

A. INTRODUCTION

This chapter considers the potential for the proposed and future actions to affect historic resources. The site of the proposed and future actions is the Melrose Commons Urban Renewal Area (URA) in the South Bronx (see Figure 7-1), much of which has already been developed or is under construction. This chapter will focus on the proposed and future developments and any potential development sites where new construction is expected to occur. The proposed and future developments include Boricua Village, proposed by the Atlantic Development Group, and Courtlandt Corners, proposed by Phipps Houses. URA sites 15, 52, 53, 62, and 64 have also been identified as potential development sites (see Figure 7-1). The impact of proposed and future actions on historic resources was analyzed.

Historic resources include both archaeological and architectural resources. The study area for archaeological resources is the project site, the area which would be disturbed by the project construction.

For the purpose of this analysis, the project sites include both the proposed and future developments, Boricua Village and Courtlandt Corners, and any of the undeveloped URA sites which could be developed as a result of the proposed and future actions. Study areas for architectural resources are determined based on the area of potential effect for construction period impacts, such as ground-borne vibrations. A larger study area looks at the area of potential effect for visual or contextual impacts. The 2001 *City Environmental Quality Review* (CEQR) *Technical Manual* sets the guidelines for the study area as being typically within an approximately 400-foot radius of the project site (see Figure 7-1). For this analysis, the study area consists of a 400-foot radius around the two development sites and the undeveloped URA sites. Within the study area, known architectural resources analyzed include properties listed on the State and National Registers of Historic Places (S/NR) or properties determined eligible for S/NR listing, National Historic Landmarks (NHLs), New York City Landmarks (NYCLs) and Historic Districts, and properties determined eligible for landmark status. In addition, other properties in the study area were evaluated for their potential S/NR or NYCL eligibility.

The proposed and future actions would result in the demolition of all of the structures on the project sites. The proposed Boricua Village development would result in the construction of new residential, commercial, and educational facilities, and new public open space. The future Courtlandt Corners development would result in the construction of new residential buildings with accompanying open spaces.

B. EXISTING CONDITIONS

PROPOSED AND FUTURE DEVELOPMENT SITES

ARCHEOLOGICAL RESOURCES

Based upon their review of the lots that compose the development sites, the New York City Landmarks Preservation Commission (LPC) determined, in a letter dated February 7th, 2005, that an archaeological documentary study for Block 2367, Lots 10, 50, 11, and 37 is warranted. LPC also indicated that there are no concerns for precontact period resources, and that the study should focus solely on the potential for historic period resources. In a letter dated January 9th, 2006, LPC indicated that they had no archaeological concerns for any of the other project lots. The following summarizes the results of the archaeological study prepared for Block 2367, Lots 10, 50, 11 and 37.¹

Early History of Block 2367

Block 2367 was originally part of a large farm owned by the Morris family. In 1848, Gouverneur Morris sold 200 acres of the farmland to mechanics and labor men who laid out the blocks and developed the area. Block 2367 was originally divided into two lots: Lot 3 on the eastern side and Lot 5 on the western side. Lots 10, 50, 11, and 37 were all part of historic Lot 5. Charles L. Georgi, a tenant of the Morris family, came into possession of Lot 5 in 1848, and in 1850 he divided it up and began selling portions of it to new owners. In order to facilitate selling smaller lots, Lot 5 was divided into 15 smaller portions, which were designated Lots a-p. Modern Lots 10, 50, and 11 were all part of section “n,” while modern Lot 37 was part of section “d.”

