage to be built as part of the project.

Teutonia Hall was subsequently demolished to facilitate the remedial work under the NYS Brownfield Cleanup Program (“BCP”) and the Buena Vista Avenue façade was dismantled and stored at the south end of the Site. The façade components were palletized, inventoried and moved off site to a storage facility and their condition has not yet been fully assessed.

C.1.b. Chicken Island Site

The Chicken Island Site is vacant, except for surface parking lots. Therefore, there are no historic resources on the Chicken Island Site. The smaller of the two

parcels, east of New School Street, was formerly the site of the Yonkers Fire Headquarters, which was demolished sometime after August 2018 by the City.

C.1.c. North Broadway Site

The North Broadway Site consists of 14 tax lots. Of these 14 tax lots, six lots are located in the S/NR-eligible Yonkers Downtown Historic District (see Figure 1-8).

As set forth in OPRHP’s September 2013 Resource Evaluation, the Yonkers Downtown Historic District is S/NR-eligible under National Register Criterion C as a representative and largely intact urban downtown core containing a variety of commercial, religious, civic, and residential building types and architectural styles built between the mid-1800s and mid-1900s. The Yonkers Downtown Historic District is also identified as S/NR-eligible under National Register Criterion A in the area of social history for its association as the historic commercial and civic core of Yonkers from the period of its founding through its growth into the 20th century. The S/NR-eligible historic district encompasses properties roughly bounded by Wells Street to the north, Prospect Street to the south, Market Place to the west, and South/North Broadway and Palisade Avenue to the east (see **Figure 4-1**).¹

The classification of the six lots in the Yonkers Downtown Historic District as “contributing” or “non-contributing” per the 2013 OPRHP Resource Evaluation is shown in **Figures 4-3 and 4-4**). The six lots are:

- 14 North Broadway (Tax Lot 48): Contributing c. 1904 Classical Revival Commercial Building. The only portion of this property located within the North Broadway Site is an unimproved portion of the backyard.
- 16 North Broadway (Tax Lot 50): Vacant parcel.
- 18 North Broadway (Tax Lot 51): Non-contributing commercial building.
- 28 North Broadway (Tax Lot 56): USN 11940.001297. Contributing c. 1891 commercial building. This building has been altered since the Yonkers Downtown Historic District was determined S/NR-eligible. Circa 2016–2017, the parapet was rebuilt, removing the original decorative brickwork and plaque with the building number. The storefront has been altered to convert it from one storefront to two, including the reconfiguration of the south portion of the storefront and addition of a new retail entrance. In a letter dated March 24, 2021, OPRHP determined that the building retains the commercial character of the Yonkers Downtown Historic District and remains a contributing property to the historic district (see **Appendix F-3** and **Appendix F-4**).
- 30-32 North Broadway (Tax Lot 57): USN 11940.001298. Non-contributing commercial building.

¹ New York State Office of Parks, Recreation and Historic Preservation, Resource Evaluation, Yonkers Downtown Historic District, September 10, 2013.

- 50 North Broadway (Tax Lot 67): USN 11940.000295. Contributing c. 1865 Italianate commercial building. This two-story brick building is vacant with the ground floor and second floor windows boarded up.

The parcel at 18 Baldwin Place (Tax Lot 79), located outside the boundaries of the S/NR-eligible Yonkers Downtown Historic District, is developed with a mid-19th century residence, the Cornell House, built c. 1848–1854 and subsequently altered. Submissions were made by the Applicant to OPRHP on May 4, 2021 and June 8, 2021 providing information regarding alterations and photographs of the property so OPRHP could make a determination of S/NR eligibility for the property (see **Appendix F-5**). On June 15, 2021, OPRHP determined this property is not S/NR-eligible and indicated they had no concerns with the redevelopment of the property.²

The remaining seven lots that constitute the North Broadway Site, 7 Overlook Terrace (Tax Lot 8), 12 Overlook Terrace (Tax Lot 25), 14 Overlook Terrace (Tax Lot 20), 15 Overlook Terrace (Tax Lot 12), 23 Overlook Terrace (Tax Lot 18), 2 Baldwin Place (Tax Lot 71), and 10 Baldwin Place (Tax Lot 75) are located outside the boundaries of the Yonkers Downtown Historic District and are either vacant or are buildings that OPRHP determined not S/NR-eligible on January 11, 2021.³

C.1.d. Historic Resources Study Area

C.1.d.i Known Historic Resources

Thirty known historic resources have been identified in the Historic Resources Study Area. These are listed in **Table 4-1** and mapped on **Figure 4-1**. In addition to the S/NR-eligible Yonkers Downtown Historic District, the Historic Resources Study Area contains prominent historic resources including Philipse Manor and Caretaker's Cottage; the Bell Place-Locust Hill Avenue Historic District; civic buildings including the Yonkers Main Post Office and Yonkers City Hall; Yonkers Railroad Station; religious buildings including St. John's Episcopal Church, Mount Carmel Baptist Church, the Community Baptist Church and Church House, and the Copcutt Mansion and St. Caspian's Church and Rectory, and other historically and architecturally significant residential, commercial, civic, religious, and transportation-related buildings (see **Figures 4-5 through 4-8**).

