

APPENDIX F

Historic Resources Correspondence



8



**New York State Office of Parks,  
Recreation and Historic Preservation**

Andrew M. Cuomo  
Governor

Rose Harvey  
Acting Commissioner

Historic Preservation Field Services Bureau  
P.O. Box 189, Waterford, New York 12188-0189  
518-237-8643  
Lee J. Ellman  
City of Yonkers  
87 Nepperhan Avenue  
Yonkers, New York 10701-3892

February 23, 2011

**RECEIVED**  
**FEB 25 2011**  
**CITY PLANNING BUREAU**

Re: SEQRA  
Buena Vista Teutonia Pur  
Buena Vista Avenue Between Prospect and  
Main/YONKERS, Westchester County  
10PR07943

Dear Mr. Ellman:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning your project's potential impact/effect upon historic and/or prehistoric cultural resources. Our staff has reviewed the documentation that you provided on your project. Including the Draft Environmental Impact Statement (DEIS), prepared by time Miller Associates in December 2010 and the Phase 1A Literature Review and Sensitivity Analysis prepared by City/Scape Cultural Resources Consultants in August 2009 and included in the DEIS as Appendix H.

In cases where a state agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 requires that agency to initiate Section 106 consultation with the State Historic Preservation Officer (SHPO).

Based on our review we have the following comments with regard to archaeological concerns:

The Phase 1A document examined a larger APE than is identified in the DEIS. It is assumed this means that some parcels along the east side of Buena vista Avenue which were originally considered for development have now been dropped from consideration. This is understandable, however it should be specifically pointed out in the Historic Resource Section to avoid any confusion.

The Phase 1A suggests that there is no potential for prehistoric deposits, however, OPRHP can not concur with that assessment for several reasons. While it is true that historic activities are likely to have heavily impacted surface deposits in many areas, there are locations (residential parcels) where it seems that areas of original soil may have never been built on and where original intact soils may be present. Additionally, the geotechnical report (Appendix D) indicates that fill ranging from 2.5 to 12 feet in depth is present at each boring location throughout the project area (borings limited to west side of Buena Vista Ave. and south of Hudson St.). The actual depths of fill suggests that the original landform sloped downward toward both the Hudson and Nepperhan Rivers from high points along Buena Vista Ave. Even along Buena Vista, original soils seem to be located beneath 3-4 feet of fill.

Depending on when this extensive filling occurred, it may have actually served to preserve rather than destroy prehistoric deposits. ORPHP recommends that any Phase 1B investigations conducted take this into account and start from the assumption that prehistoric deposits may be present beneath the fill levels.

The DEIS states that "Cityscape, the Applicant's cultural resource consultant, has determined that no additional archaeological investigation is necessary for the properties on the east side of Buena Vista Avenue since significant alterations are not proposed to these properties... (Section 3.7.2, page 3.7-5). Later in this section additional comments are made regarding which lots on the west side of Buena Vista Ave have been recommended for Phase 1B survey. However, in our review of the report we can find no such statements. ORPHP suspects that there is a table missing from the version of the report submitted to us which may back up these claims. The report refers to a table which should identify the "potential of any lot to contain intact historic archaeological resources" (page 18), but no such table is within the version we have received.

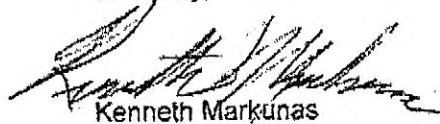
ORPHP concurs with the report's recommendation that Phase 1B archaeological testing is needed on some parcels, however, as noted above, we recommend that the potential for prehistoric deposits located beneath the fill be considered, and we can not concur on which specific parcels should be tested until the noted discrepancies have been addressed.

Considering above grade historic resources, enclosed please find a listing of adjacent and nearby resources that will likely be impacted in some form by the proposed project. The adjacent former Trolley Car Barn is National Register listed and a physical connection to the building is proposed under the current project plan. We will have to review the design and construction details of how the connection will be accomplished before we can offer our final comment and recommendations for the project. Although Teutonia Hall is not listed in the National Register, it has been determined to be eligible for listing and the demolition or relocation of a listed or eligible property is considered the definition of an adverse impact/effect under state and federal law. Our office has not been contacted regarding state or federal agency involvement with the project but we suspect that it may be only a matter of time before Section 14.09 or Section 106 consultation is undertaken. If and when a state or federal review for the project is initiated, we will have to ensure that reasonable alternatives for retaining/reusing Teutonia Hall in its current location have been considered before we can concur with the proposed project.