Lots 10, 50, and 11

Currently Lots 10, 50, and 11 are vacant. Originally, lots 10, 50, and 11 were conveyed as one property, and around 1885, the address for the three lots was 754 East 163rd Street. It was later divided into three separate lots. The first building on these lots was built between 1851 and 1853 and was used as a residential rental property. Piped municipal water became available to this area by 1878, and sewers were laid in 1893. Therefore, shaft features, such as wells, cisterns, and privies, could be present on the rear of the lots. This was a rental property and names of residents listed in census records for the block did not correspond with available city directories. It is not known who resided at the site. In 1902, the property was demolished and three rowhouses were located on lots corresponding to the modern lot numbers. The three rowhouses were moved from another property along the north side of East 163rd Street, which was being truncated due to its widening. In preparation for the three rowhouses, new basements and cellars were constructed on Lots 10, 50, and 11. The construction occurred on the northern 50 feet of the lots, and the southern 50 feet was left open for yard areas. These three rowhouses were demolished, presumably in the 1970s and/or 1980s. It is assumed that construction of the basements and foundations would have extended a number of feet into the rear yards and likely disturbed potential historic period resources related to the ca. 1851-1853 rental property. Therefore, these lots have only a moderate sensitivity for historic period resources.

¹ *Phase IA Documentary Study, Proposed Boricua Village Project Site*, report prepared by Historical Perspectives, Inc., April 2005.

Lot 37

Modern Lot 37 is currently vacant. This lot, originally part of Lot 5, section “d,” was vacant until around 1882 when a small frame structure was built. This structure was replaced in 1887 with a larger frame structure which covered modern Lots 1, 37, and 38. The portion of the structure located on Lot 37 was one story in height and its rear yard undeveloped. In 1897, a new building was constructed on the lot. This five-story building had a basement and covered all but the northern 12 feet of the lot. Federal census records indicate that this building was an apartment building, though the early residents are unknown. The building was demolished in the 1970s. It is unlikely that any historic period features, such as wells, cisterns, and privies, would be present on the lot. Construction and later demolition of this building, which included a basement, would have disturbed any potential features located in the rear yard area. Therefore, Lot 37 possesses moderate to low sensitivity for historic period resources.

Due to the lack of direct association with known occupants or cultural groups, and the disturbance to the upper soil layers of the property, the Phase 1A report concluded that no further archaeological study was warranted for these Lots. This report was submitted to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) and LPC for review and comment.

LPC reviewed the findings of the Phase 1A report, and in a letter dated January 30, 2006, LPC concurred with the findings that no further archaeological study is warranted. However, in a letter dated March 23, 2006, OPRHP indicated that the site could still have research value, and recommends that Phase 1B archaeological testing be undertaken to determine the presence or absence of archaeological resources.

ARCHITECTURAL RESOURCES

The Boricua Village project site, located on URA sites 48, 49, 59, and 60, is currently occupied by ten vacant buildings, including the former Bronx Municipal Court – Second District Building. With the exception of the Court building, all of these buildings are one or two stories in height. They are in poor condition with boarded-up windows, are generally poorly maintained, and have been altered through time (see Photograph 1 and Photograph 2 of Figure 7-2). Due to their lack of architectural significance and integrity, these buildings do not appear to meet eligibility criteria for S/NR listing or NYCL designation.

The former Bronx Municipal Court – Second District Building is located on the project site at 900 Washington Avenue. This building occupies the irregular shaped block bounded by O’Neil Square to the west, Brook Avenue to the east, East 162nd Street to the north, and East 161st Street to the south. It is a four-story building with a flat roof and five facades. The upper three stories are clad in red brick while the first story is clad in smooth limestone. Designed in the Neo-Classical style, this building has limited exterior ornamentation, including a denticulated limestone cornice above the third story, decorative brickwork above the second story windows, and a limestone entry surround on East 161st Street that contains a bas relief of the seal of New York City (see Photographs 3 and 4 of Figure 7-3).

The former Bronx Municipal Court – Second District was designed by Max Hausle, a primarily Bronx and Westchester architect also credited with designs for the Bronx Family Courthouse (now demolished), the Bronx Magistrate’s or Traffic Courthouse designed in 1926 and located at 1400 Willamsbridge Road, and the Bronx County Courthouse (designed with Joseph H. Freedlander), built from 1931-1934 at 851 Grand Concourse (S/NR, NYCL). The former



Project site, view southeast from Brook Avenue and East 162nd Street

1



Project site buildings, view southwest from Third Avenue and East 163rd Street

2



Former Bronx Municipal Court - Second Division **3**



Former Bronx Municipal Court - Second Division, detail **4**

courthouse on the project site consists of two joined buildings, one built in 1922 and the other in 1925. The fourth story, added in 1927, is similar in appearance to the other stories. By 1969, the former courthouse had fallen into serious disrepair, and sometime between 1972 and 1977 it was vacated. The bottom two stories are sealed, but the third and fourth floors have remained open to the elements, and serious deterioration has occurred.

