

## A. INTRODUCTION

This chapter considers the potential for the proposed project to affect historic resources. The project site is occupied by the substantially vacant Kingsbridge Armory—also known as the Eighth Regiment Armory—which is a New York City Landmark (NYCL) and is also listed on the State and National Registers of Historic Places (S/NR). The Armory is located on Block 3247, Lot 10 and a portion of Lot 2 in the Kingsbridge neighborhood of the Bronx. The proposed project would involve the renovation of the Armory to return it to productive use with retail and restaurant space, a cinema, a fitness club, community facilities, and accessory parking. The proposed project would also develop an approximately 30,000-square-foot public open space southwest of the Armory building on the project site (see **Figure 6-1**).

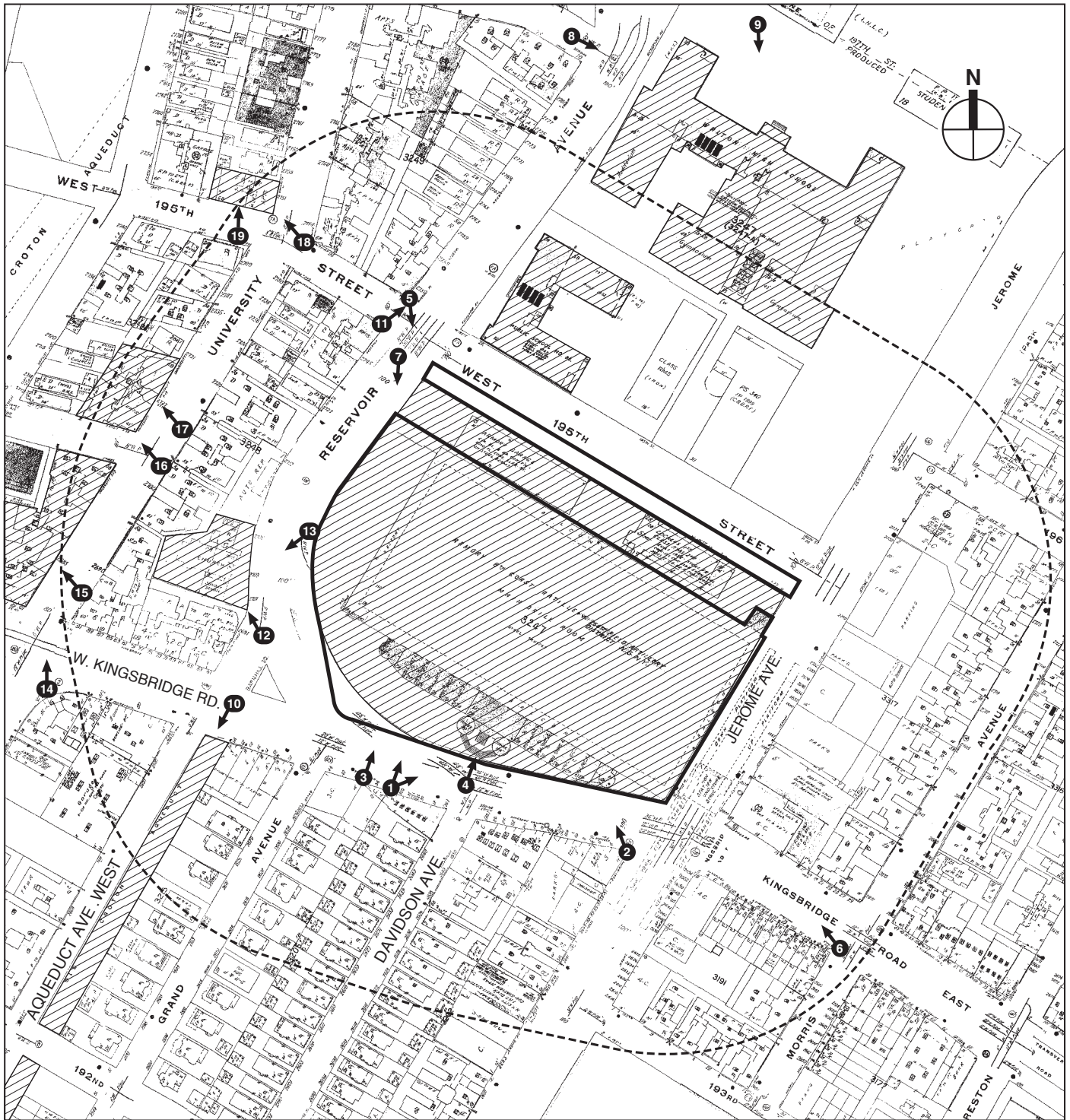
Historic resources include both archaeological and architectural resources. The study area for archaeological resources would be the area disturbed for project construction, the project site itself. In a letter dated August 21, 2008, the New York City Landmarks Preservation Commission (LPC) determined that the project site has no archaeological significance. Therefore, this historic resources assessment analyzes standing structures only.





In general, potential impacts to architectural resources can include both direct physical impacts and indirect, contextual impacts. Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. A resource could also be damaged from vibration (i.e., from construction blasting or pile driving), and additional damage from adjacent construction could occur from falling objects, subsidence, collapse, or damage from construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource, as defined in the New York City Department of Buildings (DOB) *Technical Policy and Procedure Notice* (TPPN) #10/88.<sup>1</sup> Contextual impacts can include the isolation of a property from its surrounding environment, or the introduction of visual, audible, or atmospheric elements that are out of character with a property or that alter its setting. The study area for architectural resources is, therefore, larger than the archaeological resources study area to account for any potential impacts that may occur where proposed construction activities could physically alter architectural resources or be close enough to them to potentially cause physical damage or visual or contextual impacts.

Following the guidelines of the *City Environmental Quality Review (CEQR) Technical Manual*, the architectural resources study area for this project is defined as being within an approximately 400-foot radius of the project site (see **Figure 6-1**). Within the study area, architectural resources

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<sup>1</sup> TPPN #10/88 was issued by DOB on June 6, 1988, to supplement Building Code regulations with regard to historic structures. TPPN #10/88 outlines procedures for the avoidance of damage to historic structures resulting from adjacent construction, defined as construction within a lateral distance of 90 feet from the historic resource.