The other National Register eligible and listed properties on the attached form (including the Palisades Interstate Park a National Historic Landmark) in the vicinity of the project will have impacts/effects related to view-shed issues. Impacts of this nature are considered 'indirect' but they can have a substantial negative result when historic landscapes are involved. For the purposes of the SEQRA review, we are concerned with the historic properties that will be directly effected by the project, the Trolley Car Barn and Teutonia Hall. Please forward the details of the building connection along with any additional information on the alternatives of retaining Teutonia Hall that were presented in the DEIS (e.g., associated costs).

Once our office has the requested archeology and building information, we will be able to offer our complete comments and recommendations under SEQRA. If that are any questions regarding archeology, please contact Doug Mackey at ext. 3291. My ext. is 3273.

Sincerely,



Kenneth Markunas  
Historic Sites Restoration Coordinator

Attachment: Historic Resources

Buena Vista Teutonia Pur  
10PR07943  
Building List

Direct Impacts

Teutonia Hall (NRE) 49-51 Buena Vista Ave	11940.000565
Trolley Car Barn (Listed) 92 Main Street	01NR01765

NR Buildings in view-shed

Public Bath House No. 4	90NR02476
Philipsburgh Building	02NR01911
St. John's Protestant Episcopal Church	90NR02467
US Post Office—Yonkers	90NR02477
Philipse Manor Hall	90NR02462
Bell Place-Locust Avenue Historic District	90NR02472
John Copcutt Mansion	90NR02473
Public Bath House No. 3	90NR02475
Old Croton Aqueduct	90NR02435

Significant NRE Buildings in view-shed & Adjacent to project

Mill Street Historic District

*(Large portion of the Downtown bordered by Warburton, Main, & North Broadway. NR Listing sponsored by the City of Yonkers and listing to be completed in spring of 2011)*

US Post Office—Yonkers	90NR02477
Yonkers Railroad Station	11940.000627
11 Alexander Street – North Yonkers Pump Station	11940.001048
50 Hudson Street St. John's Lutheran Church	11940.000441
101 North Broadway Women's Institute	11940.000302
189 North Broadway Gospel Mission Church	11940.000305
87 Nepperhan Yonkers Health Center	11940.001103
130 South Broadway Masonic Temple	11940.000125
16-18 South Broadway Manhattan Savings Bank	11940.000115





Andrew M. Cuomo  
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Commissioner

## New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

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May 12, 2011

Lee J. Ellman  
City of Yonkers  
87 Nepperhan Avenue  
Yonkers, New York 10701-3892

Re: SEQRA  
Buena Vista Teutonia Pur  
Buena Vista Avenue Between Prospect and  
Main/YONKERS, Westchester County  
10PR07943

Dear Mr. Ellman:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning your project's potential impact/effect upon historic and/or prehistoric cultural resources. Our staff has reviewed the documentation recently submitted in response to our previous comments. This consists of "Table A, Potential for Lots on block 512 (West side of Buena Vista Avenue) to Contain Intact Historic Cultural Resources...".

This table was missing from the version of the Phase 1A report which we had previously received. After reviewing this additional information, OPRHP concurs with the recommendations of the Phase 1A report regarding which lots are recommended for Phase 1B testing. As indicated in our previous comments, we continue to have concerns for potential prehistoric, as well as historic, deposits in the yards of each residential structure as they appear to have been subjected to minimal disturbance in the past. We have no further archaeological concerns for any of the other lots addressed in the Phase 1A report.

Please contact me at extension 3291, or by e-mail at [douglas.mackey@oprhp.state.ny.us](mailto:douglas.mackey@oprhp.state.ny.us), if you have any questions regarding these comments.

Sincerely

Douglas P. Mackey  
Historic Preservation Program Analyst  
Archaeology

**RECEIVED**  
**MAY 17 2011**  
**CITY PLANNING BUREAU**

**Table A.** Potential for Lots on Block 512 (West Side of Buena Vista Avenue) to Contain Intact Historic Cultural Resources  
 Buena Vista Avenue Renewal. City of Yonkers. Westchester County, New York

<b>Block 512 (West side of Buena Vista Ave)</b>			
<b>Lot No/Address &amp; Current Use</b>	<b>Year</b>	<b>Former Use</b>	<b>Potential to Contain Historic Cultural Resources</b>
Lot 1/ 92 Main St Mixed use/ Live Work & Retail	1851: Yonkers Railroad 1889: Yonkers R.R. Co. 1893: Yonkers R.R. Co. 1896: Acker Edgar & Co. 1898: Yonkers R. R. Co. 1907: Union Railway Co. 1911: Union Railway Co. 1914: Union Railway Co. 1929-31: Yonkers R.R. 1942: Yonkers R.R. 1957: City of Yonkers 1973: City of Yonkers 2004: City of Yonkers	Railroad Station Horse Car Depot Horse Car Depot Shirt Factory Power House Electric Sub Station  Car Barn Car Barn Light equipment storage Light equipment storage Light equipment storage	<b>None</b> Rationale: Building covers entire lot
Lot 11/ 41 Buena Vista Avenue Vacant	1876: Josiah Rich 1889: The Mutual Life Insurance Co. 1893: Vacant 1896: E. Wagenstein 1907: M.Deer 1911: M. Dee 1914: M.Deer Co. 1929: National Sugar Refining Co. 1942: National Sugar Refining Co. 1957: Jewelry Manufacture 1973: Storage 2004: Storage	Residential (No Structures) No Structures  No Structures Residential (house & barn) Residential (Dwelling & Barn) Furniture/Upholstery/Carpet Cleaning 2 outbuildings 3 sty structure 3 outbuildings 3 sty structure 4 car garage 3 sty structure 4 car garage	<b>None</b> Rationale: Building covers entire lot