LPC, as part of the FEIS prepared for the Melrose Commons URA in 1994, determined that the former Bronx Municipal Court – Second District meets eligibility criteria for S/NR listing and NYCL landmark designation. However, on account of its deteriorated state and loss of integrity, the New York State OPRHP subsequently determined that the former courthouse is not eligible for listing on the S/NR.

The Courtlandt Corners development site, located on URA sites 45, 46, 56, 57, and two privately acquired lots, include lots with one- and two-story red brick warehouse buildings, a gas station, a three-story former residence that is currently vacant, vacant lots, and community gardens. Due to their lack of architectural significance and integrity, the structures on the Courtlandt Corners development site do not appear to meet eligibility criteria for S/NR listing or NYCL designation (see Photos 5 and 6 of Figure 7-4).

The remaining development sites, located on URA sites 15, 51, 52, 53, 54, 62, and 64, are developed with vacant buildings, one-story industrial buildings, and community gardens. Due to their degraded appearance and lack of distinguishing architectural features, none of the buildings on the potential development sites appear to meet the eligibility criteria for S/NR listing or NYCL designation.

STUDY AREA

ARCHITECTURAL RESOURCES

Known Architectural Resources

There are ten known architectural resources in the study area (see Table 7-1 and Figure 7-1).

The Bronx Borough Courthouse, (S/NR, NYCL) was built in 1904-1914 and is credited to local Bronx architect Michael J. Garvin. This granite, four-story Beaux-Arts style building with five facades occupies the block bounded by East 161st Street to the north, Third Avenue to the east and the south, and Brook Avenue to the west and the south. The Courthouse is located approximately 60 feet south of the Boricua Village project site. The building has been vacant since the 1980s and has lost its original windows and entry doors (see Photograph 7 of Figure 7-5).

As part of their environmental review of the 1994 Melrose Commons FEIS, LPC identified five additional properties as S/NR and NYCL eligible. The Church of Saints Peter and Paul and its school are located at 824-838 Brook Avenue, and the rectory is located at 833 St. Ann's Avenue. This group of buildings is over 350 feet from the Boricua College site. The church is five stories, with the main façade facing west onto Brook Avenue. The church, constructed in 1932, was designed in the Gothic Style and is clad in rusticated stone. Its main façade contains two side entryways and a central entrance, a large rose window on the middle bay, and small dormer windows on a steeply pitched roof (see Photograph 8 of Figure 7-5). A large, eight-story square tower is located on the southwest corner of the church and is a visual landmark within the study area.



Courtlandt Corners Project Site, view south from East 163rd Street and Courtlandt Avenue

