

**FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE
CATSKILL/DELAWARE UV FACILITY**

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4.12. HISTORIC AND ARCHAEOLOGICAL RESOURCES

4.12.1. Introduction

A historic and archaeological resource analysis evaluates an action's potential effects that could result where proposed construction activities might physically alter a historic resource, where construction may be close enough to a historic resource to potentially cause accidental damage, and where subsurface disturbance may adversely affect archaeological resources. Resources encompass buildings, structures, sites, and objects of historical, aesthetic, cultural and archaeological importance. In an archaeological analysis, data must be gathered from the surrounding area to predict the likelihood of resources existing in the project area.

For the purpose of this analysis, the study area is roughly bounded by an east-west line roughly in line with Dana Road on the north, Woods and Taylor Roads on the east, Executive Boulevard on the south, and Walker and Clearbrook Roads on the west ([Figure 4.12-1](#)). A description of the City-owned property is presented in [Section 4.2, Land Use, Zoning and Public Policy](#). The methodology used to prepare this analysis is presented in [Section 3.12, Data Collection and Impact Methodologies, Historic and Archaeological Resources](#). Supporting documentation is included in [Appendix E](#).

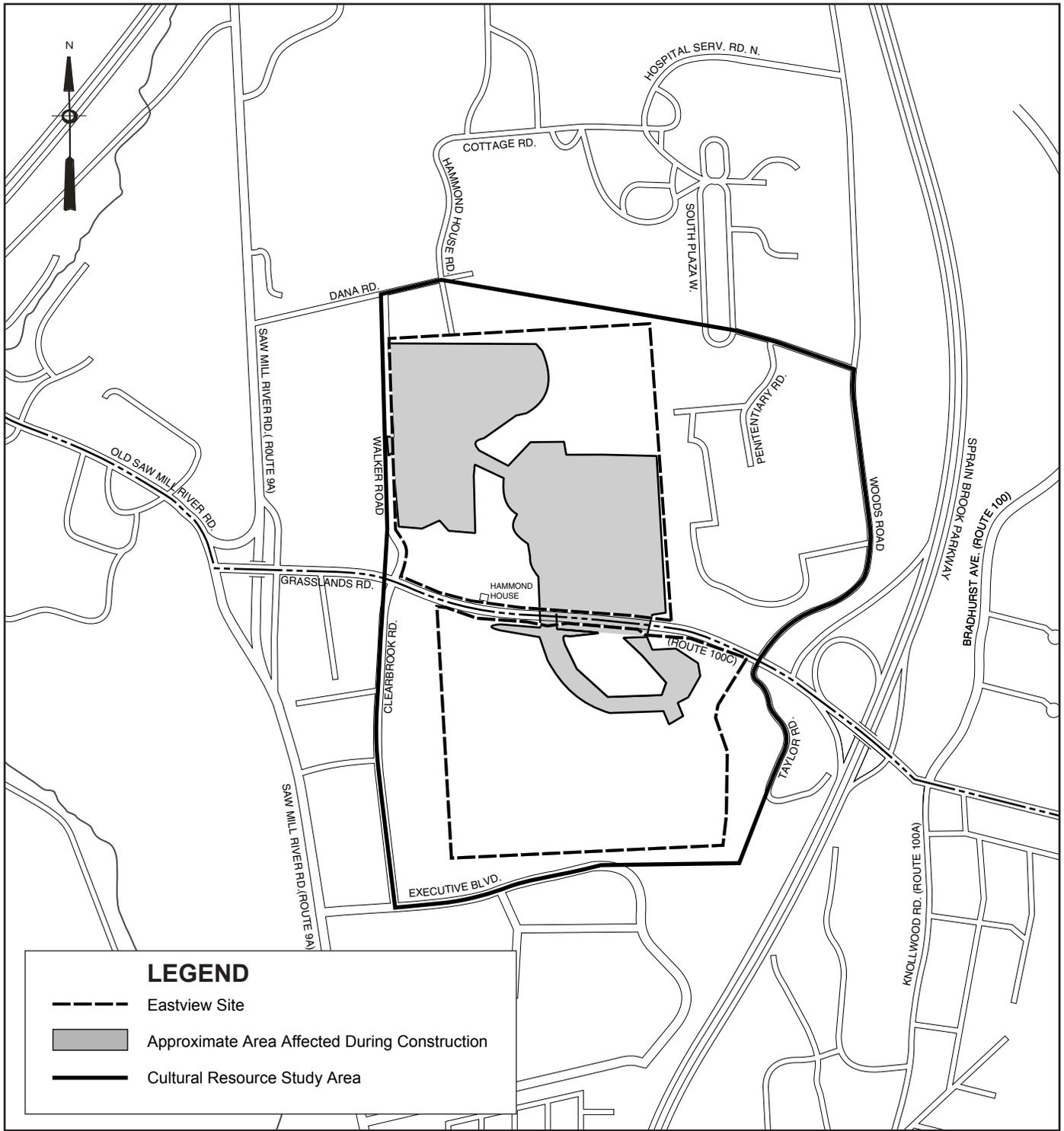
4.12.2. Baseline Conditions

4.12.2.1. Historical Background

Native Americans lived in the Westchester County area beginning about 13,000 years ago, and remained until after Europeans arrived in the 17th century. During that long period of occupation, their culture, settlement, and subsistence patterns changed. At the time of European contact, a Native American group known as the Wiechquaesgeek, a Munsee-speaking group of Delawares, occupied the Westchester County area.

During the 17th century, Dutch farmers settled in southern Westchester County, and were quickly followed by the English. Under the English, the County was divided into six manors and the project area was part of Philipsburg Manor. Frederick Philipse came to New Amsterdam and quickly set about making his fortune. Well known as a trader in wampum and other goods, Philipse also made an advantageous marriage to a wealthy widow in 1662. Following his marriage, Philipse began to acquire land along the Hudson River. The Manor of Philipsburg was officially established by a grant from the English Governor, Benjamin Fletcher in 1693. The estate, almost 52,000 acres in size, sat between the Hudson and Bronx Rivers.

Adolph Philipse took over the manor following his father's death in 1702, and his son Frederick who became the third Lord of the Manor of Philipsburg subsequently inherited the parcel. By the 1750's, more than a thousand people were living on the Philipsburg Manor, farming the land and clearing forests to support the demand for lumber. Most of these residents were tenant farmers who leased land from the Philipse family. The residents of the manor established small hamlets within the Philipse estate and ran the civil affairs. In these hamlets, tenants constructed



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SCALE

Project Site and Cultural Resource Study Area

Catskill/Delaware UV Facility

Figure 4.12-1

meeting houses, taverns, and mills. Among the early tenants were the families of Hammond, Storm, Buice, VanWart, and Paulding.

