

TECHNICAL MEMORANDUM

Section F. Historic and Archaeological Resources

**Supplemental Report on Architectural Resources
Prepared by Joan H. Geismar, Ph.D.**

**Sea Breeze Estates, City Island
The Bronx, New York
CEQR No. 89-040 X**

January 14, 2010

**Related ULURP Actions:
N 070385 ZAX; N 040484 ZCX;
N 070386 ZCX and N 100087 CMX**

This report is submitted on behalf of G.B.G., Inc., the owner of Sea Breeze Estates (the "Project"), as a supplement to Section F. (Historic and Archaeological Resources) of the Technical Memorandum dated November 2009 submitted by Konheim & Ketcham to the Department of City Planning.

The Project is a proposed residential and recreational boating complex to be built at Marine Street, City Island, The Bronx (Figure 1, Project Location). Development of the long vacant former boat repair site will include a 41-slip marina with public access to a waterfront promenade and small boat launch. The residential component will consist of two, three-story structures on either side of former Marine Street with a total of 32-dwelling units (Figure 2, Proposed Development). The first floor of each structure will provide parking for a total of 93 cars for use by residents, their guests, and the public. The setting is a residential area of predominantly single family houses with a few multiple dwellings along the shoreline. The site comprises Tax Block 5639, Lots 23 and 40 and Tax Block 5640, Lots 90 and 150.

The 80,187 square foot Project site sits at the mid-block terminus of Marine Street, 285 feet east of City Island Avenue. From this point the site extends approximately 320 feet east to the shore of Long Island Sound and then approximately 410 feet into the Sound. On the north, the site is bounded by the 4-story Pilot Cove Manor, a §202 supported housing development for the elderly on Pilot Street, on the south by residences along Horton Street and to the west by houses on Marine Street. The Project site had been used for manufacturing and as a boat storage yard until vacated in the early 1990's. Currently, it remains vacant and unimproved. With the exception of Pilot Cove Manor and the adjacent Grace Church, which is located a block and a half away from the Project site at the southeast corner of City Island Avenue and Pilot Street, the surrounding land use is predominantly one and two family homes, with low-rise commercial uses along City Island Avenue south of Marine Street. The church, which will not be affected by the Project, may be eligible for listing in the National Register of Historic Places.

In the summer 2009, Joan H. Geismar, Ph.D., project archaeologist, working with Andrew Dolkart, James Marston Fitch Associate Professor of Historic Preservation at the Columbia University Graduate School of Architecture, Planning and Preservation, surveyed the buildings on Marine Street, on Horton and Pilot Streets adjacent to the Project and, also, Grace Church. (See, photographs at Figure 3, Photos 1, 2, 3, 4 and 5, and Photo Pages A, B, C and D, attached.) The consultants also reviewed the National Register of Historic Places with respect to these buildings. At the conclusion of their work the consultants determined that the Project will have no effect on buildings (i) listed or (ii) eligible for listing in the National Register of Historic Places.

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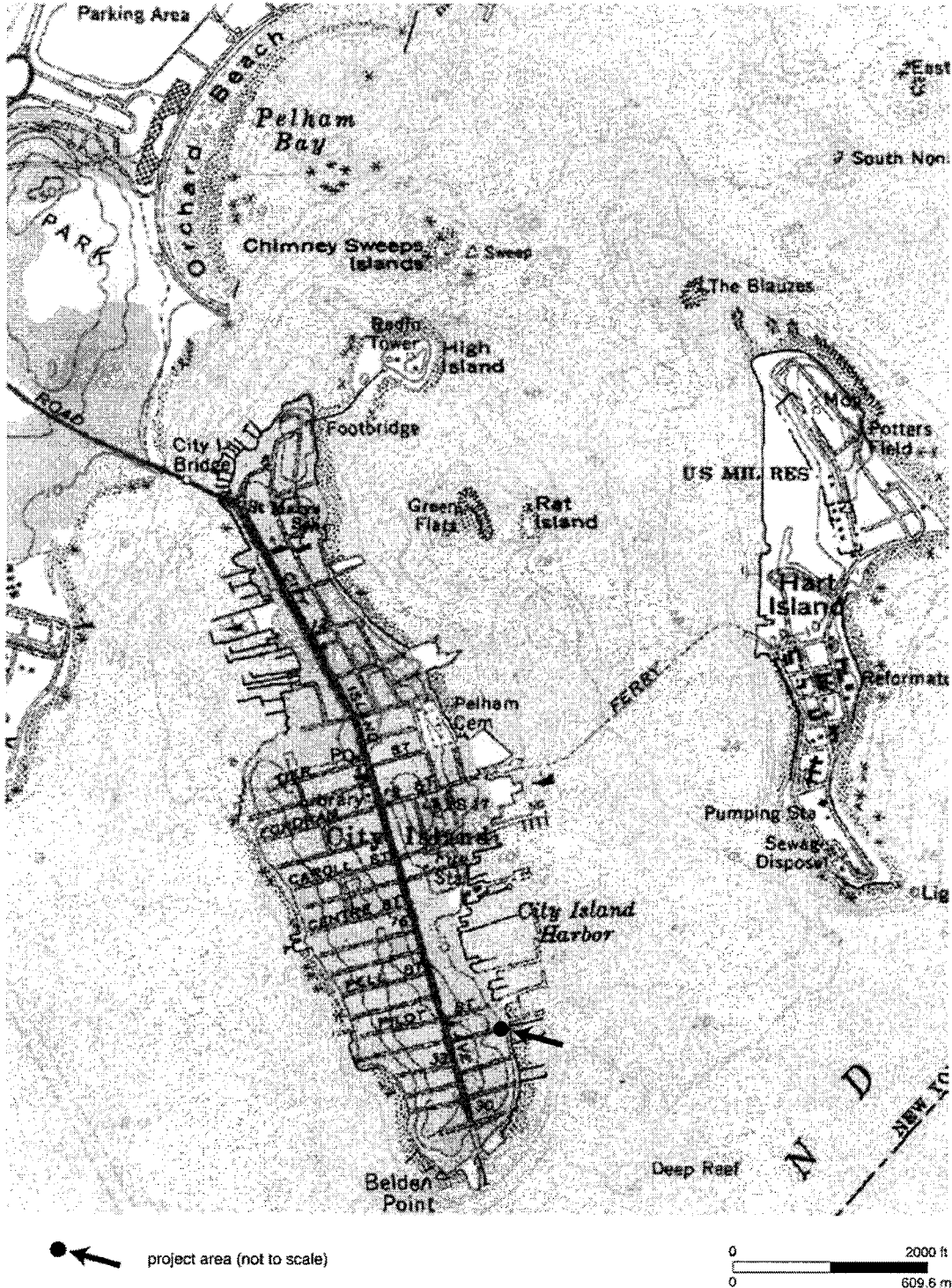


