

III.K: Historic and Archeological Features

K. Historic and Archeological Resources

A Phase 1A cultural resource study was undertaken by Hartgen Archeological Associates, Inc. to address historic and archeological resources in the area.

The consultant’s Phase 1A report, which is included in the Appendix of this DEIS, notes that the entire Project Area has undergone extensive alteration, characteristic of an urban area. The Phase 1A report has been prepared in compliance with Section 106 of the National Register of Historic Preservation Act (NHPA) and in accordance with the professional standards and guidelines established by the New York Archeological Council. The natural topography has been modified and natural drainage channels, including the Saw Mill River, have been altered and buried. Further, a structural assessment of all standing structures within a 500 foot radius of the proposed Project Areas was conducted and included in Appendix 3.A of this DEIS.

1. Existing Conditions

a. Archeological Sites

An examination of the files at the Office of Parks, Recreation and Historic Preservation (“OPRHP”) and the New York State Museum (“NYSM”) identified seven archeological sites located within a one mile radius of the Project area; these include three historic sites, all located adjacent to Larkin Square and one precontact site (NYSM 5228), located directly south of the Palisades Point project area. The location of and a brief description of each site is provided below in Table III.K-1.

**Table III. K-1
OPRHP/NYSM Archeological Sites within One Mile**

Site Number	Site Identifier	Description Findings	Site Location
A11940.001090	Sunken Vessels	None Given	Less than 80 yards west of Larkin Square, along shoreline of Hudson River
A11940.001089	Peene’s Pier	None Given	Less than 80 yards west of Larkin Square, along shoreline of Hudson River
A11940.001073	Copcutt Carpentry Mill	None Given	Within the Larkin Square project area; at the NW corner of Main St. and Warburton Ave.
710	Mount Saint Vincent	Possible site location from old site (presumed precontact site)	0.8 miles south of Palisades Point, along shoreline of Hudson River
2218	Unidentified	Stray find: One green flake (possibly Coxsackie chart)	0.6 miles southwest of Cacace Center; at the SW corner of Morris St. and Riverdale Ave.
5228	Unidentified	Traces of occupation	Directly south of Palisades Point; bordered by Vark St., Rte. 9, the southern Westchester County border, and the Hudson River
6872	George Rockshelter	Possible site location from old site file (presumed precontact)	0.8 miles southeast of Cacace Center

b. State and National Registers

The OPRHP files were examined for inventoried structures and archeological sites in the vicinity of the Project area that are listed on, or that have been determined to be eligible for listing on, the State and National Registers of Historic Places (Table III.K-2). There are seven buildings listed on the State/National Register of Historic Places located within or adjacent to the various project areas. Twenty-seven other properties have been determined to be eligible for listing on the State/National Registers. An additional fourteen inventoried structures, located within or directly adjacent to the project areas, have either been determined ineligible for the State/National Register or their status has yet to be determined. The location of and the status of each structure is provided below in Table III.K-2. Representative buildings that are on or eligible for the National Register of Historic Places are shown in Exhibit III.K-1. Further, a structural assessment for every building within a 500 foot radius from the Project Area was prepared on behalf of the Applicant and included in Appendix 3.A of this DEIS. The structural survey identifies properties that are National Register Listed, National Register Eligible, previously declared National Register Eligible, National Historic Landmark and Locally Significant Structure. Within the 500 foot radius of the Project Area there are 243 structures that are of local or national significance or have been listed on the National Register of Historic Places or as a National Landmark. Map 2 in Structural Analysis identifies seven structures within the Project Area that are National Register Eligible with one that is also listed as a Yonkers Locally significant Structure, including: 87 Nepperhan Avenue, 193 Nepperhan Avenue, 195 Nepperhan Avenue, 127-129 New Main Street, 5-7 New School Street, New school Street Bridge, and the Saw Mill Flume in Larkin Plaza.