² The property at 18 Baldwin Place had been identified as the only Greek Revival dwelling still standing in Yonkers and was determined to be S/NR-eligible by the City of Yonkers as per a historic resources inventory form prepared for the property in 2012 (Historic Resource Inventory Form, Cornell House, 18 Baldwin Place, prepared by TKS Historical Resources Inc., May 10, 2012). OPRHP's June 15, 2021 determination that the property is not S/NR-eligible as noted by OPRHP in CRIS at <https://cris.parks.ny.gov> supersedes this prior determination.

³ As noted by OPRHP in CRIS at <https://cris.parks.ny.gov>

Table 4-1
Known Historic Resources in the Study Area

Ref. No. ¹	Name	Address	S/NR - Listed	S/NR - Eligible	NHL	City of Yonkers Designated	Includes Project Sites
1	Trolley Car Barn	92 Main Street	X				
2	USPS Yonkers Main Post Office	79 Main Street	X				
3	Yonkers Railroad Station	1 Buena Vista Avenue		X			
4	Yonkers Recreation Pier	99 Main Street		X			
5	Yonkers Downtown Historic District	Various		X			X Portions of North Broadway Site
6	Otis Elevator Factory Complex	9 Bashford Street, 20 Wells Avenue, 29 Wells Avenue, 45 Woodworth Avenue		X			
7	North Yonkers Pumping Station	19 Alexander Street		X			
8	Building at 21 Alexander Street	21 Alexander Street		X			
9	City Jail Building	24 Alexander Street		X			
10	Building at 153 North Broadway ²	153 North Broadway	X				
11	Community Baptist Church and Church House	156-160 North Broadway	X				
12	Copcutt Mansion, St. Casmir's Church and Rectory	239 Nepperhan Avenue	X				
13	Mott Mill	11-23 St. Casimir Avenue	X				
14	2.5-story brick residence	103 Elm Street		X			
15	Mt. Carmel Baptist Church	175 Nepperhan Avenue		X			
16	Polish Community Center	92 Waverly Street	X				
17	Yonkers Health Center	87 Nepperhan Avenue		X			
18	Fire Station No. 6	81 Oak Street		X			
19	Yonkers Masonic Temple	130 South Broadway		X			
20	Former Saunders Trades School (Yonkers Police Headquarters)	104 South Broadway		X			
21	St. Mary's Roman Catholic Church	95 South Broadway		X			
22	YMCA Building	87 South Broadway		X			
23	Yonkers City Hall	40 South Broadway		X			
24	Proctor Theater	53-57 South Broadway	X				

Table 4-1 (cont'd)
Known Historic Resources in the Study Area

Ref. No. ¹	Name	Address	S/NR - Listed	S/NR - Eligible	NHL	City of Yonkers Designated	Includes Project Sites
25	Philipsburg Building Apartments	2-8 Hudson Street	X				
26	St. John's Episcopal Church	1 Hudson Street	X				
27	Residential building	116 Buena Vista Avenue		X			
28	Bell Place-Locust Hill Avenue Historic District	Various	X				
29	Philipse Manor Hall and Caretaker's Cottage	29 Warburton Avenue	X		X	X ³	
30	Philipse Manor Historic District	Various ⁴				X ⁵	