5

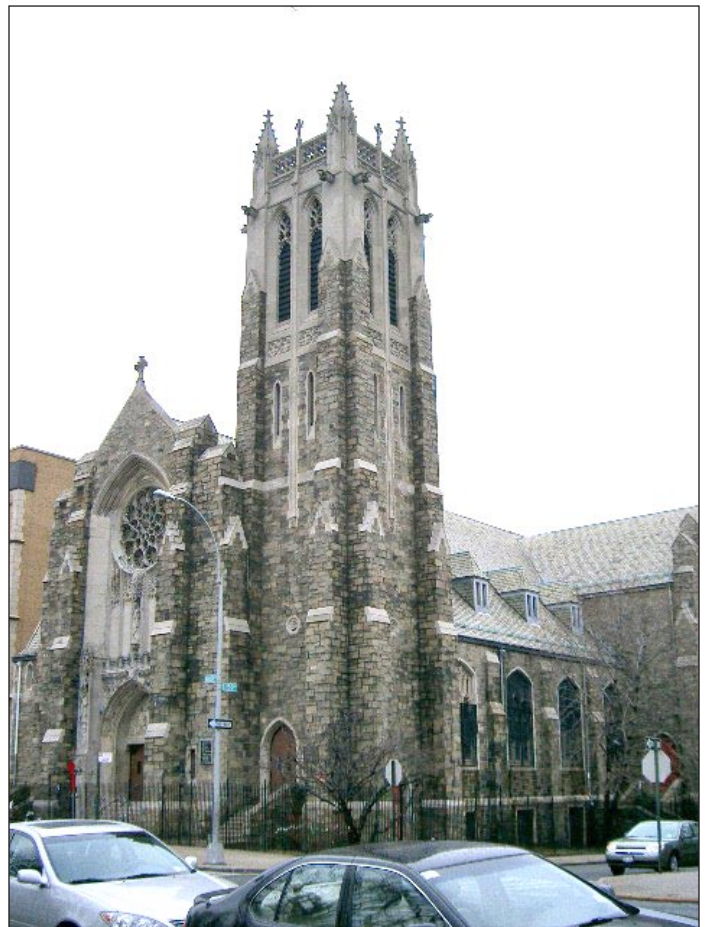


Courtlandt Corners Project Site, view south from East 162nd Street and Courtlandt Avenue

6



Former Bronx County Courthouse 7



Church of Saints Peter and Paul 8

Table 7-1
Known Historic Resources

Ref. No.	Name	Address	NYCL	NYCL Eligible	SR	NR	S/NR Eligible
<u>1</u>	<u>Former Bronx Municipal Court – Second District</u>	<u>900 Washington Avenue</u>		<u>X</u>			
<u>2</u>	Bronx Borough Courthouse	East 161st Street and Third Avenue	X		X	X	
<u>3</u>	Church of Saints Peter and Paul	824-838 Brook Avenue		X			X
<u>4</u>	School for Church of Saints Peter and Paul	824-838 Brook Avenue		X			X
<u>5</u>	Rectory for Saints Peter and Paul	833 Saint Ann's Avenue		X			X
<u>6</u>	Former YMCA	East 161st Street between Washington and Elton Avenues		X			X
<u>7</u>	42 Precinct House	830 Washington Avenue		X			X
<u>8</u>	New Hope for All Saints Church	585 East 163rd Street					X
<u>9</u>	Hupfels Brewery*	N/A		X			X
<u>10</u>	Former Melrose Theater*	417-421 East 163rd Street		X			X
<u>11</u>	Comfort Station*	East 161st Street and Courtlandt Avenue		X			X
<p>Notes: Corresponds to Figure 7-1. NYCL: New York City Landmark. NYCL Eligible: Site has been found eligible for designation as a New York City Landmark. SR: New York State Register of Historic Places. NR: National Register of Historic Places. S/NR Eligible: Site has been found eligible for listing on the New York State and National Registers of Historic Places. * Eligibility determinations made by LPC in a comment letter dated March 2, 2006.</p>							

Located to the north along Brook Avenue is the parochial school associated with the church. This five-story building is five bays wide with three two-story entrances, one on each of the outer bays and one on a central entry way. The ground floor entrances are Gothic in style with pointed arches and decorative spandrels. The outer entrances are marked “GIRLS” and “BOYS” and are flanked by shields with crosses. The upper three stories are faced in tan brick with stone quoins on the outer bays. The windows are capped with short, decorative moldings, and the short parapet wall, with “St. Peter and St. Paul” engraved in it, is topped with a cross. The cornice detail has been removed (see Photograph 9 of Figure 7-6).

The church rectory faces east onto St. Ann's Avenue. It was constructed in 1900 and designed by Michael J. Garvin, also credited with the design for the Bronx Borough Courthouse. This three-story building is similar to the church and has Gothic style details including pointed window openings, spires on the corners of the roof, and engraved stone panels. The first story of the rectory is decorated in alternating bands of red brick and tan stone; the upper stories are faced in red brick (see Photograph 10 of Figure 7-6).