-  Project Site
-  Study Area Boundary (400-Foot Perimeter)
-  Photograph View Direction and Reference Number
-  Known Architectural Resource

0 400 FEET  
SCALE

that were analyzed include National Historic Landmarks (NHL), S/NR-listed properties or properties determined eligible for such listing (S/NR-eligible), NYCLs and Historic Districts, and properties determined eligible for landmark status (“known architectural resources”). Additionally, a survey was conducted to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria (“potential architectural resources”).

Because the Kingsbridge Armory is a NYCL, the proposed project requires a Certificate of Appropriateness (CofA) from LPC. The New York City Economic Development Corporation/ Office of the Deputy Mayor for Economic Development (EDC/MOEC) has requested LPC’s review and approval of the proposed project. LPC’s issuance of a CofA would ensure that the proposed alterations to the Kingsbridge Armory would be appropriate to the historic character and context of this historic building. The project is also seeking federal historic tax credits, thereby ensuring that the proposed cleaning, repair, and alterations to the S/NR-listed Armory would be undertaken in consultation with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) and in compliance with the Secretary of the Interior’s Standards for Rehabilitation, as described below. As the project could potentially involve discretionary actions by New York State, OPRHP may also review the project and the proposed alterations to the Armory under Section 14.09 of the New York State Historic Preservation Act of 1980. Additionally, a Construction Protection Plan (CPP) would be developed in consultation with LPC (and, as required, OPRHP) to protect the Armory and the architectural resource within 90 feet of the project site to protect them from inadvertent construction-related impacts.

Overall, the proposed renovation and reuse of the Kingsbridge Armory would improve the appearance and condition of this architectural resource. The proposed project would stabilize, clean, and reuse the Kingsbridge Armory and return this long underutilized facility to productive use. The creation of the approximately 30,000-square-foot open space would somewhat alter the context of the Armory by replacing a paved sidewalk and portion of Reservoir Avenue, however, the open space would contribute to a more active use in this part of the project site that would enliven both the project site and adjacent areas, including other nearby architectural resources. As the proposed project cannot proceed without LPC’s issuance of a CofA, compliance with the Secretary of the Interior’s Standards in order to receive federal historic tax credits, and the implementation of protective construction measures established in the Construction Protection Plan (CPP), the proposed project would not result in adverse impacts to the Kingsbridge Armory or architectural resources in the study area. Therefore, the proposed project would not result in adverse impacts to architectural resources.

## **B. KINGSBRIDGE HEIGHTS BACKGROUND AND DEVELOPMENT HISTORY<sup>1</sup>**

What is now known as the Kingsbridge Heights neighborhood of the Bronx was a strategically important area during the Revolutionary War. In the late 18th century this area, known as the manor of Fordham, overlooked the Harlem River and the plain where the Van Cortlandt manor and the King’s Bridge were located between the heights and Riverdale. The King’s Bridge was Manhattan Island’s overland connection to the mainland. On what is now the Bronx side of the

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<sup>1</sup> Information derived from National Register of Historic Places Registration Form, *Jerome Park Reservoir*. Bronx, NY, June 2000.

Harlem River, this road divided into three major routes to the north—the post roads to Albany, White Plains, and Boston.

During the Revolutionary War, General George Washington developed a plan to construct a series of forts along the Kingsbridge heights from Fordham to Spuyten Duyvil that were to dominate the Harlem River, the King’s Bridge, and the post roads. Two of the forts that were constructed are now Old Fort Four Park and Fort Independence Park. Washington made a temporary headquarters at Van Cortlandt manor. In September 1776, when the New York City area fell to the British, Washington and his troops departed by cover of night to avoid capture.

Until the mid-19th century, the Kingsbridge Heights area consisted primarily of large estates and farms, though other residential development began to occur. Jerome Park was developed in 1866 and included a horse racetrack in the area now occupied by Lehman College. The racetrack, which closed in 1887, was the first formal commercial racetrack in New York City and was the original home of the Belmont Stakes race.

## **C. EXISTING CONDITIONS**

### **PROJECT SITE**

The project site is occupied by the Kingsbridge Armory. There are no other structures, and thus no potential architectural resources, on the project site.

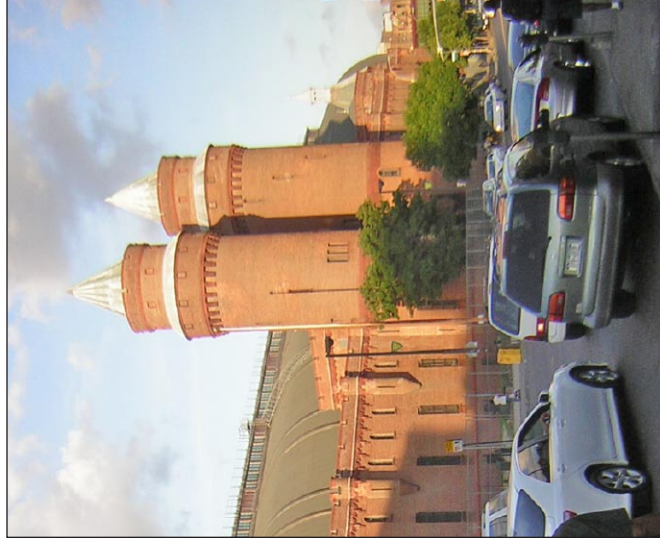
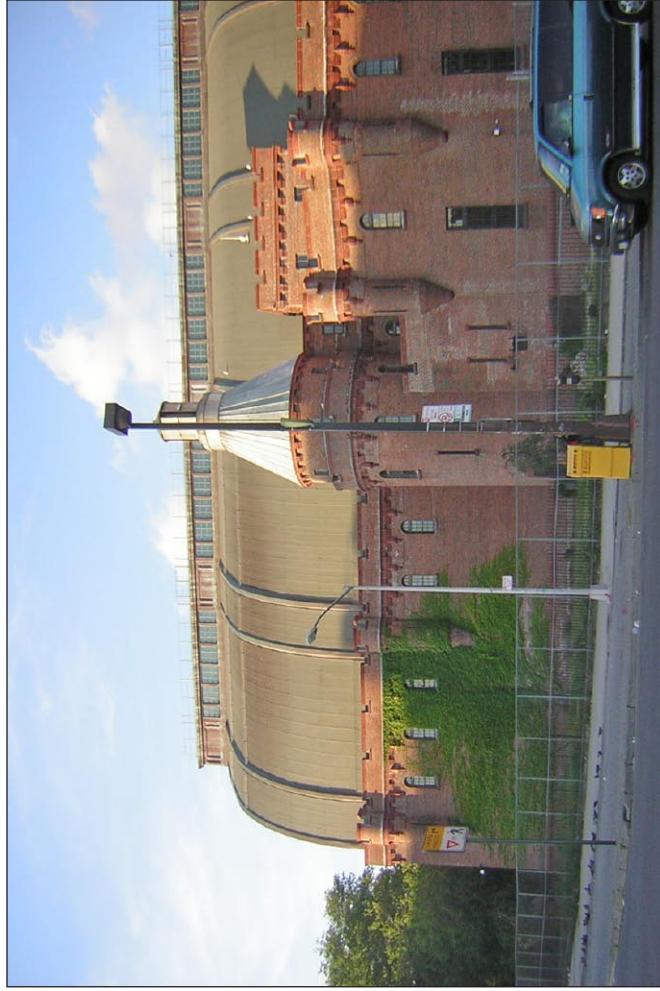
The **Kingsbridge Armory**<sup>1</sup> (S/NR, NYCL), the former home of the 258th Field Artillery (Eighth Regiment), is a notable example of military architecture that was designed by architects Pilcher and Tachau and built between 1912 and 1917 (see Views 1 and 2 of **Figure 6-2**). Appointed to the Office of the New York State Architect in 1913, Lewis Pilcher carried out most work on the Armory while serving in this capacity.