Westchester County was actively involved in the American Revolution, particularly because of its location between the British Army, stationed in New York City with outposts in Westchester County, and the Continental Army, stationed north of the Croton River. From 1776 to 1783, the British and Continental armies faced each other across the County, which was described as the “Neutral Ground.” The Continental army lines were located north of the Croton River, and stretched from Peekskill to Connecticut and down to the Long Island Sound. During the seven years of war, the people of Westchester endured countless raids, battles, and plunder by both the British and Colonial forces. Battles were fought in Pelham and White Plains, and troops marched through the County on many occasions. In the study area, Continental outposts were stationed in numerous places, leading to skirmishes with British raiding parties. One of these skirmishes took place at Young’s Corner, which was located approximately three-quarters of a mile to the east of the Eastview Site.

On September 23, 1780, three local militia members captured the British spy Major John Andre in nearby Tarrytown. Andre was returning from a meeting with Benedict Arnold when Isaac VanWart, David Williams, and John Paulding apprehended him. The Paulding tenant farm was located just west of the Eastview Site. The three captors turned over their prisoner by marching him through the study area to the Continental Army headquarters at Armonk. Prior to his capture, Andre’s travels took him through Greenburgh and up the Old Saw Mill River Road.

Revolutionary events also directly affected the Eastview Site. Just prior to the war, James Hammond, whose family lived on the site, was commissioned as a Lieutenant Colonel in the First Westchester County regiment on October 14, 1775. At the outbreak of the war, he was given full command. Hammond’s regiment saw considerable action during the war and had to be reorganized in 1778 due to heavy losses. In May of 1780, George Washington reportedly came to visit Hammond at his family home on the project site. Tory sympathizers alerted the closest British troops, but upon arrival the soldiers found only Hammond and his wife in residence. Hammond was taken to New York City and remained a prisoner there for more than a year.

Philipsburg Manor, which had remained intact for more than 80 years, was finally dissolved following the American Revolution when the loyalist Philipse family lost their land rights. In 1788, the Philipse manor was divided into three townships: Yonkers, Greenburgh, and Mount Pleasant. Tenant farmers quickly subdivided the large acreage and purchased the property that they formerly leased. Colonel James Hammond purchased the land surrounding his family home on either side of Lower Cross Road, now Grasslands Road/Route 100C. These land purchases collectively led to the official organization of roads and the establishment of a school system. As tenant farmers transformed into land owners, agricultural production in the County increased. Throughout the 18th and 19th centuries, farming was the chief occupation of the residents of Greenburgh and Mount Pleasant. The local farmers were mostly engaged in market-garden farming, supplying produce to White Plains and the City. The area continued to be primarily agrarian in character until the beginning of the 20th century.

Between 1867 and 1872, the New York and Boston Railroad (later called the Putnam Line) was laid out through Greenburgh, west of the Eastview Site; then called East Tarrytown. While the introduction of the train enabled farmers to send produce to the City, it also brought new residents to the area. A number of these new residents, like John D. Rockefeller and James Butler, were wealthy businessmen who established country estates.

During the first quarter of the 20th century, John D. Rockefeller, Jr. purchased most of the land to the west of the Eastview Site and removed existing buildings. He also had the Putnam Railroad rerouted around this area. As the 20th century progressed, the area became more commercial and industrial in character as farmland was sold to developers. Because the Eastview Site was purchased by the City in the early 20th century for future water treatment and conduit systems, it has remained largely undeveloped open land, with the Hammond House representing the only substantial structure on the property.

During the 19th century, the rapid expansion of the City made the need for clean water of paramount importance. Most of Manhattan's springs, wells, and ponds were already polluted by the end of the 18th century. The search for a clean water source outside the City led to Westchester County and the Croton River. The Croton Aqueduct opened in 1842 and for the next 75 years the Croton System provided much of the City's water. As the City's needs grew, reservoirs were constructed and new sources were tied into the Croton System.

The consolidation of New York City in 1898, which brought Queens, Brooklyn, Staten Island, and the Bronx into the City, taxed what was quickly becoming a meager water supply. In an effort to solve the problem, the City looked toward the Catskill Mountains. The Catskill Aqueduct was completed in 1917, although reservoirs such as the Ashokan, Kensico, Hillview, and Silver Lake were added to the system up to 1926. Even before completion of this system, the City was contemplating the construction of another aqueduct to divert water from the Delaware River. The Delaware Aqueduct was completed in 1945, and the Delaware System was completed by 1964. The deeply buried Delaware Aqueduct passes beneath the Eastview Site, while the Catskill Aqueduct runs just east of the property.

Maintaining the quality of the water arriving to the City from all of the outside sources was of constant concern. The watershed communities were heavily affected by construction of the water supply systems and often heavily regulated afterward. Although the Catskill area was sparsely populated, the City's Board of Water Supply was still concerned about maintaining the water quality provided by the Catskill System. In the 1909 Annual Report, the Board noted that the increasing population around the watershed areas might make filtration necessary. In preparation for this, the City purchased 315 acres in the Towns of Mount Pleasant and Greenburgh, near the Catskill Aqueduct, with the vision that this land could be used for a water treatment plant should it become necessary. Years following this purchase, the City released ownership of approximately 160 acres of land to Westchester County.

4.12.2.2. Existing Conditions

4.12.2.2.1. Eastview Site

Historic Resources. There is one historic resource located on the Eastview Site. The Hammond House, the colonial farmhouse of William Hammond, is listed on the State and National Registers of Historic Places (S/NR) and is also on the Westchester County Inventory of Historic Places. The Hammond House is located on the northern side of Grasslands Road/Route 100C, to the east of Hammond House Road (Figure 4.12-2). The original portion of the house was completed in 1719, by William Hammond, on land leased from Philipsburg Manor. Typical of the structures built by tenant farmers, it had no basement so that it could be more easily moved when the property lease ended.

The wooden clapboard house is one and one-half stories high with two wings that were added later. The west wing was originally a small cottage that was moved and joined to the original house in 1835. In 1860, the east wing was added. William's son, Colonel James Hammond, inherited the farm from his father. After the Revolutionary War and the dissolution of Philipsburg Manor, he purchased the surrounding acreage. The house and land stayed in the family until the 1830's. The farm passed through the hands of many individual owners until it and the surrounding 315 acres were purchased by the City in the early 20th century. The house itself was largely ignored until the Westchester County Historical Society undertook a restoration campaign in 1926. The Society purchased the house, although the City retained ownership of the land. The Westchester County Historical Society restored the 18th century character of the central portion of the house, removing some of the 19th century additions. The historical society maintained the house as a museum until 1989. Currently, the house is privately owned while the 149 acres surrounding the house are still owned by the City.

The Hammond House is architecturally and historically significant as an 18th-century tenant farmer dwelling on the former Philipsburg Manor estate. Two hundred small structures once dotted the landscape of the estate, but Hammond House is the only historically significant farmhouse still extant.

Archaeological Resources. In April 2004, a Phase 1A Archaeological Assessment was prepared to document the Eastview Site's potential to yield significant archaeological resources (Appendix E). The conclusions of that report are summarized below.

Precontact - Period Potential and Sensitivity. The Eastview Site lies in an area known to have hosted Native American populations during the period before contact with European colonists. At least six sites have been reported within a five-mile radius of the Eastview Site, including the Indian village of Aliponeck. Further, a quarry site less than one-quarter mile to the west of the Eastview Site has been excavated. The types of sites found in the surrounding region, as reported by archaeologists, ethnographers, and amateur collectors, reflect the seasonal use of a diverse environment and include villages, smaller campsites, temporary hunting stations, and resource extraction locales.