Notes:
¹ Corresponds to **Figure AG/4-1**.
² This property is mapped in CRIS but there is no available information in CRIS about the property. It is an apartment building that is also mapped in CRIS with address of 157 N. Broadway with an "Undetermined" S/NR status
³ Information provided by the City of Yonkers on February 28, 2021
⁴ Properties included in the historic district boundaries: 6-8 Wells Avenue; 52-54, 50, 48, 46, 44, 42, 40, 38, and 36 Warburton Avenue; and 11, 9, 5 Manor House Square.
⁵ Information available at: <https://www.yonkersny.gov/work/department-of-planning-development/boards-agencies/landmarks-preservation-board/philipse-manor-historic-district>
⁶ A number of properties identified in CRIS as S/NR-listed or S/NR-eligible are no longer extant and are therefore not included in this table. These include Teutonia Hall at 49-51 Buena Vista Avenue which was formerly located on the Teutonia Site (S/NR-eligible), 55 Hudson Street (S/NR-eligible), St. John's Lutheran Church at 40 & 54 Hudson Street (S/NR-eligible), 124 South Broadway (S/NR-listed), Public Bath House No. 4 at 138 Linden Street (S/NR-listed), the Yonkers Fire Headquarters Building at 5-7 School Street (S/NR-eligible), and the Yonkers Main Library at 40 South Broadway (S/NR-eligible).
S/NR: State/National Register of Historic Places.
S/NR-Eligible: Eligible for listing on the New York State and National Registers of Historic Places.
NHL: National Historic Landmark
Yonkers Designated: City of Yonkers Landmark or Historic District

Historic resources in proximity to the Project Sites include the Trolley Car Barn at 92 Main Street (see **Figures 4-9 and 4-10**), located adjacent to the Teutonia Site; properties located within the boundaries of the Yonkers Downtown Historic District, which overlaps with the North Broadway Site (see **Figure 4-3**); and properties located within the boundaries of the Bell Place-Locust Hill Avenue Historic District located just north of the North Broadway Site (see Photo 6 of **Figure 4-6**).

C.1.d.ii Surveyed and Inventoried Properties

Several properties within the Historic Resources Study Area have been previously surveyed and inventoried as identified in CRIS. These properties are listed in **Table 4-2** and mapped on **Figure 4-2**. These include properties identified based on reconnaissance, research, and through a review of the surveys prepared for the City in 1980 and 2009–2012. The majority of the properties surveyed consist of single-family residences or multi-family apartment buildings that have been substantially altered, including prior to and post the 1980 and 2009–2012 surveys. Notable intact residential buildings that appear to meet criteria for listing on the S/NR include a two-story brick residence built c. 1865 and designed in the

Italianate style at 121 Buena Vista Avenue, a four-story brick apartment building built c. 1915 and designed in the Classical Revival style at 108-110 Buena Vista Avenue, a three-story brick residence built c. 1890 and designed in the Queen Anne style at 19 Hawthorne Avenue, a four-story brick apartment building built c. 1890 and designed in the Queen Anne style at 58-60 Hudson Street, and a five-story brick apartment building built c. 1915 in the Classical Revival style at 149 North Broadway.

Two previously surveyed significant buildings have been determined S/NR-eligible under the Tripartite Memorandum of Agreement among the City of Yonkers, the New York State Historic Preservation Office (SHPO), and the U.S. Department of Housing and Urban Development but as noted below in **Table 4-2** are identified in CRIS as having an Undetermined S/NR status. These buildings are the Yonkers Armory, a large brick building with a corner tower built in 1915 and designed in the Tudor style by architect Lewis F. Pilcher at 127 North Broadway⁴ and the Board of Education Building, a four-story brick building built in 1911 and designed in the Classical Revival style at 140 South Broadway.⁵

Three properties in the Historic Resources Study Area that were not previously surveyed have been identified as potentially significant as follows: a 3.5 story brick house designed in the Queen Anne style, at 104 North Broadway and set back from North Broadway behind a stone retaining wall; St. Nicholas of Myra Church, a brick church with two towers built c. 1892 at 75 Ash Street; and St. Thomas Orthodox Church, a brick church with a central tower and a pedimented porch at 2 Riverview Place, which appears to be an early 20th century frame building that was subsequently altered and veneered in brick. These three properties are listed in **Table 4-2** and mapped on **Figure 4-2**.

⁴ Historic Resource Inventory Form, Yonkers Armory, 127 North Broadway, prepared by TKS Historical Resources Inc., March 17, 2010.

⁵ Historic Resource Inventory Form, Board of Education Building, 140 South Broadway, prepared by TKS Historical Resources Inc., April 5, 2010.