School for the Church of Saints Peter and Paul **9**



Rectory for the Church of Saints Peter and Paul Church **10**

Melrose Commons

The former YMCA building is located on the demapped portion of East 161st Street between Washington and Elton Avenues, approximately 130 feet from the Boricua Village project site. It was built in 1915, and the architect is unknown. This four-story red brick building is seven bays wide with a recessed central doorway and projecting cornice line. Other decorative elements include a shield above the center bay between the second and third floors and cast-iron lights that flank the entry way. The windows are currently covered in metal grating since the building is now used as a jail (see Photograph 11 of Figure 7-7).

The 42nd Precinct Station House (formerly the 36th Precinct Station House) is located at 830 Washington Avenue. This Neo-Renaissance style building was designed by Charles Volz and constructed in 1904. It is three stories high with stone cladding on the first floor, red brick on the upper stories, and stone quoins at the corners. The central projecting bay is further emphasized by quoining on the corners, and the cornice is denticulated. Small decorative columns are engraved in the frieze and an engraved panel with the words “42nd PRECINCT HOUSE” is situated above the central doorway (see Photograph 12 of Figure 7-7).

Based on a survey conducted in January, 2005 and subsequent research prepared in support of this Chapter to the Environmental Impact Statement (EIS) for the proposed amendments four buildings were determined eligible for designation as NYCLs and/or for listing on the S/NRs.¹

The New Hope for all Saints Lutheran Church (formerly the Bethany Lutheran Church) at 585 East 163rd Street is located approximately 260 feet from the Boricua Village project site. The church, established in 1927, was designed in the Gothic style by architects Cherry and Matz. It is articulated with a pointed gable on the nave with smaller pointed gables on the sides. The church is three stories high, three bays wide, and constructed of stone. The main entrance is on the central bay and is further emphasized with a recessed archway and topped by engravings. Other exterior ornamentation includes thin pointed columns and recessed panels on the front façade, and a large cross on the front roof gable (see Photograph 13 of Figure 7-8).

The former Hupfels Brewery, located on a block bounded by East 161st Street, Eagle Avenue, St. Ann’s Avenue, and East 159th Street, was opened in the mid-19th century by Anton Hupfel. It was one of many breweries in this section of the Bronx. The former brewery currently occupies the midsection of the block. It is clad in red brick and is approximately five stories, with a pitched cross-gabled roof. Other decorative elements include brick corbel detail below the cornice line, shed dormer roof windows, arched windows with limestone lintels, and an arcade of rounded arches on the fourth floor. It remained in active operation as a brewery until Prohibition closed it and many of the other local breweries. During Prohibition, Hupfel Jr. converted it into a mushroom growing operation. In 1932, it was sold to the Reywal Holding Corporation and converted into a storage and bottling plant. Two years later, in 1934, Canada Dry bought a portion of the Hupfel Brewery Company and introduced a new “creamy light beer.” Currently, the structure housing the engine and boiler rooms as well as the brew house and cold storage rooms remains. The windows on the bottom two stories are sealed with brick, while those on the upper stories are unsealed. The dormer windows and other roof elements appear fire damaged. The former Hupfel’s Brewery is currently vacant (see Photograph 14 of Figure 7-8 and Photograph 15 of Figure 7-9).

The former Melrose Theater, located at 417-421 East 161st Street, is adjacent to URA Site 53. Built in 1921, this two-story former theater features a two-bay wide central section with three

¹ Letter from LPC dated March 3, 2006.



Former YMCA 11



42nd Precinct House (formerly 36th Precinct) 12



New Hope for All Saints Lutheran Church 13



Former Hupfels Brewery 14



Former Hupfels Brewery and bottling plant 15

arched windows on the second story. The central bay is flanked by smaller bays with arched doorways that have decorative work over them, including large scrolls and urns. Other decorative detailing includes two-story pilasters, murals, a heavy cornice line, and small shields. A raised parapet wall above the center bay features scrolls topped with lion heads, and additional brickwork laid out in a diagonal pattern. The openings in the central section of the building have been sealed (see Photograph 16 of Figure 7-10).