The Armory was constructed on the site of the proposed eastern basin of the Jerome Park Reservoir. Excavation for the eastern basin had started in the early 1900s, but in 1911 the site was authorized by the New York State Legislature for a National Guard armory. A number of military relics were uncovered during the excavation, as the armory site was near the Revolutionary War sites of Fort Independence and Fort Number Five. At the time of the Armory’s construction, the military organization using the building was known as the Eighth Coast Artillery, which traces its history back to 1786 with the establishment of the peace-time militia in New York City. Because the regiment formed part of the honor guard at the presidential inauguration of George Washington, it later adopted the nickname of the “Washington Greys.” Before the present Armory was built, the organization occupied the armory at Park Avenue and East 94th Street. The Kingsbridge Armory is one of the few remaining armories in New York City.

As one of the largest (former) armories in the world, the Kingsbridge Armory and its two outbuildings—which are not part of the project site—occupy the entire block bounded by West Kingsbridge Road, Reservoir Avenue, West 195th Street, and Jerome Avenue (see **Figures 6-3 and 6-4**). The Armory’s large scale and design give it the appearance of a medieval

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<sup>1</sup> The text describing the Kingsbridge Armory is derived from the LPC Designation Report, *Kingsbridge Armory* (LP-0823), September 1974 and from the National Register of Historic Places Inventory Nomination Form, *Eighth Regiment Armory/Kingsbridge Armory*, 1982.



Kingsbridge Armory - View northeast on West Kingsbridge Road



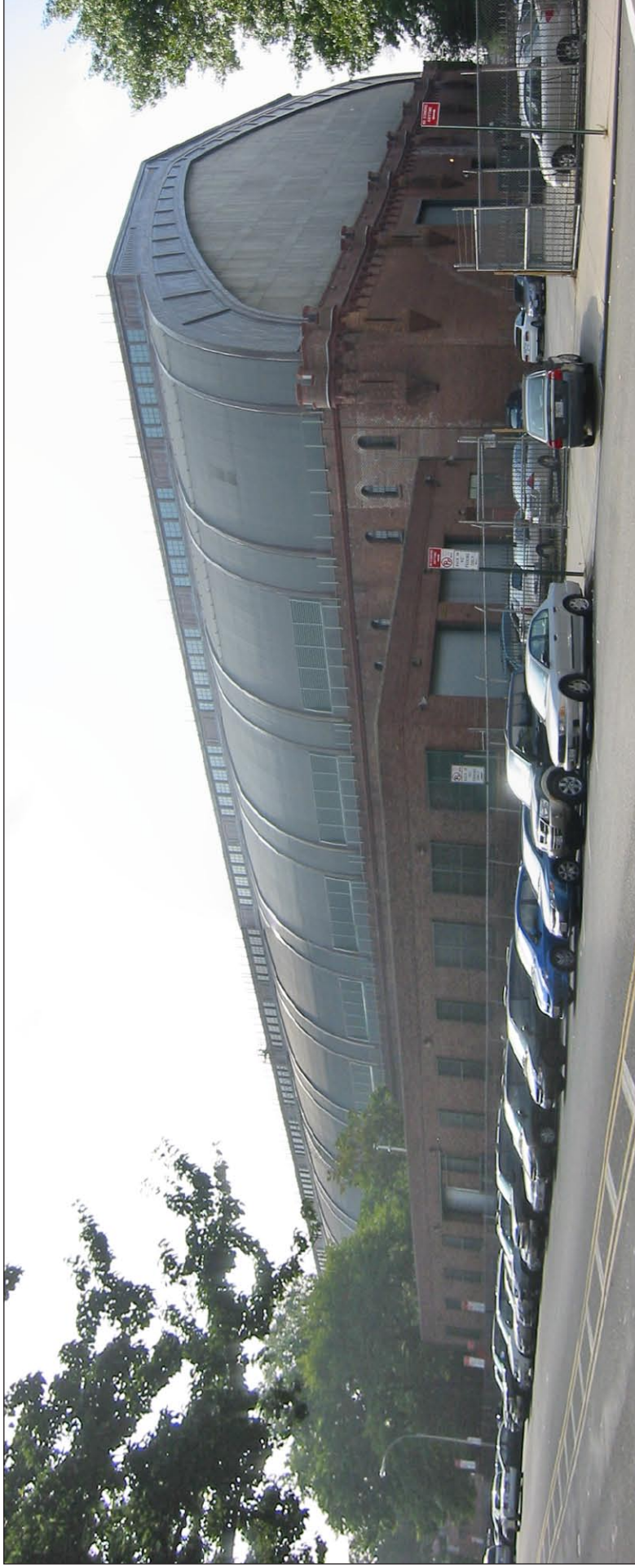
View northwest on West Kingsbridge Road  
to the Kingsbridge Armory 2



Detail of the Kingsbridge Armory's south facade 3



Kingsbridge Armory's main entrance 4



Kingsbridge Armory - View southeast on West 195th Street

Romanesque fortress, with crenellated parapets and two massive towers framing its West Kingsbridge Road headhouse. The Armory's red brick walls have red sandstone trim, corbelling, parapets, and regularly-spaced corbelled turrets that accent the walls and corners. The walls are also punctuated at regular intervals by vertical, arched window openings. The main entrance is from the headhouse on West Kingsbridge Road. It is flanked by two semi-engaged, tall round towers rising above the drill hall roof, described below. The towers have decorative stonework at the crenellated parapets, slit windows, brick corbelling, and conical metal roofs. Between the towers is a center stone stairway leading to an arched entrance with cast iron gates. Above the entrance is a stone projection carried on corbels and crowned with a crenellated parapet. The regimental motif is displayed above the entrance and depicts a shield above an eagle with draped flags. Two low round towers, two square towers, and angled walls make the transition from the headhouse to the Armory's south facade. Each of these round towers also has a conical roof with a cupola.