Table 4-2
Surveyed and Inventoried Properties in the Historic Resources Study Area

Ref. No. ¹	Name	Address	1980 Historic-Structure Inventory Form	2009–2012 Historic Resource Inventory Form	S/NR Eligibility Determination in CRIS
1	2-story residence	153 Buena Vista Avenue		X	Undetermined
2	2.5 story residence	134 Buena Vista Avenue		X	Undetermined
3	2-story residence	121 Buena Vista Avenue	X	X	Undetermined
4	2.5 story residence	113 Buena Vista Avenue		X	Undetermined
5 ²	4-story apartment building	108-110 Buena Vista Avenue	X	X	Undetermined
6 ²	3-story residence	95 Buena Vista Avenue	X	X	Undetermined
7	4-story apartment building	89-91 Buena Vista Avenue		X	Undetermined
8	1-story commercial building	77 Hawthorne Avenue		X	Undetermined
9	2.5-story residence	69 Hawthorne Avenue		X	Undetermined
10	4-story apartment building	41 Hawthorne Avenue		X	Undetermined
11	4-story apartment building	35 Hawthorne Avenue		X	Undetermined
12	3-story residence	19 Hawthorne Avenue		X	Undetermined
13	4-story apartment building	58-60 Hudson Street	X	X	Undetermined
14	3-story commercial building	72 Main Street	X	X	Undetermined
15	3-story commercial building	5-7 Woodworth Avenue		X	Undetermined
16	3-story commercial building	9 Woodworth Avenue		X	Undetermined
17	3-story commercial building	2 Bashford Street	X	X	Undetermined
18	Herald Statesman Building	1 Bashford Street/51 Dock Street	X	X	Undetermined
19	Messiah Baptist Church	9 Ashburton Place		X	Undetermined
20 ³	4-story apartment building	157 North Broadway		X	Undetermined
21	5-story apartment building	149 North Broadway		X	Undetermined
22	Yonkers Armory	127 North Broadway	X	X	Undetermined
23	2.5-story residence	101 North Broadway	X	X	Undetermined
24	3.5-story multi-family house	104 North Broadway			No Status
25	4-story apartment building	87 North Broadway		X	Undetermined
26	Four 4-story apartment buildings	14, 16, 18, 20 Locust Hill Avenue	X		Undetermined
27	2-story commercial building	131 New Main Street		X	Undetermined
28	5-story commercial building	127-129 New Main Street		X	Undetermined
29	Board of Education Building	138-140 South Broadway	X	X	Undetermined
30	4-story brick apartments	146 South Broadway	X		Undetermined
31	4-story residential/commercial building	266 New Main Street		X	Undetermined
32	4-story residential/commercial building	271 New Main Street		X	Undetermined
33	2-story row house	99 Waverly Street	X		Undetermined
34	3.5-story residence	143 Waverly Street	X		Undetermined
35	2.5-story residence	136 Waverly Street	X		Undetermined
36	2.5-story residence	138 Waverly Street	X		Undetermined
37	2.5-story residence	140 Waverly Street	X		Undetermined
38	2.5-story residence	159 Waverly Street	X		Undetermined
39	3-story apartment building	164 Waverly Street	X		Undetermined
40	3-story apartment building	22-24 Chestnut Street	X		Undetermined
41	2.5-story residence	45 Linden Street	X		Undetermined
42	3-story brick apartment building	49-51 Linden Street	X		Undetermined
43	2.5-story residence	90 Linden Street	X		Undetermined
44	3-story residence	92 Linden Street	X		Undetermined
45	2.5-story residence	117 Linden Street	X		Undetermined
46	2.5-story residence	119 Linden Street	X		Undetermined
47	3-story brick row house	147 Linden Street	X		Undetermined
48	3-story brick row house	149 Linden Street	X		Undetermined
49	3-story apartments	6 Riverview Place	X		Undetermined

Table 4-2 (cont'd)

Surveyed and Inventoried Properties in the Historic Resources Study Area

Ref. No. ¹	Name	Address	1980 Historic-Structure Inventory Form	2009–2012 Historic Resource Inventory Form	S/NR Eligibility Determination in CRIS
50	3-story apartments	8 Riverview Place	X		Undetermined
51	3-story apartments	12 Riverview Place	X		Undetermined
52 ⁴	3-story brick apartments	55-57 Maple Street	X		Undetermined
53 ⁵	3-story brick apartments	51-53 Maple Street	X		Undetermined
54	St. Nicholas of Myra Church	75 Ash Street			No status
55	2-story residence	160 Elm Street	X		Undetermined
56	3-story brick apartments	157 Elm Street	X		Undetermined
57	St. Thomas Orthodox Church	2 Riverview Place			No status

Notes:

¹ Corresponds to **Figure AH/Figure 4-2**

² These properties are identified in the September 2011 Downtown Yonkers DGEIS as S/NR eligible; however, CRIS identifies the properties with an “Undetermined” status. In addition, the 2011 DGEIS for the Downtown Rezoning identifies three other properties as S/NR eligible that are identified in CRIS as Not S/NR-eligible, and, therefore, these properties have not been identified as potential historic resources. These are 104, 152-154, and 155-157 Buena Vista Avenue.