A comfort station, located on the corner of East 161st Street and Courtlandt Avenue in Railroad Park, was constructed in 1929. This yellow brick structure features a triple archway with pilasters and a raised parapet with a balustrade over the archway. The windows have been sealed (see Figure 17 of Figure 7-10). The comfort station is located across Courtlandt Avenue from the Courtlandt Corners project site, at a distance of approximately 75 feet.

There are three other properties within the URA that LPC determined are likely S/NR and NYCL eligible: the Elton Avenue M.E. Church, the Great Eternal Baptist Church (formerly the Reformed Church of Melrose), and Engine Company #71. These three potential resources are outside of the 400-foot study area.

Potential Architectural Resources

Other potential resources identified in the survey for this project have been reviewed by LPC (specifically, an apartment building located at the corner of East 161st Street and Third Avenue) and have been determined not to have architectural merit. Therefore, there are no potential resources in the 400-foot study area.

C. THE FUTURE WITHOUT THE PROPOSED AND FUTURE ACTIONS

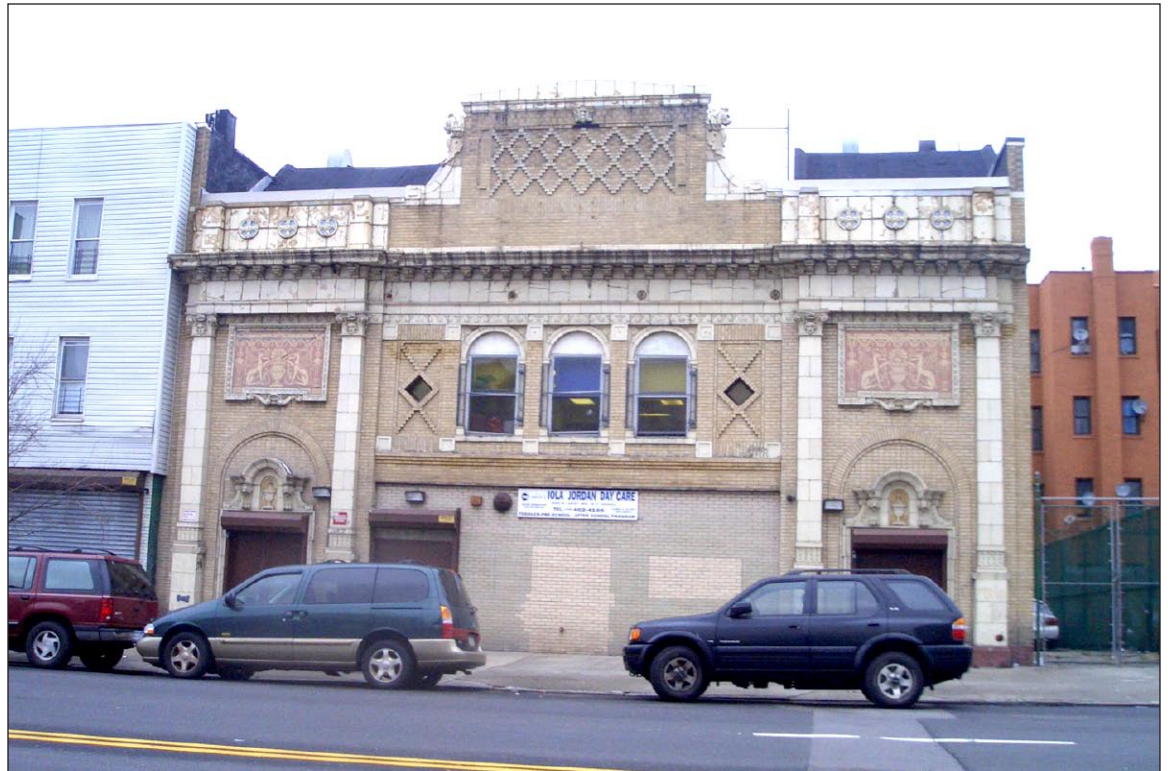
ARCHAEOLOGICAL RESOURCES

In the future without the proposed and future actions, the project sites are expected to remain in their current condition. Therefore, it is assumed that there will be no subsurface disturbance on the project sites and no impacts to potential archaeological resources.