At the time of its construction, the Armory was an engineering feat. It has a metal and glass roof expressed at its east and west ends (see **Figures 6-4 and 6-5**). The roof's four-centered double truss arch spans the 300-foot-by-600-foot drill hall with the tops of the trusses more than 100 feet in height. The entry hall, located just inside the headhouse, has groin vaulting with square brick piers supporting segmental arches framing the vaults. The piers and intrados of the arches have decorative red brick quoining. The building originally had a 400-foot rifle range, a bowling alley, a gymnasium, and a lecture hall, all of which were located in the basement levels below the drill hall floor.

Over the course of the 20th century the Armory's drill hall hosted numerous public events, particularly in the early 1950s before the completion of the Coliseum at Columbus Circle. These events included radio broadcasts, bicycle races, track and tennis events, auto, boat, flower and dog shows, and stockholder meetings. In the early 1980s, the Armory was also used as a shelter for the homeless. As part of a nationwide program of military cutbacks, the Eighth Regiment departed the Armory in 1994, and the City of New York took control of the Armory on April 11, 1996. During the 1990s, a plan was developed to utilize the building for a retail and sports complex, but this effort never moved past the planning stage. Other proposed uses for the structure have included a public school. Beginning in 2000, EDC has undertaken several restoration initiatives, including the restoration of the roof and rib elements, and masonry repairs to the headhouse and drill hall. In 2006, EDC issued a Request for Proposals for the sale and redevelopment of the landmark for commercial and community facility uses, taking into account extensive community input. In March 2008, The Related Companies was selected by EDC as the designated developer for the proposed project.

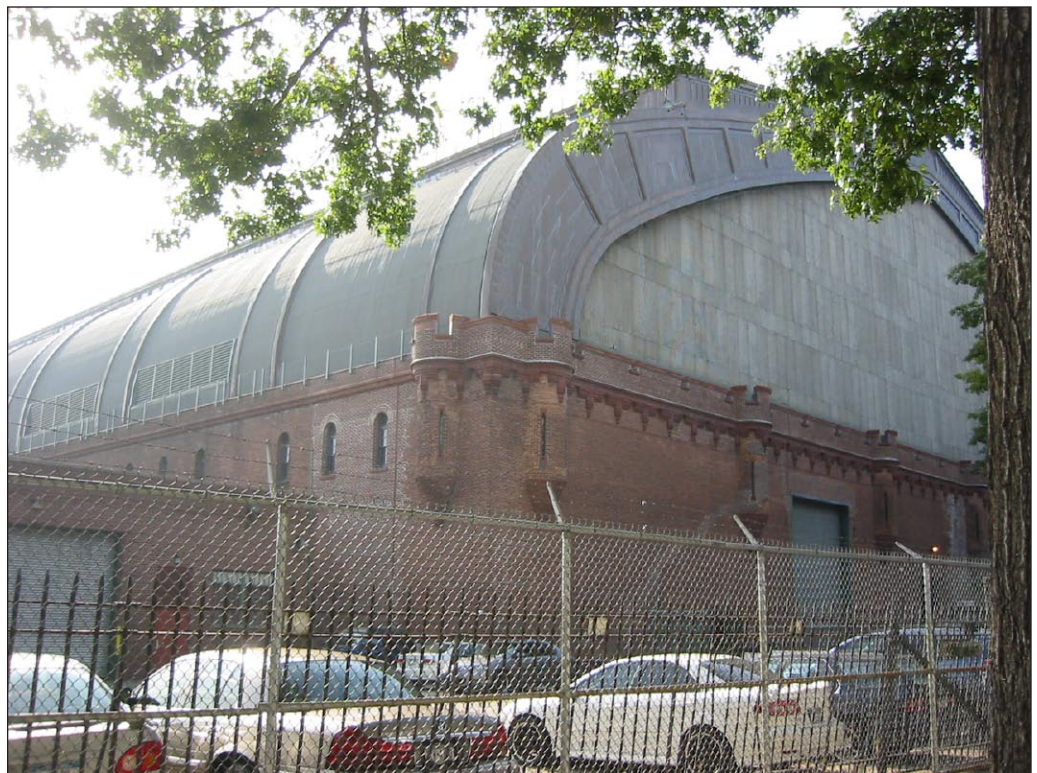
## STUDY AREA

### *KNOWN ARCHITECTURAL RESOURCES*

There are two previously known architectural resources in the study area. The former **Walton High School** building (S/NR-eligible) at 2780 Reservoir Avenue was built by the New York City Board of Education in 1930. Walton High School currently houses four smaller high schools. The high school was founded in 1923 by Mary A. Conlon, an elementary school principal, as one of the first all-girls schools in New York City. The school was named after Mary Walton who ran a "dame school" in this area of the Bronx for the education of girls in reading, writing, basic mathematics, and house keeping. The three-story school is an H-shaped reinforced concrete building, with its primary entrance on Reservoir Avenue. The building is



Kingsbridge Armory - East Facade 6



Kingsbridge Armory - North and West Facades 7

faced in tan brick with decorative terra cotta components, including a water table and modest cornice. Multi-light, narrow vertical windows are grouped within decorative terra cotta framing elements (see Views 8 and 9 of **Figure 6-6**).

The **Old Croton Aqueduct**<sup>1</sup> (NHL, S/NR), built between 1837 and 1842, was originally an enclosed conduit extending forty miles from a dam on the Croton River through eastern Westchester and Bronx Counties and then southward to Manhattan. The gravity-fed enclosed conduit carried the Croton River's fresh water to Manhattan and played an essential role in New York City's 19th century growth and development. A portion of the Old Croton Aqueduct extends along the east side of the Jerome Park Reservoir, Goulden and Reservoir Avenues, and then south past the intersection with West Kingsbridge Road along Aqueduct Avenue West (see View 10 of **Figure 6-7**). Aqueduct Walk, extending south from Kingsbridge Road, provides a walkway adjacent to a portion of the Old Croton Aqueduct located below Aqueduct Road West.