**Table A: Potential for Lots on Block 512 (West Side of Buena Vista Avenue) to Contain Intact Historic Cultural Resources**  
 Buena Vista Avenue Renewal, City of Yonkers, Westchester County, New York

<p>Lot 13/ 43-47 Buena Vista Ave Abandoned Commercial</p>	<p>1876: Josiah Rich 1889: The Mutual Life Insurance Co. 1893: Vacant 1896: E. Wagonstein 1907: Robert Armstrong 1911: 1914: 1929: National Sugar Refining Co 1942: National Sugar Refining Co 1957: 1973: 2004:</p>	<p>Residential (NoStructures) No Structures  No Structures Stable Stable3  Structure Structure Offices / Loft Offices/ Loft Offices/ Loft</p>	<p><b>None</b> Rationale: Commercial structure has impacted virtually entire lot; historically no indication of structure or structures located along rear lot line, which is only area now open.</p>
<p>Lot 15/ 49-51 Buena Vista Ave Abandoned Teutonia Hall</p>	<p>1876: Josiah Rich 1889: The Mutual Life Insurance Co. 1893: Vacant 1896: Yonkers Teutonia 1907: Yonkers Teutonia 1911: 1914: Prospect House 1929: Prospect House 1942: Prospect House 1957: Knitting Mill 1973: 2004:</p>	<p>No Structures No Structures  Hall Hall Hall Apartments 3 sty structure 3 sty structure 3 sty structure Loft Loft</p>	<p><b>None</b> Rationale: Shaft features not likely, given that water and sewer were available when building constructed. Given changes in past use, dumps or sheet middens are unlikely.</p>
<p>Lot 17/ 53-55 Buena Vista Ave Auto Repair Garage</p>	<p>1851: Josiah Rich 1876: Josiah Rich 1889: The Mutual Life Insurance Co. 1893: 1896: Thomas Morris 1907: Thomas Morris 1911: 1914: 1929: Buena Vista Garage 1942: Buena Vista Garage 1957: Garage 1973: Garage 2004: Auto Repair</p>	<p>Dwelling Dwelling &amp; Outbuilding Dwelling &amp; Stable Dwelling &amp; Stable Dwelling &amp; Stable Dwelling &amp; Stable Dwelling &amp; Stable Dwelling &amp; Stable Vacant Structure Structure Structure Structure</p>	<p><b>None</b> Rationale: Former house demolished and garage built in early 20<sup>th</sup> century; building covers all but small section of rear yard, which is likely to have been impacted by construction of garage</p>

**Table A.** Potential for Lots on Block 512 (West Side of Buena Vista Avenue) to Contain Intact Historic Cultural Resources  
Buena Vista Avenue Renewal. City of Yonkers. Westchester County, New York

<p>Lot 21/ 61 Buena Vista Avenue Multifamily Residential</p>	<p>1876: E. L. Burnham 1889: E.L. Burnham 1893: E. L. Burnham 1896: E.L. Burnham Est. 1907: E.L. Burnham 1911: 1914: 1929: E. L. Burnham 1942: 1957: 1973: 2004:</p>	<p>Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling</p>	<p><b>High</b> Rationale: House has existed on lot since at least 1876, when sewer was not available in Buena Vista Avenue, making potential for shaft feature (i.e., privy) high.</p>
<p>Lot 23/ 65 Buena Vista Avenue Multifamily Residential</p>	<p>1851: 1876: J.F. Clapp 1889: J.F. Clapp Est. 1893: J. E. Clapp Est. 1896: J. F. Clapp Est. 1907: J. F. Clapp Est. 1911: 1914: 1929: E. L. Burnham 1942: 1957: 1973: 2004:</p>	<p>Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling &amp; Stable Dwelling Dwelling Dwelling Rooming house Dwelling Vacant Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling</p>	<p><b>High</b> Rationale: House has existed on lot since at least 1876, when sewer was not available in Buena Vista Avenue, making potential for shaft feature (i.e., privy) high.</p>
<p>Lot 25/ 71 Buena Vista Avenue</p>	<p>1851: 1876: S.F. Quick 1889: C. H. Goeing 1893: C. H. Goeing 1896: Mary E. Dee 1907: Jos. McLaughlin 1911: 1914: 1929: E. L. Burnham</p>	<p>Dwelling Vacant Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling Dwelling</p>	<p><b>High/No testing proposed</b> Rationale: Although it has high potential, no testing will be undertaken on Lot 25, which is outside the present Area of Potential Effect (APE).</p>