ARCHITECTURAL RESOURCES

Historic resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection from the effects of federally-sponsored or federally-assisted projects under Section 106 of the National Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. Properties listed on the Registers are similarly protected against impacts resulting from state-sponsored or state-assisted projects under the State Historic Preservation Act. Private owners of properties eligible for or even listed on the Registers can, however, alter or demolish their properties without such a review process if they are using private funds. Privately owned properties that are NYCLs, in New York City Historic Districts, or pending designation as Landmarks, are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition permit can be issued. Publicly-owned resources are also subject to review by LPC prior to the start of a project; however, LPC's role with other City agencies is advisory only.

It is assumed that in the future without the proposed and future actions, the project sites and potential development sites would remain in their current conditions. Therefore, there would be



Former Melrose Theater 16



Comfort Station 17

no impacts to the Bronx Municipal Court – Second District Building, which is located on the Boricua Village project site.

There are a number of projects planned for the URA that will be built independent of the proposed developments. As described in the Chapter 2, “Land Use, Zoning, and Public Policy,” it is expected that approximately 1,286 housing units and 81,420 square feet of commercial space would be constructed on sites within the URA absent the proposed and future actions. A number of residential projects, some with ground floor retail space, are expected to be completed along Courtlandt, Melrose, Elton, and Third Avenues. On the eastern edge of the block bounded by East 161st and East 162nd Streets, and Elton and Melrose Avenues, an eight-story residential building is currently under construction. None of these projects would directly affect any historic resources.

D. THE FUTURE WITH THE PROPOSED AND FUTURE ACTIONS

PROPOSED AND FUTURE DEVELOPMENT SITES

ARCHAEOLOGICAL RESOURCES

As described above under “Existing Conditions,” Lots 10, 11, 37, and 50 of Block 2367 possess archaeological sensitivity and OPRHP has indicated that Phase 1B archaeological testing of these areas is warranted. Therefore, a Phase 1B archaeological field testing plan has been developed and was accepted by OPRHP on March 19, 2007. Prior to any project related subsurface activities occurring on the site, the field testing would be implemented, and appropriate measures would be undertaken in consultation with OPRHP if archaeological resources are found. The results of the field testing would be submitted to OPRHP for review and approval. With these measures, there would be no significant adverse impacts to potential archaeological historic resources on these lots. The remaining future development sites have been determined not to be sensitive for significant historic period archaeological resources, and therefore there would be no adverse impacts to archaeological resources with the proposed and future actions.

ARCHITECTURAL RESOURCES

The proposed Boricua Village development would result in the removal of the ten buildings on the Boricua Village project site and the construction of up to 750 dwelling units, 50,000 square feet of retail, a 120,000 square foot building to house Boricua College’s Bronx campus, and 174 accessory parking spaces.

The proposed Boricua Village development would require the demolition of the Bronx Municipal Court – Second District building. As described under Existing Conditions, this building is in a state of advanced disrepair. In addition, with 57,600 gross square feet, it does not contain enough space to accommodate the proposed college campus. In consultation with LPC, HPD determined that the demolition of this structure would constitute a significant adverse impact on historic resources. Therefore, the feasibility of reusing and incorporating this historic building into the proposed project rather than demolishing it was evaluated. It was concluded that the adaptive reuse of the Bronx Municipal Court – Second District building as part of Boricua College is not feasible and could not be accomplished without significant adverse impacts on this historic resource (see Chapter 21, “Alternatives”). LPC concurred with this conclusion and requested that Historic American Buildings Survey (HABS) level archival

documentation be prepared as partial mitigation.¹ This documentation has been prepared and was accepted by LPC on March 30, 2007.

The future proposed Courtlandt Corners development would result in new construction on URA sites 45, 46, 56, and 57 as well as on two privately acquired lots at the corner of East 161st Street and Courtlandt Avenue. The new developments would include new residential buildings and open spaces. While the plans for the new buildings are still being finalized, currently it is proposed that they will be clad in brick and be similar in height and massing to other new development in the Melrose Commons URA. As described above in Existing Conditions, there are no architectural resources located on this project site.