c. Precontact Overview

While evidence of precontact occupation dating as far back as the Paleo-Indian period has been documented in the Westchester region, the prehistory of the county is less well known than surrounding regions. This is attributed to “poorly defined stratigraphic relationships of components, a lack of abundant single component sites, poor preservation of organic materials, and site disturbance and destruction” (Wiegand and Abraham 1995). The first evidence of people in New York State dates back to the Paleo-Indian period (10,500-7,000 B.C.) According to the historic literature, a large contact period Native American village was located at the mouth of the Nepperhan River in the vicinity of Main Street in Yonkers. How far this site extended inland along the banks of the Nepperhan River or north along the Hudson River shoreline is unknown; however, it was most likely the principal village of the Rechgawawanc. Bolton states that the village was named “Neppechamak,” a term translated as “the place of fish traps” apparently referring to the practice of constructing fish weirs at the mouth of the Nepperhan River (Bolton 1975: 83-84; Lederer 1978).

d. Historic Overview

With the urging of the Dutch West India Company, Dutch settlers moved into the Hudson River area during the early 17th century; however it was not until 1646, upon

the purchase of 24,000 acres by Adriaen Van der Donck, that the area now known as Yonkers was developed. Van der Donck soon laid out a farm, built his home (located in what is now Van Cortlandt Park), and erected a saw mill near the mouth of the Nepperhan River. With the saw mill on its banks, the Nepperhan River became known in Dutch as “DeZaag Kill,” or Saw Creek (Boesch 1998a). Soon several dozen settlers had taken up residence in the area.

Much of Yonkers was purchased by Frederick Philipse in 1672 and became part of Philipsburg Manor. Philipse built a residence near the confluence of the Nepperhan and Hudson Rivers, at the present day Warburton Avenue and Dock Street, during the 1680’s. The residence was later expanded by Philipse’s son and is today on the National Register of Historic Places. In addition to his manor home, the elder Philipse constructed a gristmill on the northern bank of the Nepperhan River, possibly on the site of Van der Donck’s saw mill. This gristmill processed the grain the manor tenants produced, which was later shipped out and sold along the Hudson River. By 1750, the number of people living on the manor had grown to approximately 1,100 with most these people living near the mouth of the Nepperhan River or at other locations along the Hudson River (Boesch 1998a).

The economy of Yonkers, and the rest of Westchester County, was devastated by the Revolutionary War and large-scale industrialization did not take hold until the second half of the 19th century. After the war, the Philipse estate was divided up and sold to former tenants. The Town of Yonkers was created in 1788, and at the entire area now within the City of Yonkers contained between 60 to 80 structures. While still primarily an agricultural community, commerce and industry within Yonkers slowly expanded as waterfront areas developed and docks and other loading facilities appeared along the Hudson River. By the time Hudson River Railroad was constructed in 1849, the population of the town had increased to approximately 3,000 residents.

Extending for just over one mile along the Hudson River and encompassing approximately nine hundred acres, the Village of Yonkers was incorporated in 1855. A number of major industries soon appeared in the area including the Otis Elevator Company, the Waring Hat Company, and Underhill and Waring sugar refiners. By the end of the Civil War, the Village of Yonkers had transformed into an industrial center.

The City of Yonkers was incorporated in 1872 and included an area of 17.5 square miles. Improvements in railroad travel soon allowed the wealthy merchants and industrialists, who were rapidly buying up the agricultural lands surrounding the industrialized center of Yonkers and building estates, to commute easily to New York City. By 1920, the population of Yonkers had increased to over 100,000 residents, a majority of which commuted daily to New York City, thereby turning a formerly manufacturing center into a community of commuters.