1 View of Hammond House looking northeast



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2 View looking west on Grasslands Road toward Hammond House

Hammond House

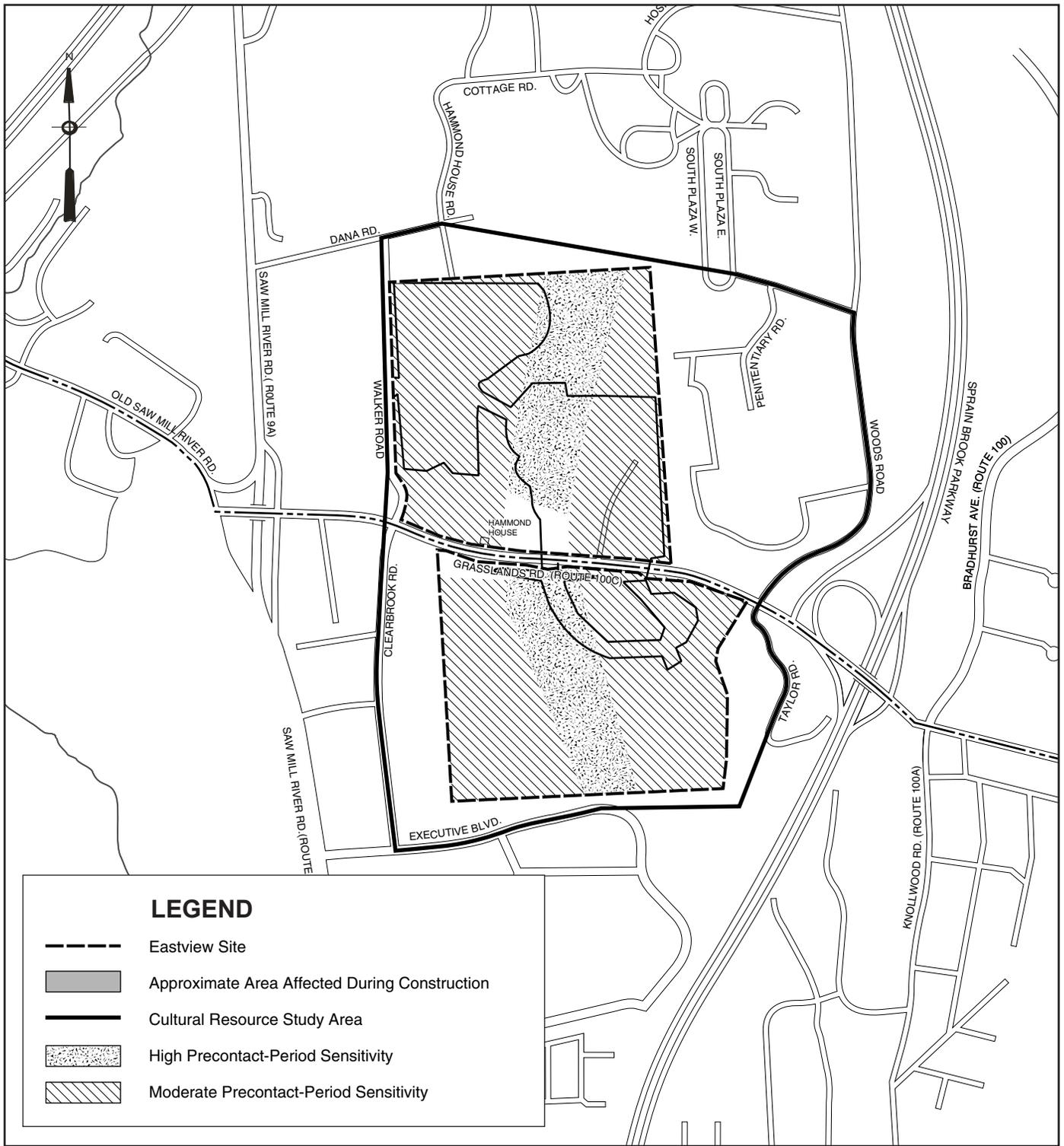
The New York State Museum has rated the area as having a probability of producing precontact-period archaeological data. This sensitivity is based on the physiographic characteristics of the Eastview Site and the similarity of its terrain to reported sites in the region. It is also based on the assumption that the site is relatively undisturbed, and has retained its natural stratigraphy. Soil tests conducted on the property from April to July 1999 by the NYCDEP did not reveal any significant signs of disturbance, such as displaced soil layers or the presence of fill. Additional test borings conducted on the Eastview Site in 2003 encountered possible fill or modified fill immediately to the east of Shaft No. 19 on the eastern edge of the north parcel and around the Catskill Connection Chamber on the eastern edge of the south parcel. This fill material is most likely related to backfilling around the aqueduct shafts during their construction.

It is likely that Native American peoples once used the Eastview Site for hunting or camping activities. Given the lack of historical development on much of the site, there is a high probability that additional precontact-period resources deposited on the property may have remained relatively undisturbed. A reconnaissance conducted by two archaeologists in April 2000 revealed Native American quartz debitage, quartz blocks, and two broken projectile points on the ground surface near the stream (Mine Brook) that flows through the center of the site. The presence of quartz debitage and chert projectile points indicates a strong possibility for the archaeological recovery of significant *in situ* Native American cultural remains (Figure 4.12-3).

Historic-Period Potential and Sensitivity. The cartographic review and documentary research conducted for the Stage 1A Archaeological Assessment revealed that the Eastview Site was used as farmland from the early 18th century to the beginning of the 20th century. The presence of the 1719 Hammond House indicates that there may be buried extant cultural materials relating to this structure. During the 1980's, the Westchester County Historical Society determined that there had been very little disturbance to the immediate house site. Therefore, there is a potential for historical cultural materials in the locations of the Hammond House and its historic outbuildings (Figure 4.12-4). The area delineated for "historic sensitivity" is based on the locations of these buildings, the division of the overall farm into domestic, work/support, and agricultural spheres, and activity zones around the house and the outbuildings.