Several other future developments are expected to occur in the area north of East 161st Street as a result of the proposed and future actions. Residential buildings are expected to be constructed on sites 52, 62, and 64, replacing vacant lots, vacant buildings, industrial buildings, and a community garden. On site 53, a mixed-use building with ground floor retail space and housing above is expected to be developed. A one-story, approximately 3,300-square-foot commercial building is expected to be developed on site 54 and a 20,000-square-foot community facility is expected to be developed on site 51. In the southern part of the URA, an amendment to land use regulations on site 15 would allow the development of a residential building with approximately 4,600 square feet of ground floor retail on the northeast corner of East 157th Street and Courtlandt Avenue. As described above in Existing Conditions, there are no architectural resources located on the remaining undeveloped URA sites.

STUDY AREA

ARCHITECTURAL RESOURCES

Known Architectural Resources

The southern end of the Boricua Village project site is located across East 161st Street from the former Bronx Borough Courthouse at a distance of approximately 90 feet. The former YMCA building is also located approximately 90 feet from the project site. Therefore, without proper measures, the proposed Boricua Village development could have the potential to cause inadvertent construction-related damage to these resources from ground-borne construction-period vibrations, falling debris, or collapse. To avoid adverse construction-related physical impacts, the Atlantic Development Group would, in consultation with LPC and OPRHP, develop and implement a *Construction Protection Plan* for the Bronx Borough Courthouse and the former YMCA building. The plan would comply with the Department of Building's *Technical Policy and Procedure Notice #10/88*, regarding procedures for the avoidance of damage to historic structures resulting from nearby construction. It would also follow the guidelines set forth in section 523 of the *CEQR Technical Manual*.

The proposed Courtlandt Corners project site is located within 90 feet of the comfort station located in Railroad Park and, therefore, has the potential to cause inadvertent construction-related damage to this architectural resource. Therefore, Phipps Houses would, in consultation with LPC and OPRHP, develop and implement a *Construction Protection Plan*, as described above, to avoid any physical impacts to the comfort station.

¹ A significant adverse impact caused by the demolition of an historic architectural resource cannot be fully mitigated. The HABS documentation would constitute partial mitigation of this impact.

Melrose Commons

New construction on URA site 53, located adjacent to the Melrose Theater, could also cause inadvertent construction-related damage to this architectural resource. Therefore, HPD would, as above, also develop and implement a *Construction Protection Plan* to avoid any physical impacts to the theater.

It is not expected that the proposed and future developments would have adverse visual or contextual impacts on any of the known architectural resources located in the study area. While the Boricua Village project includes a 13-story residential building and the new Boricua College facility would be 14 stories in height, they would not obstruct any significant views to architectural resources. With the exception of the new Boricua College facility, which would be mostly glass, the new buildings would be primarily clad in brick, and would complement the materials of nearby historic buildings and fit into the existing built context. The proposed Boricua Village development would include new public open space, which would be located on the demapped portion of East 161st Street, between the southern portion of the project site and the Bronx Borough Courthouse. It would extend to the portion of Brook Avenue between East 162nd and East 161st Streets and along the demapped portion of East 162nd Street. Therefore, the proposed Boricua Village development would enhance the area surrounding the Bronx Borough Courthouse and the former YMCA building. This development would also improve the visual context of the Bronx Borough Courthouse by providing streetscape elements and a pedestrian walkway just north of the Courthouse, presently used for parking.

The future proposed Courtlandt Corners project site is separated from the architectural resources by a fully developed block. There is no visual or contextual relationship between this site and the historic resources, including the Bronx Borough Courthouse, the former YMCA building, the 42nd Precinct House, the Church of Saints Peter and Paul, and related buildings. In addition, at the eastern edge of this block, a new building, approximately eight stories in height, is being constructed. This building would obstruct views to the Bronx Borough Courthouse, the former YMCA building, and the 42nd Precinct House. Therefore, there would be no additional adverse visual or contextual impacts to the known historic resources in the study area due to the future proposed Courtlandt Corners development.

Overall, the proposed and future actions would not have any adverse impacts on architectural resources within the study area. *