In a comment letter dated April 10, 2009, LPC determined, as part of their review of the proposed project, that the five study area buildings identified as potential architectural resources appear S/NR-eligible. These resources are described below.

**Public School 86** (S/NR-eligible), located at 2756 Reservoir Avenue, was designed by William H. Gompert, the architect for the New York City Board of Education. The school was built in 1927 and has a 1938 addition. The five-story reinforced concrete building has a "U" shape, with its primary façade facing Reservoir Avenue and a wing of the "U" extending along West 195th Street (see View 11 of **Figure 6-8**). The school is faced in tan brick with terra cotta detailing. Its primary entrance is defined by a portico with a pedimented center doorway flanked by two round columns. The entablature is inscribed with "Public School 86."

The **Fordham Manor Reformed Church** (S/NR-eligible) and its parsonage and school are located at 2711 Reservoir Avenue. The church and its accessory buildings date from 1940 and were built in the Georgian-Colonial Revival style. According to a 1940 article in *The New York Times*, the church was founded in 1696 on property acquired through a grant from King William III of the Netherlands.<sup>2</sup> The current church, the congregation's fourth building, is faced in red brick and has a pitched roof with a brick and copper steeple. The church has a center entrance with two ionic columns above which sits a wide pediment with a fanlight. The church is flanked by a red brick two-story parsonage and a red brick one-story school, both of which have flat roofs and have few decorative elements (see Views 12 and 13 of **Figure 6-9**). These accessory buildings are not considered architectural resources.

The seven-story **University Towers** apartment building at 2685 University Avenue (S/NR-eligible) was designed by architect G.C. Miller, R.A., and built in 1927. It occupies the entire blockfront of University Avenue between West Kingsbridge Road and Eames Place and extends west on West Kingsbridge Road. This Beaux-Arts apartment building, with Tudor and Moorish influences, is faced in tan brick and has fire escapes extending from the second floor to the seventh floor on each of the building's projecting segments. Decorative terra cotta elements define the University Avenue entrance and the building's roofline. Ground floor retail occupies the building's West Kingsbridge Road streetfront (see Views 14 and 15 of **Figure 6-10**).

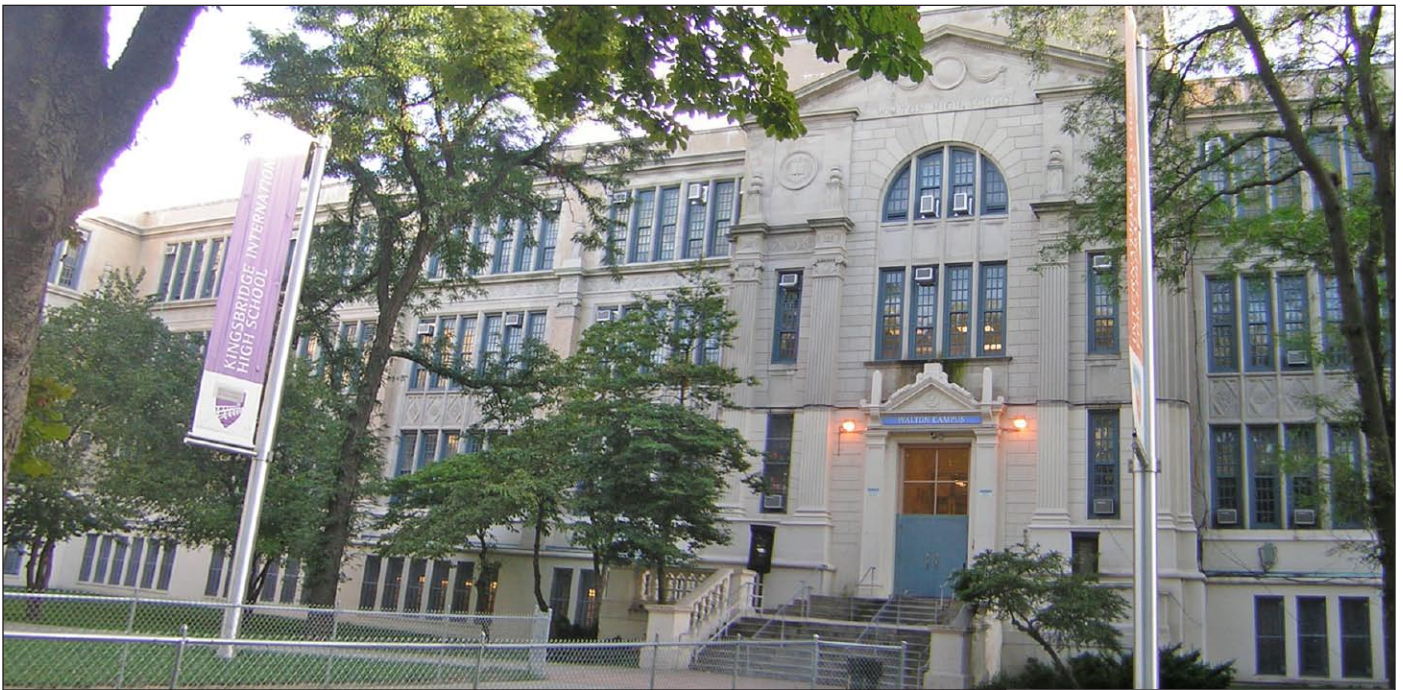
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<sup>1</sup> Information derived from National Register of Historic Places Registration Form, *Jerome Park Reservoir*. Bronx, NY, June 2000.

<sup>2</sup> "Cornerstone Laid for Bronx Church." *The New York Times*. October 7, 1940, page 12.



Walton High School - 2780 Reservoir Avenue 8



Walton High School - North Entrance 9



Old Croton Aqueduct - View south from West Kingsbridge Road 10



Public School Number 86 - 2756 Reservoir Avenue 11



Fordham Manor Reformed Church - 2711 Reservoir Avenue

12



Fordham Manor Reformed Church - 2711 Reservoir Avenue

13



University Towers - 2685 University Avenue 14



University Towers - 2685 University Avenue 15

The six-story Art Moderne apartment building at **2727 University Avenue** (S/NR-eligible) dates from circa 1937. The building, faced in tan, brown, and orange brick, is located at the northwest corner of University Avenue and Eames Place with its primary, decorative sandstone entrance on University Avenue. The building has corner windows with horizontal brick work that groups the windows together and emphasizes the building's Moderne design (see Views 16 and 17 of **Figure 6-11**).