**Table III. K-2
Properties Listed or Eligible on State and National Registers**

OPRHP#	Location/Description	Determination	Proximity to Project Area
90NR02477	US Post Office – Yonkers: 79-81 Main Street	Listed on National Register	Adjacent to Larkin Square
01NR01765	Yonkers Trolley Barn: 92 Main Street	Listed on National Register	Adjacent to Larkin Square
90NR02462	Philipse Manor Hall: Warburton Avenue and Dock St.	Listed on National Register	Adjacent to Larkin Square
90NR02467	St. John’s Protestant Episcopal Church: 1 Hudson St.	Listed on National Register	Adjacent to Government Center
02NR01911	Philipsburgh Building: 2-8 Hudson Street	Listed on National Register	Adjacent to Government Center
03NR05152	Mott Mill: 11-23 Saint Casimer Avenue	Listed on National Register	Adjacent to River Park Center
90NR02473	John Copcutt Mansion/Saint Casimir’s Rectory: 239 Nepperhan Avenue	Listed on National Register	Adjacent to River Park Center
11940.000567-68 11940.000570, 11940.000572, 11940.000575-76	95,104,108,116,152-154,155-157 Buena Vista Avenue	National Register Eligible	Adjacent to Palisades Point
11940.000627	Yonkers Railroad Station: Buena Vista Ave. and Nepperhan Ave.	National Register Eligible	Adjacent to Palisades Point
11940.000668	103 Elm Street	National Register Eligible	Adjacent to River Park Center
11940.000441-42	50-54,55-57 Hudson Street	National Register Eligible	Adjacent to Larkin Square
11940.000.364	Yonkers Recreation Pier: Main St. and Hudson River	National Register Eligible	Adjacent to Larkin Square
11940.000353-54 11940.000356 11940.000358	50,52,55-57,68-70 Main Street	National Register Eligible	Within and Adjacent to Larkin Square
11940.001086	Getty Square: New Main St. and Palisades Ave	National Register Eligible	Within & Adjacent to River Park Center
11940.001035	11 Saint Casimir Avenue	National Register Eligible	Adjacent to River Park Center r
11940.000005 11940.000115-16, 11940.000118-23, 11940.000125	16-18,20-24,30-38,40,53,87,95,104,130 South Broadway	National Register Eligible	Within & Adjacent to River Park Center
11940.001058	63-65 Dock Street	Inventoried, but ineligible	Within Larkin Square
11940.000350-51, 11940.000355, 11940.000357, 11940.000361, 11940.000991-97	35,36,37,38,41,45,47,54-58,59.5,61,63-65,86 Main St.	Inventoried, but eligibility undetermined	Directly Adjacent to Larkin Square

2. Anticipated Impacts

Archeological resources may be directly or indirectly impacted by a variety of ground disturbing activities other than direct impact from the proposed building footprint. These other ground disturbing activities include, but are not limited to, underground utility installation, construction of temporary and permanent access roads, the creation of laydown and/or staging areas, and the grading, clearing, cutting, or filling of the ground surface.

The sensitivity of each project area for archeological resources has been preliminarily assigned as either low, moderate, or high. Areas with a low sensitivity assignment include those areas that have been extensively disturbed from ground altering activities, slopes of greater than 12%, areas within the interior of wetlands, and areas that occur beyond the buffers of historic structures, roadways, waterways, and bedrock outcroppings. Areas with a moderate sensitivity assignment include those areas that may have experience some disturbance from ground altering activities – but not enough to significantly impact archeological resources, and areas that occur within close proximity to historic structures, roadways, waterways, and bedrock outcroppings. Finally, those areas with a high sensitivity assignment constitute those that lie either within or in close proximity to previously documented archeological sites or map documented structures.

Although pre-contact archeological sites have been identified along the Hudson River, the extreme historic and modern development of the project area causes it to have a low sensitivity for intact precontact cultural resources. Possible precontact resources include deposits relating to permanent or temporary camp sites, villages, and resource procurement sites. In contrast, all of the project areas are considered to have either a high or moderate sensitivity based on historical uses as shown on the maps of the area.

The River Park Center project area lies along the Saw Mill River. This area has experienced historic development beginning during the 18th century and into the early 20th century, when several early saw mills and grist mills were constructed adjacent to the river. This was followed by increased industrial development during the 19th century. By the mid-19th century, the area contained several mill sites and factories as well as residential neighborhoods along the perimeter streets. By the early 20th century, most of the properties along New Main Street, Palisade Avenue, Elm Street and Nepperhan Avenue were fully developed. Several factories are indicated along the river including a brewery, leather works and a hat factory. Hence, the River Park Center project area is considered to have a high sensitivity for cultural resources relating to the 18th, 19th, and 20th century industrial and residential development of Yonkers. Archeological resources that may be present within the River Park Center project area include footprints of industrial as well as residential structures, privies, cisterns, as well as domestic and work related artifact scatters.

The Cacace Center project area is situated at the top of a hill. By the mid 19th century two large estates, identified as belonging to the Honorable William Radford and A. Baldwin, existed within the central portion of the site. The late 19th and early 20th century maps show the Yonkers High School and a series of flats at the north end of the property within

the Bradford parcel. The Cacace Center project area is considered to have a high sensitivity for cultural resources relating to the 19th and 20th century residential development of the city. Archeological resources that may be present include building footprints and domestic artifacts related to the Baldwin and Radford estates as well as the many apartment buildings located within the project area.