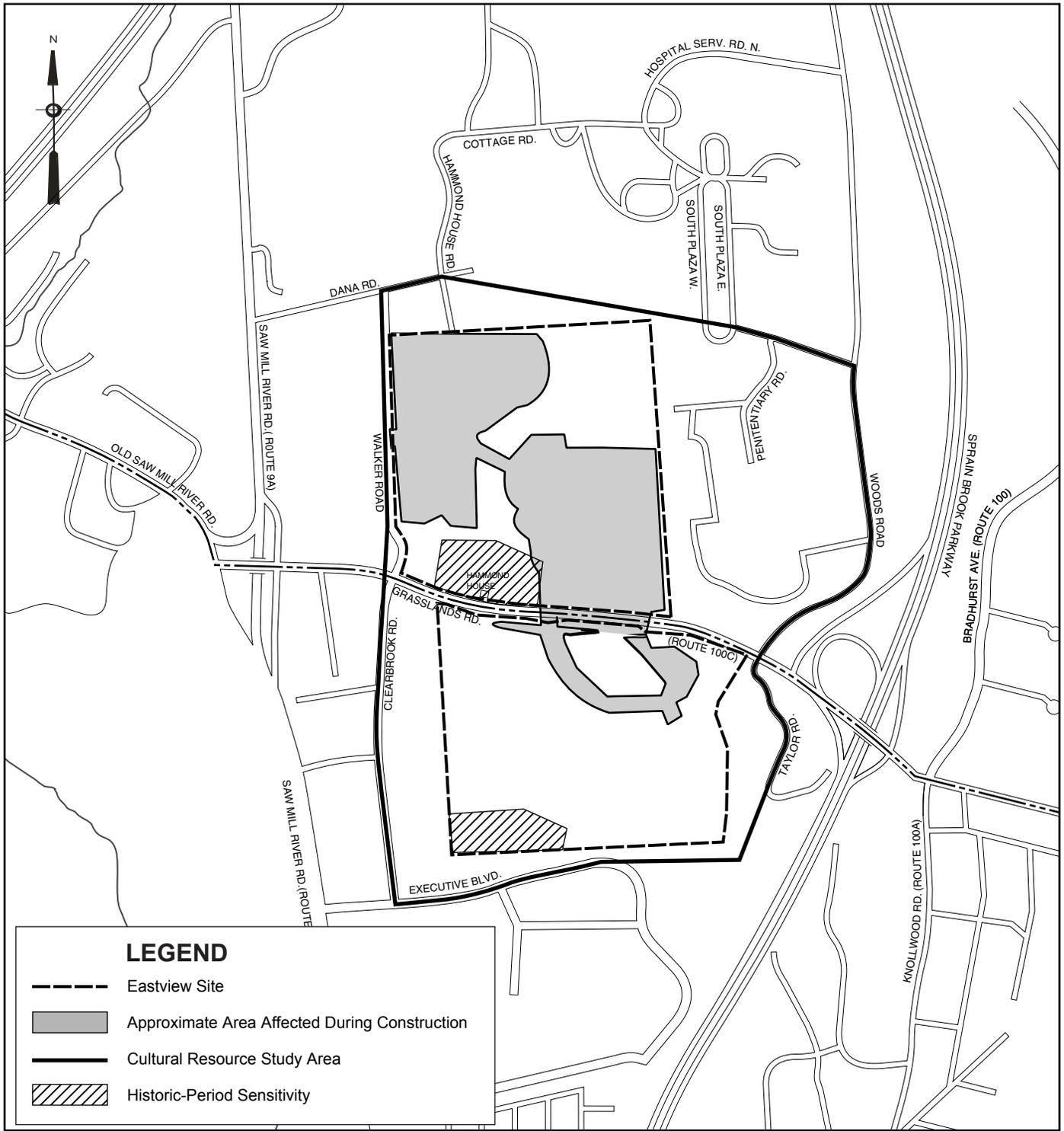
During the 20th century, Hammond House Road was excavated for the installation of a sand fill bedding and asphalt pavement. The cuts can still be noted on both sides of the road. During a site visit it was also noted that the road was recently disturbed when most of the asphalt was removed. Because of this disturbance to the tree-lined Hammond House Road, there is little potential remaining to examine the colonial roadbed. Although architectural demolition debris was noted near the northwestern corner of the property, these deposits clearly relate to the short-term 20th century structures shown on maps after 1929. This architectural debris is from a small house that served as a home to the person who oversaw the farm activities conducted on the property by the inmates of a work farm/penitentiary during the 1930's. Therefore, there is little potential for the recovery of significant materials in this area.

Cartographic research indicates that following the Revolutionary War, the Greenburgh portion of the project site was owned by the Storm family. The Storm's main house was located south of Lower Cross Road (now Route 100C), but maps do not indicate the exact location. It is



Archaeological Sensitivity Precontact Period

Figure 4.12-3



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Archaeological Sensitivity Historic Period

Catskill/Delaware UV Facility

Figure 4.12-4

possible that it was located outside of the project site, or just at the southern boundary. Maps indicate that from 1867 to the 1890s, the Greenburgh portion of the project site was owned by W. J. Decker and by Harriet J. Decker in 1901. The main house and three outbuildings of the former Decker farm were located just south of the Eastview Site, where the Cross Westchester Executive Park is currently located. These buildings were removed after the property was purchased by the City and are no longer standing. It is possible that features dating to the Storm occupation were also once located here. The area of historic sensitivity was delineated based on the location of the farmstead/outbuildings, the division of the farm into domestic, work/support, and agricultural spheres, and activity zones around the house and the outbuildings (Figure 4.12-4). At present, a significant amount of vegetation covers this location. If undisturbed deposits of cultural material do still exist in proximity to the Decker house site, then they may have the potential to provide information regarding the historic use of the site, and more importantly, about the lives of the people who lived there. This location has a high potential for the recovery of buried cultural material.

4.12.2.2.2. Study Area

Historic Resources. No known or potentially eligible historic resources were identified within the study area surrounding the Eastview Site.¹

4.12.2.3. Future Without the Project

The Future Without the Project considers the anticipated peak year of construction (2008) and the first full year of operation (2010) for the proposed facility. The anticipated peak year of construction is based on the peak number of workers.

For each year, two scenarios are assessed: one in which the NYCDEP Croton project is not located on the Eastview Site and another in which the Croton project is located on the site, specifically in the northwest corner of the north parcel. By the peak construction year, two additional NYCDEP projects could be located on the Eastview Site, namely a police precinct and possibly an Administration/Laboratory Building. The police precinct has been approved by the Town of Mount Pleasant and would be located in the southwest corner of the north parcel. The Administration/Laboratory Building is less certain, however, as the Eastview Site is one of several properties currently being evaluated for use as a possible site for that particular building and no siting decision has been made. In addition to these projects, NYCDEP's Kensico-City Tunnel may be under construction at the Eastview Site starting in 2009. Therefore, the 2010 analysis year considers the possibility of this project. All of these NYCDEP projects are analyzed to the extent to which information is available. They are all separate actions from the proposed facility and would undergo their own independent environmental reviews.

¹ The Grasslands Medical Correctional Complex (now known as the Westchester County Valhalla Campus or Grasslands Reservation), located to the north and east of the Eastview Site, was surveyed in 1987 by the Westchester Department of Planning. The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) made no formal determination on the eligibility of the buildings within that area. Based on a conversation with Peter Shaver, OPRHP, February 10, 2000, the Westchester Planning Council Office did not pursue the determination as it felt that based on the numerous changes within the area, the complex as a whole may not be eligible.

4.12.2.3.1. Without Croton Project at Eastview Site

Historic Resources. The NYCDEP police precinct would be constructed to the west of the Hammond House in the southwest corner of the north parcel. It would alter the setting of the Hammond House by increasing the density of development in its vicinity. Visible from the Hammond House, it would alter the currently open westward view from the resource. The police precinct project would include screening measures in the form of plantings and a retaining wall, and the vegetation along Hammond House Road would be maintained as a visual buffer.