³ This property also appears to be identified in CRIS under the address 153-155 North Broadway as a S/NR listed property. It has therefore also been included in **Table 4-1** as a known historic resource.

⁴ Mapped in CRIS map at incorrect address (55-57 Linden Street)

⁵ Mapped in CRIS at incorrect address (51-53 Linden Street)

⁶ A number of properties identified in the previous surveys and identified in CRIS with an Undetermined S/NR eligibility status are no longer extant. These include the following properties: 107 N. Broadway, 45 Buena Vista Avenue, 38 Buena Vista Avenue, 44 Hudson Street, 63 Hudson Street, 86 Main Street, 63-68 Wells Avenue, 122 Warburton Avenue, 178 New Main Street, 118-122 South Broadway, and 142 Waverly Street.

C.2. FUTURE WITHOUT THE PROPOSED PROJECT

In the future without the Proposed Project, no changes to the use of the Project Sites are anticipated. The salvaged components of the Teutonia Hall façade, that were palletized, inventoried, and moved off site to a storage facility would not be reused on the Teutonia Site.

Several development projects are planned or underway in the Land Use Study Area, as shown in **Table 2-1** of Chapter 2, “Land Use, Zoning, and Public Policy.” Taken together, these pending and approved projects in and around downtown Yonkers, proximate to the Project Sites, demonstrate the City’s commitment toward revitalizing existing vacant and underperforming properties with mixed-use, smart-growth developments that take advantage of each property’s location within the City.

Also as described in Chapter 2, “Land Use, Zoning, and Public Policy,” absent approval of the Proposed Zoning, the Project Sites could be developed in conformance with existing zoning. The potential development scenario and its potential impacts, is discussed more fully in Chapter 17, “Alternatives.”

In the Future without the Proposed Project, the condition of historic resources in the Historic Resources Study Area could change. Projects sponsored, assisted, or approved by federal agencies, such as those that funded or approved by the US Department of Housing and Urban Development, the Environmental Protection Agency, or the Army Corps of Engineers, that potentially affect historic resources that are listed on the S/NR or that have been found eligible for listing are subject to Section 106 of the National Historic Preservation Act. Although preservation of the historic resource is not mandated under Section 106, federal agencies must attempt to avoid adverse effects on such resources through a notice, review, and consultation process. Projects that potentially affect properties listed on the S/NR and for which state permits, approvals, or approvals or

assistance are sought are subject to a similar review and consultation process under the SHPA.

The Yonkers Landmarks Preservation Board reviews proposed changes to designated Yonkers Landmarks and proposed new buildings, structures, or alterations to properties in designated Yonkers historic districts.

C.3. FUTURE WITH THE PROPOSED PROJECT

C.3.a. Teutonia Site

As there are no historic resources on the Teutonia Site, the Proposed Project would have no adverse impacts on such resources. However, as noted, elements of the Buena Vista Avenue façade of the former Teutonia Hall, which was previously dismantled, were palletized, inventoried, and moved off site to a storage facility. The Applicant intends to incorporate elements of the former Teutonia Hall façade into the design of the Teutonia Project, in coordination with OPRHP and the City and based on the current condition of the façade.

C.3.b. Chicken Island Site

As there are no historic resources on the Chicken Island Site, the Proposed Project would have no adverse impacts on such resources.

C.3.c. North Broadway Site

As previously described, six lots of the North Broadway Site are within the Yonkers Downtown Historic District. Two of the lots—50 North Broadway (Tax Lot 67) and 28 North Broadway (Tax Lot 56)—are identified by OPRHP as contributing to the significance of the historic district but are proposed to be demolished. Demolition of these S/NR-eligible contributing properties would constitute an adverse impact on historic resources. The contributing building at 50 North Broadway would be replaced with a three-story building that would serve as the residential lobby for the north tower and provide other amenities on the upper floors, connecting to the north tower. The contributing building at 28 North Broadway would be replaced with a commercial building that would step up the hill from North Broadway and adjoin the south residential tower. Along the North Broadway frontage, the new building would be one-story, to complement the existing low-rise streetscape of the Yonkers Downtown Historic District on North Broadway (see **Figure 4-11**). The non-contributing building at 30-32 North Broadway would be replaced by pedestrian stairs that would step down from Overlook Terrace and provide a pedestrian connection to North Broadway (see **Figure 4-12**). The non-contributing property at 18 North Broadway and vacant lot at 16 North Broadway would be replaced with a three-story podium for the south tower, which would include office and retail space. The design of the North Broadway Project along North Broadway would complement and respect the existing building scale including height, which would be of a similar height to the adjacent off-site five-story contributing building at 14 North Broadway. The unimproved portion of the backyard at 14 North Broadway that is part of the North Broadway Site would be replaced with a small portion of the southern residential tower and open space. The existing five-story building at 14 North Broadway that fronts on North Broadway would be retained. The north residential tower (with the exception of its lobby and two floors of

amenities that would be located along North Broadway) and most of the south residential tower would be outside of the boundaries of the Yonkers Downtown Historic District and substantially set back from North Broadway.