The Larkin Plaza project area is located within the earliest section of the City of Yonkers. This project area lies along the Saw Mill River (Nepperhan River) channel and is situated adjacent to the National Register Philipse Manor House, which dates from the late 17th century. The area may contain the remains of early mill sites and dwellings as well as outbuildings associated with Philipsburg Manor. By the early 19th century, manufacturing and residential development encompass the area. The Larkin Plaza project area is considered to have a high sensitivity for cultural resources relating to the industrial and residential development of the city beginning during the 17th century and continuing into the 20th century. Archeological materials that might be located here include those that are associated with Philipse Manor, early mill sites and dwellings.

The Palisades Point project area is located on the Hudson River west of the railroad tracks. According to the historic maps, the site occupies a section of man-made land. Although historic development is absent within the site, the area may contain undocumented wooden bulkheads, piers and sunken vessels that were later covered with fill. The project area is considered as having a moderate sensitivity for marine related historic cultural resources associated with undocumented wooden bulkheads, piers, or sunken vessels.

The structural assessment included in Appendix 3.A notes that within a 500 foot radius of the Project Area of the 243 structures that are considered to have cultural significance, 126 were determined to be visually impacted as a result of the Proposed Action. Within the Project Area itself seven structures would be directly impacted as a result of the Proposed Action including: 87 Nepperhan Avenue, 193 Nepperhan Avenue, 195 Nepperhan Avenue, 127-129 New Main Street, 5-7 New School Street, New school Street Bridge, and the Saw Mill Flume in Larkin Plaza (it is noted that the Larkin Plaza daylighting would be a project initiated by the City).

3. Mitigation

The draft Phase IA archeological report identifies the archeological sensitivity of a given area and discusses the potential to which certain areas may yield intact archeological deposits. However, Phase IB archeological testing is necessary to complete the identification of these areas. The extent of the archeological testing will be determined, in part, through consultation with OPRHP, particularly as it relates to the Applicant's participation in New York State's Brownfields Cleanup Program.

A draft Phase 1A report was reviewed at a meeting with OPRHP staff. According to the OPRHP recommendations that resulted from the meeting, further detailed research was recommended and is currently being conducted in order to create a historic map

documented structure table and corresponding overlay maps that categorize the potential for each historic house or business lot (high, medium, or low), within each project area, to contain intact archeological resources.

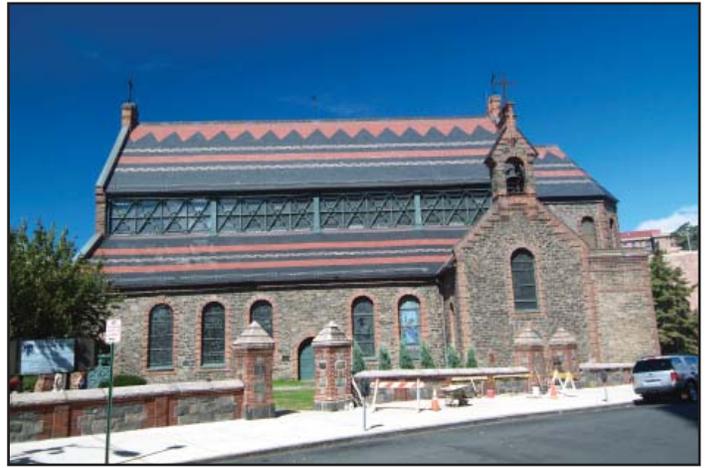
Once the archeological potential is established, a Phase IB work scope will be provided to determine if specific cultural deposits (precontact, 17th, 18th, 19th, and early 20th century) survived the later stages of development. The most efficient means of determining the presence or absence of archeological deposits within an urban setting is the excavation of a series of trenches across the APE in order to expose archeological remains such as foundations, privies, sheds, cisterns, or significant artifact assemblages. If significant cultural resources are identified by the Phase IB testing and alteration of the proposed impacts is not possible, mitigation of the cultural resources may eventually become necessary.