Depending on where it is sited, and if constructed on the Eastview Site, the Administration/Laboratory Building may also alter the setting of the Hammond House. If the Kensico-City Tunnel project begins construction at the Eastview Site in 2009, it could have temporary construction effects on the Hammond House, depending on where the staging area is located on the Eastview Site. After it is completed, however, the tunnel would be underground, with no above-ground shafts or access points.

Archaeological Resources. The NYCDEP police precinct would be located in an area determined sensitive for precontact-period archaeological resources and historic-period archaeological resources associated with the Hammond House and its former outbuildings. To determine whether archaeological resources are, in fact, located on the site of the police precinct, Phase 1B archaeological field testing was conducted in October 2003. Only a limited number of mostly 20th-century artifacts were recovered. The Phase 1B report concluded that the area of construction disturbance for the police precinct has been previously disturbed by grading and land manipulation and is not S/NR-eligible for precontact- or historic-period archaeological resources. However, the Phase 1B field testing did identify potential historic-period archaeological resources (a possible cistern and partial foundation) on the southeast corner of the police station site outside that project's area of disturbance.

If the Kensico-City Tunnel project begins construction at the Eastview Site in 2009, it could occupy a section of the Eastview Site that is sensitive for precontact-period archaeological resources, thereby potentially disturbing and/or destroying archaeological resources that may be present. Depending on where it is sited, and if constructed on the Eastview Site, the Administration/Laboratory Building may also disturb and/or destroy potential archaeological resources that may be located on the Eastview Site. Therefore, it is anticipated that archaeological field testing would be performed for the Kensico-City Tunnel and the Administration/Laboratory Building. As noted above, each of these projects is subject to its own independent environmental review.

4.12.2.3.2. With Croton Project at Eastview Site

Historic Resources. In this scenario, the Croton project would be constructed on the north parcel, to the northwest of the proposed UV Facility site. No construction activity is required for the Croton project within approximately 500 feet of the Hammond House. Although drilling and blasting would occur during construction of the raw water pump station, this construction activity would occur approximately 1,500 feet away from the Hammond House.

The Croton project would not drastically alter the rural context of the Hammond House, because existing vegetation on the Eastview Site immediately surrounding the Hammond House would be retained and views of the main treatment building from the Hammond House would be minimal and largely screened by existing vegetation. Although the main treatment building would be partially visible from this location, it would not be immediately adjacent or visually intrusive in background views containing the Hammond House. Vegetation immediately surrounding the Hammond House would not be removed or altered as a result of the Croton project. However, the Croton project would remove some of the mature trees lining Hammond House Road, beginning approximately 350 feet north of the Hammond House. These trees do not date to the house's 18th-century context, but they do contribute to the 19th-century rural character of the Eastview Site, the house's setting, and the feeling of an earlier agrarian period of time. The treeless section of the road would be visible from the Hammond House, but the trees along the road adjacent to the house would be retained.

Archaeological Resources.

Precontact Period. As stated in Existing Conditions, the Eastview Site has high potential for producing precontact-period archaeological data. Therefore, excavation for the Croton project could potentially disturb any archaeological resources that may exist on the project site.

Historic Period. Documentary research has determined that the 1719 Hammond House is the only farm compound still standing on the Eastview Site. The Croton project, as currently designed, would remain approximately 1,500 feet to the north of the Hammond House. Therefore, any potential archaeological resources associated with the house and former farm outbuildings that could be located on the Eastview Site would not be disturbed by construction of the Croton project.

4.12.3. Potential Impacts

4.12.3.1. Potential Project Impacts

The first full year of operation for the proposed UV Facility would be 2010. Therefore, potential project impacts have been assessed by comparing the Future With the Project conditions against the Future Without the Project conditions for the year 2010 for both of these scenarios.

4.12.3.1.1. Without Croton Project at Eastview Site

Historic Resources. The proposed Catskill/Delaware UV Facility would be located on the north parcel of the project site. It would consist of a main disinfection building, two forebay structures (one with an above-grade structure), an above-grade structure associated with Delaware Shaft No. 19, an electrical generator building, and a guard house. The main access road to the UV Facility would connect to Walker Road, which borders the western edge of the north parcel. A treated water conveyance and potential pressurized raw water conveyance would be located on the north and south parcels; a new raw water Catskill Connection Chamber (CCC) could also be constructed on the south parcel. Small access structures would be located on top of the existing and proposed CCC.

It is not anticipated that the proposed facility would have any adverse visual or contextual impacts on the Hammond House. The Eastview Site is large and the proposed facility would only develop a small percentage of the total area with above-ground facilities. The southern portion of the north parcel, where the Hammond House is located, would be left wooded. There would be no project construction within approximately 400 feet of the historic resource, and all of the above-grade structures would be located at least 600 feet to the northeast. Since the proposed above-grade UV facility structures and the access road would not be located in the Hammond House's immediate vicinity, distance and intervening vegetation would limit their visible relationship with it. The main disinfection building, which would be the largest structure, would be located closest to the Hammond House. However, much of the main disinfection building would be located below-grade. In addition, the above-grade portion would be designed to blend into the landscape. It would be constructed of reinforced concrete and either pre-cast panels or masonry with aluminum windows and curtain wall segments. The structure would conform to the east-west slope of the site, with the tallest portion located at its western end. The arched roof would follow the site's downward slope from west to east, and it would have triangular skylights or louvers. The forebay and generator buildings would be similarly designed. Landscaping would reinforce the topography and vegetative coverage of the site, while providing screening for the facility.

While the proposed facility would provide new landscaping and vegetation to buffer views of the proposed facilities from the Hammond House, the proposed facility would also remove vegetation and trees from certain areas of the Eastview Site. Beginning approximately 350 feet north of the Hammond House, the mature trees lining Hammond House Road, which contribute to the house's rural setting, would be removed to allow for construction staging. Since some of these trees would be removed in the Future Without the Project, as described above, their removal by the proposed facility would not have an adverse contextual impact on the Hammond House. In any case, the trees lining the road in the house's immediate vicinity would be retained. In addition, vegetation would be removed above the treated water pipeline, the raw water pipeline, and the bypass line all of which would run approximately north-south along the Eastview Site's eastern edge. Due to distance, intervening topography, and existing vegetation, these new clear swaths of land through the site would not be visible in relation to the Hammond House.

Although the police precinct would be located in the vicinity of the Hammond House, it is not anticipated that the proposed facility would have an adverse incremental change on the Hammond House's setting from the Future Without the Project. As described above, the police precinct would provide screening measures to limit its visibility from the Hammond House. Similarly, the proposed facility would provide vegetative screening, and distance, building and landscape design, and existing vegetation would limit its visibility in relation to the Hammond House.

Archaeological Resources.