The Applicant would consult with OPRHP regarding the North Broadway Project's impact to the Yonkers Downtown Historic District (i.e., demolition of 50 North Broadway and 28 North Broadway and would develop mitigation measures in consultation as described below in Section D, "Mitigation Measures." As part of the consultation process, the Applicant would undertake an "Alternatives Analysis" to evaluate whether, given the objectives of the Proposed Project, there are any feasible and prudent alternatives to demolishing the historic buildings at 50 and 28 North Broadway.

C.3.d. Historic Resources Study Area

C.3.d.i Historic Resources – Potential Direct Impacts from Construction

Development of the Proposed Project could have potential adverse physical impacts on historic resources located adjacent or near the proposed construction activities, and which could potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, subsidence, collapse, or damage from construction machinery. Historic resources that could experience adverse construction-related impacts include the S/NR-listed Trolley Car Barn at 92 Main Street located adjacent to the Teutonia Site; contributing properties of the S/NR-eligible Yonkers Downtown Historic District that are adjacent and in proximity to the North Broadway Site; properties located along the north side of Baldwin Place in the S/NR-listed Bell Place-Locust Hill Avenue Historic District that are in proximity to the North Broadway Site; and also potentially the S/NR-eligible Mt. Carmel Baptist Church at 175 Nepperhan Avenue located in proximity to the Chicken Island Site. Therefore, the Applicant would develop and implement Construction Protection Plans ("CPPs") to avoid inadvertent construction-related impacts on these historic resources, as described below in Section D, "Mitigation Measures."

Two previously surveyed and inventoried properties in the Historic Resources Study Area, a two-story commercial building at 131 New Main Street (#27 in **Table 4-2** and **Figure 4-2**) and a five-story commercial building at 127-129 New Main Street (#28 in **Table 4-2** and **Figure 4-2**), are proximate to the Chicken Island Site. However, neither building is architecturally distinguished and both buildings have been altered and would not meet the criteria for listing on the S/NR.

C.3.d.ii Historic Resources – Built Context of the Historic Resources Study Area and Potential Visual Impacts

As described above, the S/NR-listed Trolley Car Barn is located adjacent to the Teutonia Site. The south façade of the Trolley Car Barn is a blank brick party wall devoid of significant architectural

features, and, therefore, the proposed Teutonia Project would not obscure significant features of the historic Trolley Car Barn. The proposed six-story podium of the Teutonia Project building would maintain the streetwall on Buena Vista Avenue and has been designed to be comparable to the heights of buildings in the surrounding area, including the six-story office building and the City's Buena Vista Garage across Buena Vista Avenue and taller recently constructed residential buildings to the north and west, which contribute to the existing mixed urban setting of the historic Trolley Car Barn (see **Figures 4-14 and 4-15**). The podium has been designed to complement surrounding building scale and characteristics, including the scale, proportions, materials, and overall composition of the façade. The two towers of the Teutonia Project building would extend this configuration vertically. The proposed north tower would set back from the northernmost extent of the podium by 15 to 25 feet, providing a physical and visual separation between the historic Trolley Car Barn and the north tower. As previously described, the Teutonia Project building would be clad in various shades of brick, which is the predominant material in the surrounding area, and the proposed brick cladding would complement the brick façades of the historic Trolley Car Barn and surrounding buildings.

The Teutonia Project would result in a building with two residential towers that would be taller than historic buildings in its vicinity, including the Trolley Car Barn, the USPS Yonkers Main Post Office at 79 Main Street, the Yonkers Train Station at 1 Buena Vista Avenue, the Yonkers Recreation Pier on the waterfront at 99 Main Street, and properties in the more distant S/NR-eligible Yonkers Downtown Historic District. However, these historic resources are already complemented by varied new construction in downtown, including new tall buildings at Larkin Plaza (for example the recently constructed Sawyer Place development that includes 17- and 25-story high-rise buildings), recently constructed residential buildings of up to ten-stories along the waterfront to the north and west of the Teutonia Site, and tall residential buildings south of Prospect Street and east of Hawthorne Avenue. The proposed development on the Teutonia Site would not obstruct publicly accessible views to any historic resources in the Historic Resources Study Area.