**TIM  
MILLER  
ASSOCIATES, INC.**

*10 North Street, Cold Spring, New York 10516*

*Phone (845) 265-4400*

*Fax (845) 265-4418*

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August 26, 2011

Mr. Kenneth Markunas  
New York State Office of Parks,  
Recreation and Historic Preservation  
PO Box 189  
Waterford, NY 012188

Re: Buena Vista Teutonia PUR  
Buena Vista Avenue, Yonkers, NY  
10PR07943

Dear Mr. Markunas:

We are writing in response to your comment letter dated February 23, 2011 regarding the Buena Vista Teutonia PUR project in Yonkers, New York. This letter also addresses the archeological comments of Mr. Douglas Mackey of the NYS Office of Parks Recreation and Historic Preservation (OPRHP) dated May 12, 2011. The City of Yonkers has requested that the project applicant obtain further concurrence from OPRHP on the project proposal for the purpose of its SEQRA review.

Regarding archeological resources, the applicant will complete Phase 1B testing according to the recommendations of the Phase 1A report and per the OPRHP letter of May 12, 2011. Specifically, lots will be tested as identified in "Table A, Potential for Lots on Block 512 (West Side of Buena Vista Avenue) to Contain Intact Historic Cultural Resources...".

Your letter of February 23, 2011 inquires whether "reasonable alternatives for retaining/reusing Teutonia Hall in its current location have been considered". Section 5.3 of the DEIS addresses an alternative of preserving Teutonia Hall in its current location (see attached). In addition to the reasons set forth in Section 5.3, the preservation of Teutonia Hall is not practical or feasible given the Applicant's objectives and requirements to remediate the project site, which is a NYSDEC designated Brownfields site. Appendix J of the DEIS provides the remedial investigation report for the property. The results of soil boring and soil gas testing around and under the Teutonia Hall building indicate that the site soils have concentrations of tetrachloroethylene (PCE) and trichloroethylene (TCE) exceeding the NYSDEC target soil concentrations. The Brownfields remediation plan calls for the demolition of the existing buildings and the excavation and removal of soil. The extent of such remediation will preclude the preservation of the building structure.

As described in DEIS Section 3.7 Historic and Archeological Resources, the facade of Teutonia Hall is proposed to be dismantled under the direction of a qualified building historian, prior to site remediation and excavation, and the facade reassembled and

integrated into the project street-front (see DEIS Figure 2-5). Preserving the entirety of Teutonia Hall is not feasible, given the goals of the NYSDEC to remediate a Brownfields site in a residential neighborhood. Thus the applicant has incorporated the most visible element of the building into the proposed project.

The Buena Vista Teutonia DEIS thoroughly examines the visual impacts of the project from numerous vantage points around the City of Yonkers, including from the Palisades Interstate Park. An existing view of the project site and its environs from the Palisades Interstate Park is provided in Figure 3.6-3, Photo a1, of the DEIS (see attached). A panoramic view is also presented in Figure 3.6-5, Photo c (attached). The potential change in the viewshed with the proposed project, including other proposed projects that have been approved, is shown in Figure 3.6-22 of the DEIS (attached). In response to agency and public comments on the DEIS proposal, the Applicant has revised the proposal in the FEIS to an alternative facade treatment that will be more compatible with its environs. The building alternative is presented in Section 1.0 of the FEIS (attached). In the Applicant's opinion the proposed project will not have an adverse impact on views from the Palisades Interstate Parkway, or from other National Register or National Register Eligible sites as it is being introduced into a developed and urbanized landscape.

As requested, we attach details of the building connection between the Trolley Barn and the proposed residential building.

In response to the City's request, please review the enclosed information and provide your comments and concurrence regarding: 1) the proposal to demolish most of the Teutonia Hall building, while dismantling and reassembling the building's facade as an integral part of the proposed building's facade and streetscape and 2) that the proposed project will not have an adverse impact on views from the Palisades Interstate Parkway, or from other National Register or National Register Eligible sites.

Please advise if you have any questions or require additional information.

Sincerely,



Jon P. Dahlgren  
Senior Geologist  
TIM MILLER ASSOCIATES, INC.

Cc; Lee Ellman  
Ken Dearden  
Allan Litt  
Eric Wolf

Enclosure