Precontact Period. The proposed facility would require subsurface disturbance on the north parcel for construction of the proposed UV Facility structures and the underground electrical connections to the Grasslands Reservation Substation adjacent to the site's eastern

edge. On the north parcel, the proposed facility would also require grading and subsurface disturbance for the road connection to Walker Road. On the south parcel, there would be subsurface disturbance for construction of the treated water pipeline to the Catskill Connection Chamber and for potential construction of a bypass line to the Catskill Aqueduct. There could also be subsurface disturbance if a raw water pipeline from the south parcel to Delaware Shaft No. 19 is chosen as the preferred means of conveying raw Catskill water to the proposed UV Facility.

Information collected during background research indicates that the Eastview Site has high potential for the presence of precontact-period cultural material (see [Figure 4.12-3](#)). As described above, recent soils tests did not indicate a significant amount of disturbance on most of the property. Any in-ground construction, excavation, or grading (except in areas identified as previously disturbed) would disturb or possibly destroy any precontact-period archaeological resources, if they exist. Therefore, prior to any construction work, a Phase 1B site investigation would be conducted to determine the presence/absence of any potential archaeological resources that might be located on the project site. A Phase II investigation would assess any identified resources for their National Register eligibility. Any National Register-eligible resources would either be protected *in situ* (by avoiding work in the area) or they would be recovered. The Phase 1B, in addition to the Phase II, would be conducted in compliance with all applicable guidelines and regulations, including Section 106 of the National Historic Preservation Act of 1966, prior to any in-ground disturbance undertaken as part of the project. Therefore, no significant adverse impact is anticipated to archaeological resources as a result of the proposed facility.

Historic Period. As shown in [Figure 4.12-4](#), the limit of project disturbance, as currently contemplated, would remain approximately 400 feet to the northeast of the Hammond House and just outside the area of historic-period archaeological sensitivity. The proposed facility would not disturb any potential archaeological resources associated with the Hammond House domestic compound or the former farm outbuildings, and there would be no adverse impacts to historic-period archaeological resources. Therefore, no archaeological testing is recommended for this location.

Research indicates that by the second half of the 19th century structures relating to the Decker farm once stood near the southern boundary of the project site. Identifying the specific function of these structures may contribute to an understanding of the use of the site as a whole, and more specifically to the use of the site by its former occupants. Current plans for the proposed facility indicate that no project construction would occur in the vicinity of the former Decker farm ([Figure 4.12-4](#)). Therefore, no archaeological testing is warranted for this location.

4.12.3.1.2. With Croton Project at Eastview Site

Historic Resources. The proposed facility would not have incremental contextual or visual impacts on the Hammond House from the Future Without the Project. Although the proposed facility would further transform the undeveloped and wooded north parcel into an industrial site, the areas developed by the project and the Croton project would be located at the site's eastern and northern edges, removed from the immediate vicinity of the Hammond House. In the Future Without the Project, the Croton project would have altered the northern portion of the largely undeveloped north parcel, but it would be located at least 1,500 feet from the

Hammond House, and existing vegetation and topography would obscure most views of it from the vicinity of the historic resource. Similarly, distance, existing vegetation, and building and landscape design would limit the proposed facility's visibility in relation to the Hammond House. Since neither project would significantly intrude into the Hammond House's visual setting, the proposed facility would not have an adverse incremental contextual or visual change on the Hammond House.

Archaeological Resources.

Precontact Period. As described above, excavation and grading for the proposed facility would disturb any potential precontact-period archaeological resources that may be located on the project site. In addition, excavation for the Croton project would disturb any potential archaeological resources that may be located on the western portion of the north parcel. However, the Croton project would be located on a different portion of the Eastview Site than the project UV Facility, and the proposed facility's potential impacts would, therefore, be the same in the future with or without the Croton project.

Historic Period. Neither the proposed facility, the Croton project, nor the police precinct, as currently contemplated, would disturb areas potentially sensitive for historic-period archaeological resources associated with the former Hammond House farm and the former Decker Farm.

4.12.3.2. Potential Construction Impacts

The anticipated year of peak construction for the proposed facility is 2008. Therefore, potential construction impacts have been assessed by comparing the Future With the Project conditions against the Future Without the Project conditions for the year 2008 for both of these scenarios.

4.12.3.2.1. Without Croton Project at Eastview Site

Historic Resources. No construction activity is required within at least 400 feet of the Hammond House. Therefore, the proposed facility would not have a significant adverse impact on the historic resource from construction-period vibrations, subsidence, or other accidental construction damage. However, if required by the New York State Office of Parks, Recreation and Historic Preservation (acting in its capacity as the New York State Historic Preservation Office [SHPO]), consultation would be undertaken with the SHPO to implement preventative measures to protect the historic structure during construction activities.

Archaeological Resources. As stated in Existing Conditions, the Eastview Site has a high potential for producing precontact- and historic-period archaeological data. Therefore, measures would be taken, in consultation with the SHPO, to avoid significant impacts to archaeological resources that could result from the proposed facility.

Prior to excavation or grading in any area of the project site identified as archaeologically sensitive, archaeological field testing would be undertaken in consultation with the SHPO. As currently contemplated, no project construction would occur in areas identified as potentially

sensitive for historic-period archaeological resources (see [Figure 4.12-4](#)). Testing would begin with a Phase 1B archaeological reconnaissance for those areas deemed to have precontact-period sensitivity that would be disturbed by excavation for the proposed facility. This type of study is designed to ascertain the presence/absence of archaeological resources through the excavation of a series of shovel test pits within the locations deemed archaeologically sensitive. The results of the testing would be submitted to the SHPO for review and approval.

If necessary, based on the results of the Phase 1B testing, a Phase II field investigation would be designed and undertaken in consultation with the SHPO to determine the age, function, limits, integrity, and National Register eligibility of the sites or resources found. Full mitigation can only be achieved through avoidance. If avoidance is not possible, then further testing and data recovery would be undertaken in consultation with the SHPO.

It is anticipated that the procedures noted above would be followed for the NYCDEP police precinct, Administration/Laboratory Building, and Kensico-City Tunnel projects proposed for the Eastview Site, since excavation associated with them could also disturb and/or destroy archaeological resources. As noted above, each of these projects is subject to its own independent environmental review.

4.12.3.2.2. With Croton Project at Eastview Site

Historic Resources. Neither the proposed facility nor the Croton project are located close enough to the Hammond House to potentially cause adverse construction-related impacts from drilling and blasting, subsidence, collapse, or other accidental construction damage.

Archaeological Resources. As described above, excavation for the proposed facility could potentially cause a significant adverse impact to precontact-period archaeological resources. Since the Croton project would be located on a different portion of the Eastview Site than the project UV Facility, the proposed facility's potential impacts would, therefore, be the same in the future with or without the Croton project.

To identify the presence/absence of any resources, Phase 1B field testing would be performed prior to project excavation or grading. If necessary, based on the results of the Phase 1B testing, a Phase II field investigation would be undertaken, followed by avoidance or data recovery if warranted.

The procedures noted above would also be followed for the NYCDEP Croton project proposed for the Eastview Site, since excavation associated with this project could also disturb and/or destroy archaeological resources. The Croton project is subject to its own independent environmental review.