The six-story Art Deco apartment building at **2751 University Avenue** (S/NR-eligible) is located at the northwest corner of West 195th Street. The building, designed by architect Edward W. Franklin and built in 1936, is faced in tan brick with decorative orange and brown brick detailing that accents the building's verticality. The roofline is defined by jewel-like pendants. Fire escapes with rounded ends extend from the building's east and south facades. The building's primary entrance is from West 195th Street and is framed by terra cotta detailing (see Views 18 and 19 of **Figure 6-12**).

## **D. FUTURE WITHOUT THE PROPOSED PROJECT**

Absent the proposed actions, the Kingsbridge Armory would be expected to remain in its current condition as a largely vacant building and the portions of Reservoir Avenue and West 195th Street would not be demapped. The Armory could deteriorate and its condition could worsen as it would continue to be underutilized.

### **OTHER FUTURE PROJECTS**

There are no known development projects in the historic resources study area that are expected to be completed by 2013. Just outside this study area to the south are three small-scale development projects expected to be completed by 2013. They include the construction of a new three-story semi-attached residential building at 2595 Grand Avenue, a three-story semi-attached residential building at 2600 Grand Avenue, and the conversion of an existing single-family home to a three-family home at 2613 Grand Avenue.

The status of historic resources could change in the future without the proposed project. S/NR-eligible historic resources could be listed on the Registers, NYCL-eligible properties could be calendared for a designation hearing, and properties pending designation as New York City Landmarks could be designated. Changes to the historic resources identified above or to their settings could occur irrespective of the proposed project. Future projects could also affect the settings of architectural resources. It is possible that some architectural resources in the study area could deteriorate, while others could be restored. In addition, future projects could accidentally damage architectural resources through adjacent construction.

Historic resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection under Section 106 of the National Historic Preservation Act from the effects of projects sponsored, assisted, or approved by federal agencies. Although preservation is not mandated, federal agencies must attempt to avoid adverse effects on such resources through a notice, review, and consultation process. Properties listed on the Registers are similarly protected against effects resulting from projects sponsored, assisted, or approved by State agencies under State Historic Preservation Act (SHPA). However, private owners of properties eligible for, or even listed on, the Registers using private funds can alter or demolish their properties without such a review process. Privately owned properties that are NYCLs, in New York City Historic Districts, or pending designation as NYCLs are protected under the



2727 University Avenue 16



2727 University Avenue - Primary Entrance 17

Known Architectural Resources  
Study Area  
**Figure 6-11**



2751 University Avenue 18



2751 University Avenue - Primary Entrance 19

New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition permits can be issued, regardless of whether the project is publicly or privately funded. Publicly owned resources are also subject to review by LPC before the start of a project. However, LPC's role in projects sponsored by other City or State agencies generally is advisory only.

The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction, however, these regulations do not afford special consideration for historic structures.

## **E. PROBABLE IMPACTS OF THE PROPOSED PROJECT**

### **PROJECT SITE**

The proposed actions would result in the stabilization, cleaning, renovation, and reuse of the Kingsbridge Armory, thereby returning this substantially vacant facility to productive use. The reuse of the building would involve exterior and interior alterations to the Armory and site (see **Figures 6-13 through 6-18**). Exterior alterations to the Armory would include cleaning, repairing, and restoring the building's brick facades, where needed. No protruding rooftop additions would be made to the Armory, however, new louvers would be installed flush with the roof plane. The louvers would be painted to match the roof color and so would be minimally visible. In addition, there would be several screened openings at the building's roof for the HVAC system, which could be visible from some nearby vantage points. The Armory's windows would be retained where possible, or replaced with historically-appropriate models. The corrugated opaque fiberglass panels at the east and west ends of the Armory would be removed, and windows at these areas would be re-installed to match the historic fenestration in this area, allowing natural sunlight to filter into the former drill hall.

At the ground level, the building entrances at the headhouse and on the east façade would be restored. On the Armory's east façade, non-historic infill would be removed and appropriate new entries installed. The historic wrought iron gate on the east façade would be retained and incorporated into the new entry. The existing non-historic service entrances on the Armory's west façade would be altered to accommodate loading docks and an entrance to the parking facility within the building's cellar levels. A new pedestrian entrance would be created near the southern corner of the west façade. Emergency exits would be created on the building's north façade, by extending the lower sills of existing window openings and installing metal stairs, to bring the Armory into compliance with New York City fire code. These emergency exits would be obscured from view from most vantage points by the two outbuildings immediately north of the Armory. Their visibility would be further limited by their location within the lower elevation of the existing areaway. The chain link fence that presently surrounds the Armory building site would be removed.

The proposed multi-story "structure within a structure" that would occupy much of the Armory's 600-foot-long drill hall could be visible from the Kingsbridge Road station platform immediately east of the Armory and from vantage points on Reservoir Avenue through the Armory's re-installed east and west façade windows. The views to the Armory's interior could include the length of the drill hall, the Armory's ceiling and rib structure, and other historic elements as well as the new "structure within a structure." This visibility would be an improvement over the existing condition, in which views from the station platform and from