A general structure assessment was conducted during the cultural resources survey. Completion of building structure inventory forms is recommended for several structures and will be prepared if requested by OPRHP. Of particular concern are the two Art Deco style buildings – the Health Center Building at 87 Nepperhan Avenue and the Fire Department Headquarters at 5-7 New School Street—and the remaining “tenement houses” on Nepperhan Avenue and several buildings on New Main Street. As mitigation, to the extent practicable, distinctive building elements from those buildings proposed to be demolished as part of the proposed Project will be retained and incorporated into the design of River Park Center

The flume that contains the Saw Mill River below grade, which will be altered as part of the proposed Project, may also require documentation prior to its alteration. The potential impact of the proposed Project on any identified National Register-listed and National Register-eligible properties will be assessed as the Project is reviewed by OPRHP.



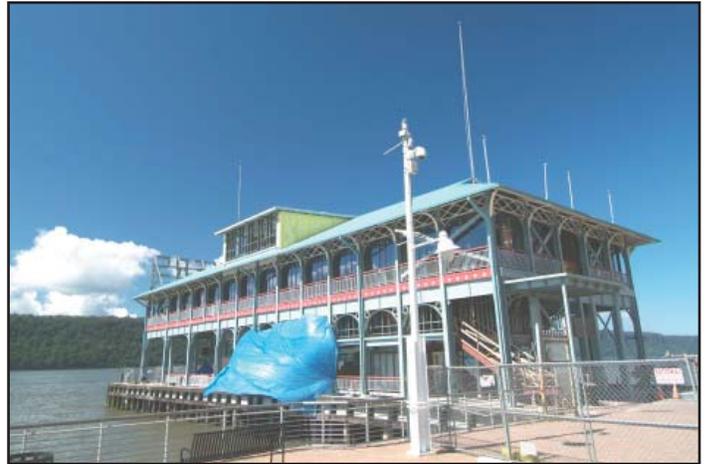
City Office Building: 87 Nepperhan Avenue



St. John's Protestant Episcopal Church: 1 Hudson Street



U.S. Post Office: 79-81 Main Street



Yonkers Recreation Pier: Main Street and Hudson River



Yonkers Railroad Station: Buena Vista Avenue and Nepperhan Avenue



Yonkers Trolley Barn: 92 Main Street

Exhibit III.K-1

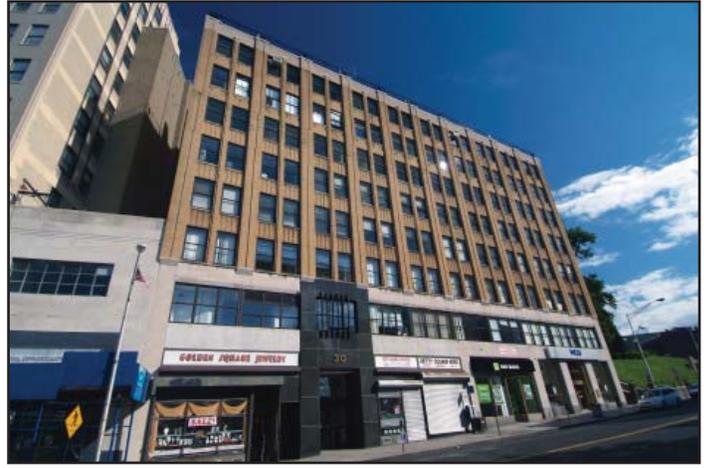
**REPRESENTATIVE EXAMPLES OF
BUILDINGS LISTED ON OR ELIGIBLE
FOR LISTING ON THE NATIONAL
REGISTER WITHIN DOWNTOWN**

SFC PHASE I PROJECTS

STRUEVER FIDELCO CAPPELLI LLC



Philipse Manor Hall: Warburton Avenue and Dock Street



30-38 South Broadway



Yonkers City Hall: 40 South Broadway



Phillipsburg Hall Building: 2-8 Hudson Street



Yonkers Church of God: 21 Hudson Street

Exhibit III.K-1

**REPRESENTATIVE EXAMPLES OF
BUILDINGS LISTED ON OR ELIGIBLE
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SFC PHASE I PROJECTS

STRUEVER FIDELCO CAPPELLI LLC