The Chicken Island Site is located approximately one block east of the central portion of Getty Square, one of the City's major commercial and civic centers. Its setting includes higher density mixed-use development associated with downtown Yonkers to the west, where mid- and high-rise apartment buildings, government and commercial office buildings and commercial corridors are interspersed throughout the area. The Chicken Island Site is separated from the historic resources in the Historic Resources Study Area by intervening streets, open space, other parcels, and existing

development. The Chicken Island Project would not adversely affect the S/NR-eligible Yonkers Health Center building at 87 Nepperhan Avenue, which is owned by the City and used for City offices and is a T-shaped Art-Deco style building located west of New Main Street, with publicly accessible open space intervening between it and the Chicken Island Site. The Chicken Island Project would not obstruct views to the primary façade of the 87 Nepperhan building, which fronts onto Nepperhan Avenue. The S/NR-eligible City Hall at 40 South Broadway, located west of 87 Nepperhan building in Washington Park, would remain prominently visible, including its tall clock tower that can be viewed from numerous locations in the area. This building's visual prominence, including views to the primary façade from North Broadway, would not be adversely impacted by the Chicken Island Project.

Other historic resources near the Chicken Island Site would similarly not be adversely affected due to their distance from the Chicken Island Site, their orientation to streets on which they are located, or the presence of intervening streets, other parcels, and existing buildings. These resources include the S/NR-eligible Mt. Carmel Baptist Church at 175 Nepperhan Avenue, which faces east onto Nepperhan Avenue (and away from the Chicken Island Site); the S/NR-listed Polish Community Center at 92 Waverly Street, which is located east of Nepperhan Avenue; and the S/NR-listed Mott Mill, which is located north of Elm Street. The proposed uses at the Chicken Island Site—residential and commercial—would be consistent with the uses of historic resources in the Historic Resources Study Area. Further, the historic resources in the Historic Resources Study Area exist in a mixed context of newer and older development ranging from low-, to mid-, to high-rise buildings, and the Chicken Island Project would not substantially alter this built context.

As previously described, portions of the North Broadway Site are located within the boundaries of the S/NR-eligible Yonkers Downtown Historic District. In consultation with SHPO, the Applicant would prepare an “Alternatives Analysis” pursuant to Section 14.09 of the SHPA to evaluate whether given the objectives of the Proposed Project, there are any feasible and prudent alternatives to demolishing the historic buildings at 50 and 28 North Broadway.

The North Broadway Project would be located across Baldwin Place, and from a residence, 1 Bell Place, which is located in the S/NR-listed Bell Place-Locust Hill Avenue Historic District (see **Figure 4-1** and Figure 1-8). The podium, north tower and parking structure would occupy the Baldwin Place frontage (see **Figure 4-16**). The brick clad north tower would sit on a 20-foot-tall podium, with the tower set back approximately five feet from the podium (or approximately 10 to 12 feet from the curb). The brick clad parking

structure would be 60 feet tall, with two open parking decks at its upper levels and street level landscaping. The use of brick would be consistent with the characteristics of the Bell Place-Locust Hill Avenue Historic District, which contains residences primarily constructed of brick, including 1 Bell Place. Landscaping would be provided along the Baldwin Street sidewalk, complementing the existing residential characteristics of the surrounding area.

The National Register of Historic Places Inventory Nomination Form (1985) for the Bell Place-Locust Hill Avenue Historic District indicates that the district boundaries were drawn to exclude intrusions that are clearly delineated by changes in terrain/topography and by the distinctly different character of the surrounding area, including the “massive” 11-story apartment tower to the north on Cromwell Place and the “severely altered mid and late 19th century buildings to the south.”⁶ The Bell Place-Locust Hill Avenue Historic District contains eight residences with associated carriage houses or garages and is architecturally significant as one of the last relatively intact and cohesive mid-19th century residential neighborhoods remaining in Yonkers.⁷ Most of the buildings in the Bell Place-Locust Hill Avenue Historic District are constructed of brick. The National Register of Historic Places Inventory Nomination Form further describes the Historic District as having been “developed in the second half of the 19th century as a residential enclave”, which “retains its distinct 19th century ambience while much of the fabric of the surrounding area has witnessed extensive 20th century intrusions and has suffered from urban blight and decay.”⁸

Although the North Broadway Project would be greater in scale and height than existing development on the North Broadway Site, it would not adversely affect the characteristics that qualify the Bell Place-Locust Hill Avenue Historic District for listing on the S/NR and would contribute to the mixed setting of the historic district, which includes brick clad residences in its vicinity and the large apartment tower on Cromwell Place.