SOURCE: Related and GreenbergFarrow

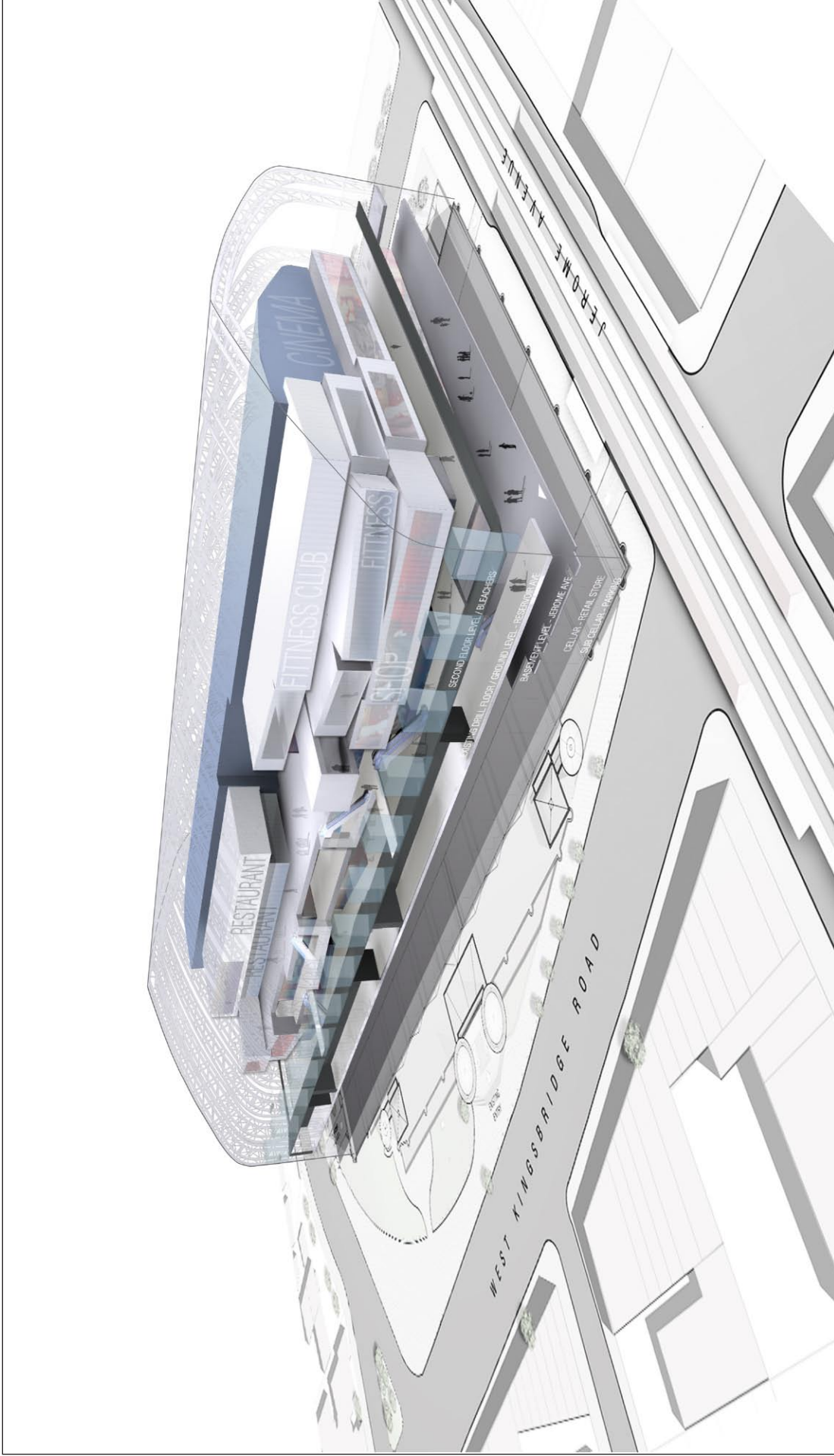
NOTE: For Illustrative Purposes Only

**THE SHOPS AT THE ARMORY**

View to the Project Site from Kingsbridge Road and Reservoir Avenue

Proposed Project

**Figure 6-13**



SOURCE: Related and GreenbergFarrow

NOTE: For Illustrative Purposes Only

**THE SHOPS AT THE ARMORY**

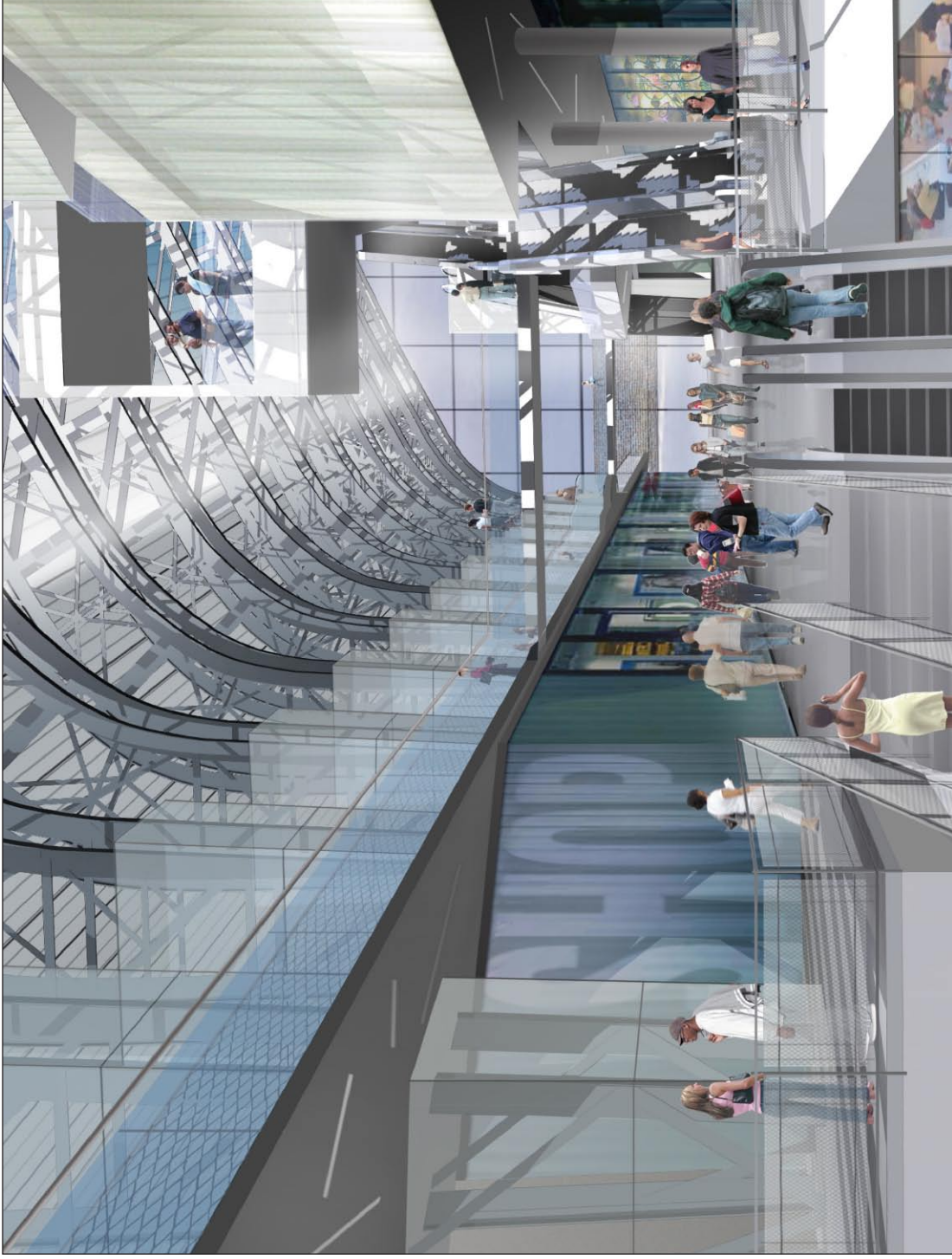
Proposed Project  
Proposed Interior Configuration  
**Figure 6-14**