4.12.4. Potential Impacts of Relocating the Hammond House

NYCDEP may choose in the future to relocate the Hammond House from the Eastview Site to another location as part of the proposed UV Facility project due to security concerns associated with a private residence being located on the same site as critical components of the City's water system. As shown in [Section 7, Alternatives](#), [Figure 7-8](#), which illustrates the NYCDEP's

comprehensive long-term plan for the site, the Hammond House would be an isolated residential use surrounded by NYCDEP's water supply facilities. The following section examines the potential impacts of relocating the Hammond House from the Eastview Site.

As noted above, the Hammond House is listed on the National Register and the Westchester County Inventory of Historic Places. In accordance with Section 106 of the National Historic Preservation Act of 1966, NYCDEP would develop a relocation and preservation plan for the historic resource in consultation with the SHPO. Specifics of the plan would be stipulated in a Memorandum of Agreement between NYCDEP and the SHPO and all other applicable agencies, which could include the federal Advisory Council on Historic Preservation and the Westchester County Historical Society.

In most cases, the relocation of a property listed on the National Register of Historic Places (as well as other types of historic properties, such as locally designated structures) is discouraged by preservationists and should be considered only as a last resort against the threat of demolition or other adverse impacts that could include contextual impacts. In the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, relocation is not recommended as a proper treatment for a historic building. While relocation may avoid or mitigate certain adverse impacts to a property, it can often cause new adverse impacts to the property in question. Relocation can cause physical damage to a structure, and it can threaten several measures of a property's historical integrity by destroying or diminishing the historic relationship between the building and its site or by creating a false historical appearance. As per the National Register criteria, relocated properties are generally not eligible for National Register listing, and listed properties that are relocated can be removed from the National Register if their integrity and reasons for significance are compromised.

There are, however, numerous examples of relocated historic buildings throughout the country that have retained historical significance despite compromises to their integrity of location, setting, or association. In Westchester, an example of a relocated National Register property is the Jacob Purdy House in White Plains, a farmhouse built in 1721 that also served as Washington's headquarters during the battle of White Plains. In 1973, the house was moved to save it from demolition for highway construction. The house was moved prior to its inclusion in the National Register. Located on a hill overlooking its original site, the house is still within the boundaries of the farm parcel originally owned by the house's builder. The White Plains Historical Society currently occupies the Jacob Purdy House.

In New York City, examples of relocated National Register properties include: the Hamilton Grange National Memorial (also a National Historic Landmark) in the Bronx, which was moved in 1889 to save it from the threat of development; the Poe Cottage in the Bronx, which was moved to a nearby park in 1913; and the Kingsland Homestead in Queens, which was moved twice, in 1923 and 1968, to save it from demolition. All three of those structures are also designated New York City Landmarks. Another example is the museum village of Historic Richmond Town, a collection of historic Staten Island buildings. While the museum village is not listed on the National Register, it is a designated New York City Landmark. In addition to several historic buildings occupying their original sites, the museum village contains multiple buildings that were moved from other parts of Staten Island in the 20th century.

To minimize or avoid significant adverse physical and contextual impacts to the Hammond House that could result from the relocation, NYCDEP would develop a relocation and preservation plan for the building in consultation with the SHPO. The several components of the relocation and preservation plan are discussed below.

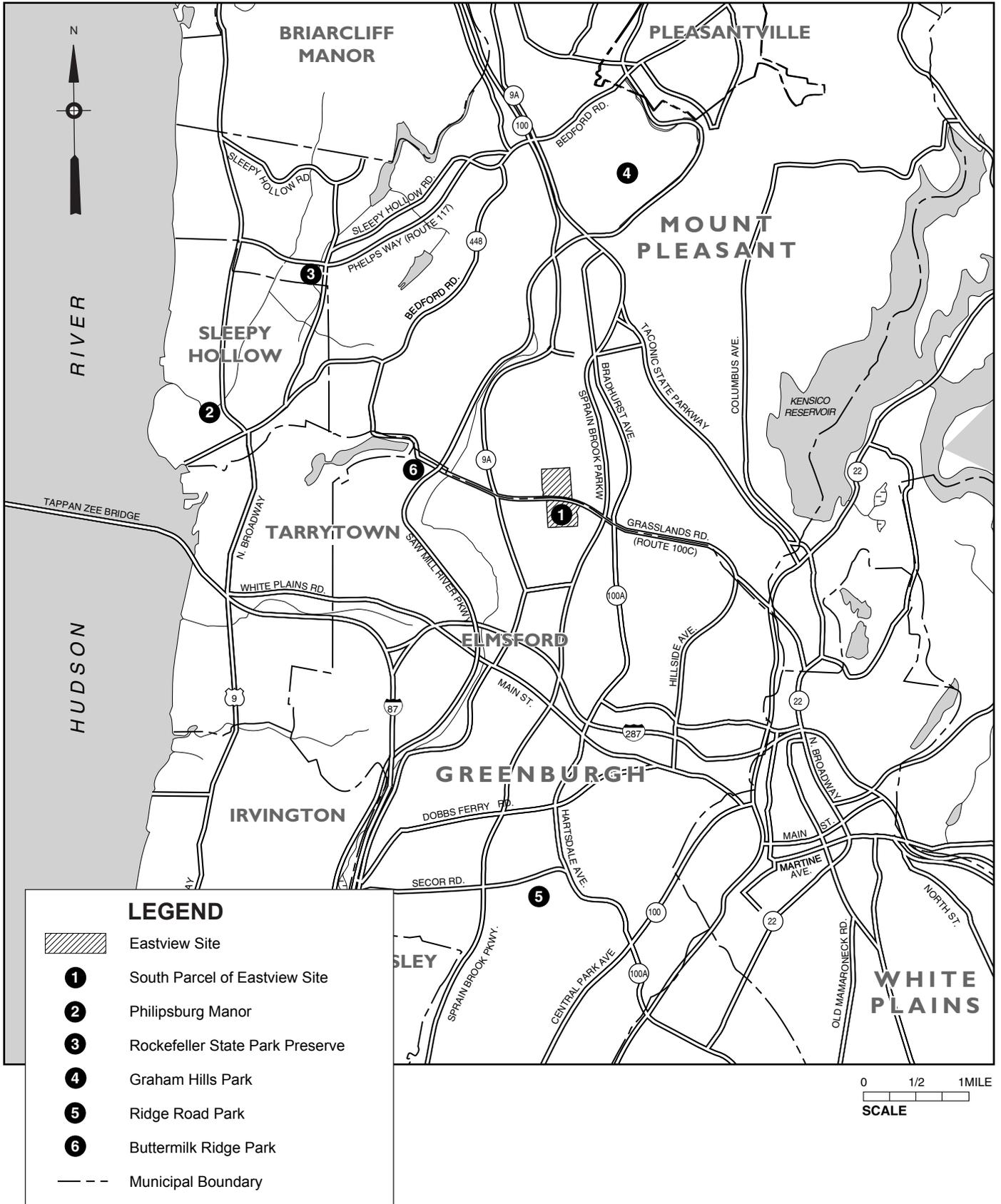
4.12.4.1.1. Site Selection

The first step in the plan would be the selection of an appropriate site. Consideration should be given to the fact that William Hammond built the house without a basement in 1719 so it could be moved in the event his lease on the Philipsburg Manor was terminated (*National Register of Historic Places Inventory Nomination Form* for the Hammond House, 1980). In selecting a new site for a historic building, general guidance (as provided by the National Trust for Historic Preservation) recommends choosing a site “that is compatible with the style of the house [or other structure] and as near both in location and appearance to the original site.” In selecting a new site for the Hammond House, NYCDEP would apply the following suggested criteria in consultation with the SHPO:

- The site should be located on the former lands of the Philipsburg Manor because William Hammond built the house in 1719 as a tenant homestead on the estate.
- The site should be located in either Mount Pleasant or Greenburgh. In 1788, the former Philipsburg Manor was confiscated by New York State, and the property was subdivided with former tenants (including James Hammond, William’s son and inheritor of the house) purchasing their holdings. Both Mount Pleasant and Greenburgh were incorporated in 1788, with the Hammond property falling within Mount Pleasant and the property of James’ cousin Nicholas Storm falling within Greenburgh to the south across Lower Cross Road (now Grasslands Road). Locating the new site in either town would retain the Hammond House’s association with the post-1788 landholdings of the Hammond family.
- The new site should be located as close to its current site as possible to maintain integrity of location. In addition, a more distant move could increase the potential for damage to the house during transit.
- The new site should have an undeveloped setting similar to that of the existing site, which offers an idea of the property’s original agrarian setting. The gently rolling topography, open and wooded landscape, and the absence of immediately surrounding buildings on the existing site help preserve the Hammond House’s integrity of setting, feeling, and location.
- Ideally, the new site should be located on publicly-owned land. Issues of public access and maintenance of the Hammond House should be more easily resolved if the house were relocated to publicly-owned land, especially land with existing visitor and maintenance infrastructures, such as would be found at a park.

The final selection of a new site for the Hammond House would be made by NYCDEP in consultation with the SHPO and all other applicable agencies in accordance with Section 106. However, application of the five criteria described above suggests six potential new sites (see [Figure 4.12-5](#)). These sites include:

1. The Greenburgh (south) parcel of the project site. Located in the immediate vicinity of the existing site, this location has a similar wooded and undeveloped character and it was owned by Nicholas Storm, John Hammond's cousin. However, relocating the house to the site would not address NYCDEP's security concerns because the house would still be located in the midst of the City's water supply system. In addition, public access to the house on this site could be limited by the proximity of the proposed NYCDEP water supply facilities.
2. Philipsburg Manor. Although Philipsburg Manor is not located in the immediate vicinity of the Hammond House, it is in Mount Pleasant to the west of the project site. Philipsburg Manor functions as a living history museum and contains the stone manor house of Frederick Philipse, who established the Philipsburg Manor estate on 52,000 acres granted by the English governor of New York, as well as a reconstructed tenant farm, mill, and slave garden. Although relocating the Hammond House to this location could create the false appearance that the Hammonds lived alongside the Philipses, this site presents excellent opportunities for public access to the house, future maintenance, and interpretation of the house, and the history of the larger estate.
3. Rockefeller State Park Preserve. Located in Mount Pleasant to the northwest of the project site, the largely undeveloped park preserve is located on the former Philipsburg Manor estate. It would be similar to the original setting of the Hammond House, and it contains an existing visitor center that could provide orientation to the Hammond House.
4. Graham Hills Park. Located in Mount Pleasant to the north of the project site on the former Philipsburg Manor estate, this park is largely undeveloped but it contains several miles of mountain bike paths. It would, therefore, offer a less relaxed setting for the Hammond House than would Rockefeller State Park Preserve.
5. Ridge Road Park. This park is located in Greenburgh to the south of the project site on the former Philipsburg Manor estate. It contains both developed and undeveloped areas with existing visitor infrastructure, but it is the farthest from the project site of the suggested new sites.
6. Buttermilk Ridge Park. This site is located to the west of the project site on the former Philipsburg Manor estate. As John Hammond also owned property on the western side of the Saw Mill River, this site would be close to the original Hammond landholdings. However, the narrow setting of the park along the Saw Mill Parkway may not be an appropriate context for the house.



Potential Relocation Sites for Hammond House

4.12.4.1.2. Historic American Buildings Survey

As mitigation for moving the Hammond House from its original location, NYCDEP would document it according to the standards of the Historic American Buildings Survey (HABS) prior to the relocation. HABS documentation typically involves photographic and written documentation, and the precise recordation program of the Hammond House would be developed in consultation with the SHPO. It is anticipated that photodocumentation would include all of the Hammond House facades, the immediate setting including Hammond House Road, and the relationship of the house to its site. Further, HABS documentation could include measured drawings of the house.

4.12.4.1.3. Structural Analysis

The relocation process could have significant adverse physical impacts on the Hammond House. Therefore, prior to moving the Hammond House, an independent structural engineer would be retained to perform an inspection of the house as potential weaknesses could lead to damage during the relocation process. The inspection would ascertain any pre-existing damage, existing structural distress, and any potential weakness of the Hammond House structure. The inspection would also determine whether the house must be disassembled prior to being moved or whether it can be relocated in one piece. A written report would be prepared by the inspecting engineer documenting any potential weakness or structural distress, together with a protocol addressing any recommended remediation and steps taken to secure problem areas prior to the commencement of relocation. Developed in consultation with the SHPO, the latter protocol would also address steps taken to protect the house during the move and placing it at the new site, which would most likely involve the construction of a new foundation. The written report would be supplemented with photodocumentation in order to provide a clear record of existing conditions and any problem areas. If the house is disassembled for relocation, a thorough recordation of the disassembly would be prepared so that the Hammond House can be accurately reassembled.

An integral component of the relocation plan would be the selection of a qualified and experienced building-moving firm. NYCDEP would consult with the SHPO to choose an appropriate company.

4.12.4.1.4. Preservation and Maintenance Plan

Relocating the Hammond House without an adequate plan for its future maintenance and use could result in deterioration and abandonment. To ensure that the house is not adversely affected by neglect caused by the move, an independent preservation consultant would be retained by NYCDEP to prepare a preservation and maintenance plan. Developed in consultation with the SHPO, this plan would address the house's current conditions, provide preservation recommendations, and outline a program for continued maintenance. In addition, the plan should address issues of public access, ownership, caretaking, and interpretation of the house.

As described above, the possible relocation of the Hammond House could have potential significant adverse physical and contextual impacts on the resource. To avoid or minimize adverse impacts, NYCDEP would develop a relocation and preservation plan in consultation

with the SHPO and other applicable agencies (that could include the Advisory Council on Historic Preservation, if necessary) in accordance with Section 106 of the National Historic Preservation Act of 1966. A Memorandum of Agreement between NYCDEP and the SHPO would stipulate items to be addressed in the plan. It is anticipated that plan components would include the selection of an appropriate site for the Hammond House, preparation of HABS documentation of the house and current site, preparation of a structural analysis of the house and a detailed relocation protocol, and provisions for future maintenance and preservation.