It is not anticipated that the North Broadway Project would adversely affect other historic resources in the Historic Resources Study Area, including Philipse Manor Hall and Caretaker’s Cottage located at 29 Warburton Avenue, and the Philipse Manor Historic District along Warburton Avenue and Manor House Square. While the North Broadway Project would be visible from Philipse Manor Hall, this historic complex exists in a mixed context that includes older and newer buildings, including a parking garage directly to its north and

⁶ National Register of Historic Places Inventory-Nomination Form, Bell Place-Locust Hill Avenue Historic District, prepared by OPRHP, 1985, Section 7, “Description,” page 1.

⁷ Ibid, Section 8, “Significance,” page 1.

⁸ Ibid, Section 7, “Description,” page 2.

new tall buildings to the south and east including at Larkin Plaza (see Photo 4 of Figure 3-5 and **Figure 4-17**). Existing streets and buildings, including the low-rise buildings that face west on Warburton Avenue and south on Manor House Square, would intervene, and the immediate setting of Philipse Manor Hall and Caretaker's Cottage would not be adversely impacted. The buildings in the Philipse Manor Historic District face away from the North Broadway Site, with North Broadway and other buildings intervening between the Philipse Manor Historic District and the North Broadway Site, and the immediate setting of this historic district would not be adversely impacted.

Overall, within the past 15 to 20 years, downtown Yonkers has been undergoing substantial redevelopment with a mix of uses at a variety of scales. The Hudson River waterfront, in particular, has been redeveloped with a number of mid-rise apartment buildings, restaurants, an esplanade, and a revitalized pier, with new high-rise development recently built along Larkin Plaza. The historic resources in the Historic Resources Study Area exist in this varied and dynamic setting, which includes older and shorter buildings and taller and more recently built development. The Proposed Project would be consistent with the revitalization trend in downtown Yonkers.

D. MITIGATION MEASURES

D.1. TEUTONIA SITE

Although Teutonia Hall was demolished by a previous owner, the Applicant would coordinate with OPRHP and the City regarding the inclusion of the façade elements into the Teutonia Project.

As previously described, the Trolley Car Barn at 92 Main Street is adjacent to the Teutonia Site and would therefore be addressed in a CPP to be developed by the Applicant in consultation with OPRHP. The CPP would be implemented in consultation with a licensed professional engineer before building excavation or construction would commence. The CPP would describe the measures to be implemented to protect the Trolley Car Barn from inadvertent construction damage, during demolition and construction at the Teutonia Site. Measures would include monitoring the buildings for cracks, vibration, and movement and installation of physical protection as appropriate. The CPP would follow the guidance contained in the "Secretary of the Interior's Standards for Blasting" by Michael Lynch and the National Park Service's "Protecting a Historic Structure during Adjacent Construction" by Chad Randl.

D.2. CHICKEN ISLAND SITE

As previously described, Mt. Carmel Baptist Church at 175 Nepperhan Avenue is in proximity to the Chicken Island Site. Therefore, a CPP would be developed and implemented by the Applicant to avoid inadvertent construction-related impacts including ground-borne vibration, falling debris, and accidental damage from heavy machinery on

this historic building. Potential mitigation measures would be similar to those described for the Teutonia Site.

D.3. NORTH BROADWAY SITE

As previously described, demolition of the Yonkers Downtown Historic District contributing buildings at 50 and 28 North Broadway would constitute an adverse impact on historic resources, requiring mitigation. Therefore, the Applicant would prepare an “Alternatives Analysis” to evaluate whether given the objectives of the Proposed Project, there are any feasible and prudent alternatives to demolishing the buildings, and would develop mitigation measures in consultation with OPRHP, which would be set forth in a Letter of Resolution to be executed between the Applicant, OPRHP, and NYSDEC pursuant to Section 14.09 of SHPA. Mitigation measures are anticipated to include Historic American Buildings Survey documentation of the properties and potentially other measures to be identified in consultation with OPRHP.

Historic resources adjacent and proximate to the North Broadway Site in the S/NR-eligible Yonkers Downtown Historic District and in the S/NR-listed Bell Place-Locust Hill Avenue Historic District could experience adverse construction-related impacts. Therefore, a CPP to protect these adjacent and nearby historic resources would be developed in coordination with OPRHP and implemented in consultation with a licensed professional engineer. *