SOURCE: Related and GreenbergFarrow

NOTE: For Illustrative Purposes Only

Proposed Project  
Interior View West from Near the Jerome Avenue Entrance  
**Figure 6-15**



SOURCE: Related and GreenbergFarrow

NOTE: For Illustrative Purposes Only

Proposed Project  
Interior View West of the Upper Level from  
Near the Jerome Avenue Entrance  
**Figure 6-16**



SOURCE: Related and GreenbergFarrow

NOTE: For Illustrative Purposes Only

Proposed Project  
Interior View East from Near the Reservoir Avenue Entrance  
**Figure 6-17**



SOURCE: Related and GreenbergFarrow

NOTE: For Illustrative Purposes Only

Proposed Project  
Interior View East from the Upper Level  
**Figure 6-18**

vantage points along Reservoir Avenue are obstructed by the opaque paneling on the Armory's east and west façade windows.

The proposed project would also enhance the project site's existing landscaping around the Armory building's perimeter and create an approximately 30,000-square-foot public open space that could include a farmer's market. The development of the public open space would involve the demapping of a small portion of Reservoir Avenue southwest of the Armory building. The creation of the open space would somewhat alter the context of the Armory by replacing a paved sidewalk and portion of Reservoir Avenue. However, the open space would improve the setting of the Armory by adding new, active uses to this area of the project site. Part of the existing paved driveways adjacent to the Armory's west façade would be reconfigured to allow driveway access from Reservoir Avenue to the building's parking facility and loading docks. A new pedestrian entrance would also be created at the southern part of the Armory's west façade. These automobile access points and pedestrian entrance would not adversely affect the Armory, as they would not significantly change the existing use of this area of the project site, nor would their creation require the removal of a substantial amount of historic material. Further, the new pedestrian entrance would provide access from the Armory's west façade and would be set within a landscaped area, thus improving the appearance of this area of the project site.

Because the Armory is a NYCL, the proposed alterations to the Armory, as described above, are subject to LPC's review and approval and require a CofA from LPC. Therefore, the project sponsor must consult with LPC regarding the proposed alterations to the Armory. LPC's determination of the appropriateness of the proposed modifications to the landmark site and the issuance of a CofA would ensure that the proposed project would not adversely impact the historic character of the Kingsbridge Armory. Because the proposed project is also seeking federal historic tax credits, the project has been designed in consultation with OPRHP. Further, as a condition for receiving these tax credits, the project would also comply with the Secretary of the Interior's Standards, as interpreted by OPRHP and the National Park Service (NPS), thereby ensuring that the proposed project would not adversely affect the Kingsbridge Armory. In a letter dated June 11, 2009, OPRHP noted that it had completed review of the project's Part 2 Amendment application for federal historic tax credits, and had forwarded the submission to NPS with a recommendation for preliminary certification. As the project could potentially involve discretionary actions by New York State, OPRHP may also review the project and the proposed alterations to the Armory under Section 14.09 of the New York State As the project will potentially involve discretionary actions by New York State, OPRHP may also review the project and the proposed alterations to the Armory under Section 14.09 of the New York State Historic Preservation Act of 1980. The renovation of the Armory and the proposed new, active uses would improve the building's appearance and context as the building would no longer appear empty and deteriorating through lack of active uses. Therefore, the proposed project would not adversely impact the landmarked Armory or its site.

Further, to avoid the potential for adverse physical impacts on the Armory, such as ground-borne construction-period vibrations, falling debris, and damage from heavy machinery, the proposed project would develop and implement a CPP in consultation with LPC (and, as required, OPRHP) prior to construction. As described above, the CPP would follow the requirements established in the DOB's *TPPN #10/88*, concerning procedures for the avoidance of damage to adjacent historic structures from nearby construction. It would also follow the guidelines set forth in section 523 of the *CEQR Technical Manual*, including conforming with LPC's *New York City Landmarks Preservation Commission Guidelines for Construction Adjacent to a Historic Landmark* and *Protection Programs for Landmark Buildings*.

**STUDY AREA**

The proposed project would not be expected to adversely affect the context of nearby architectural resources, as it would result in the renovation and reuse of a large underutilized historic structure. The proposed exterior alterations to the Armory building would be minimal and would require the review and approval of LPC. If the project seeks funding or other approvals from New York State, the changes to the building also would require review and approval by OPRHP. The proposed changes to the Armory and the development of the new, approximately 30,000-square-foot public open space would be visible from two architectural resources closest to the project site—Public School 86 and the Fordham Manor Reformed Church. These changes to the Armory building and site would not adversely impact these resources; rather, the proposed project would improve their context as it would enliven the project site by removing the existing chain link fences from the perimeter of the Armory property, adding new landscaping to the project site, and generally improving the physical appearance of the building by cleaning, repairing, and returning it to use. As the other architectural resources in the study area are at greater distances from the project site and have limited physical or visual relationships with the Armory building, they would not be adversely affected by the proposed project. Additionally, since the Armory is an existing structure, the exterior of which would not be altered in size, the proposed project would not obstruct significant views of any architectural resource or adversely alter the visual setting of any architectural resources in the study area.

As noted above, the project site is within 90 feet of one architectural resource in the study area. Public School 86 at 2756 Reservoir Avenue is approximately 75 feet north of the project site. To avoid potential inadvertent construction-related impacts on this architectural resource, including ground-borne vibration, falling debris, and accidental damage from heavy machinery, a CPP would be developed in consultation with LPC (and, as required, OPRHP) and would be implemented by a professional engineer prior to any construction at the project site. As described above, with these protective measures in place, the proposed project would not be expected to adversely affect this resource.

Overall, the proposed project would not result in adverse impacts to architectural resources on the project site or in the study area. The proposed changes would improve the overall character of the Armory and the surrounding area. \*