Figure 1. Project Location (USGS, Flushing Quad, 1966 photorevised 1979; Delorme 2002)

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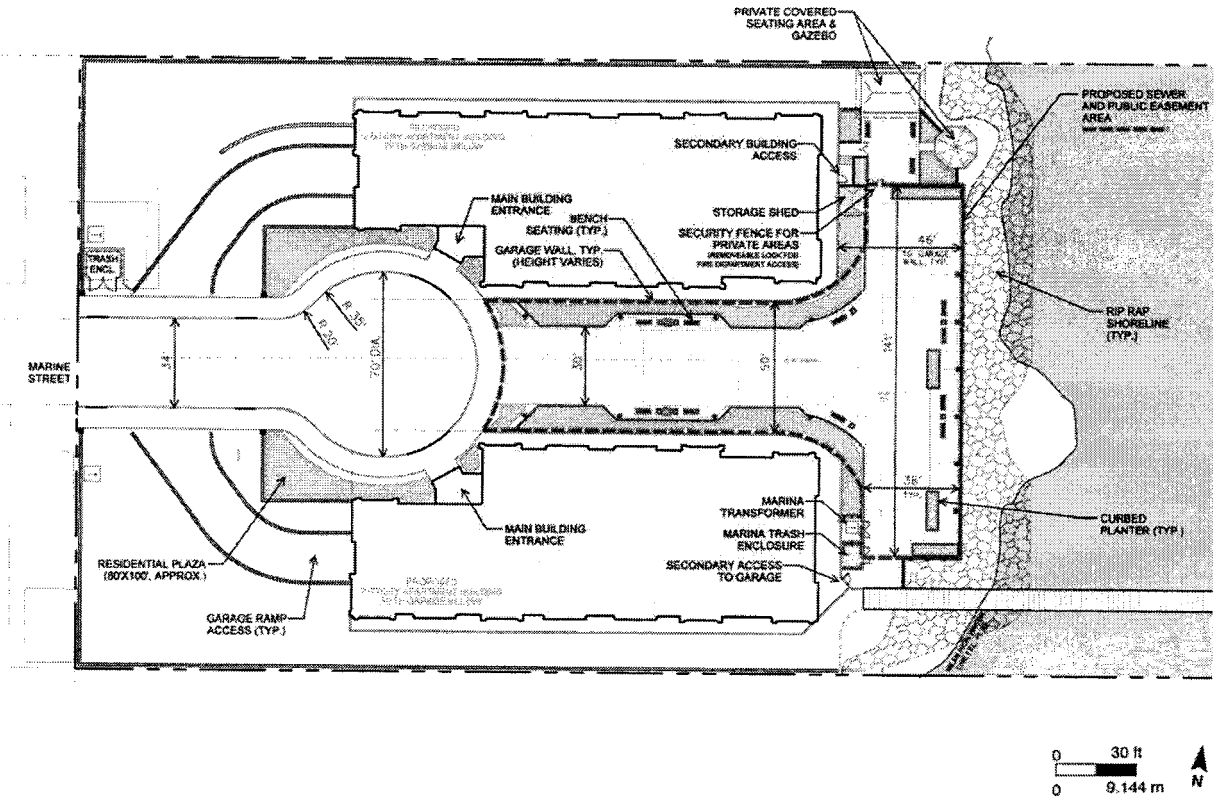


Figure 2. Site Development Plan. (Divney+Tung+Schwalbe, architects, 2009)

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Figure 3. Aerial View (Oasis 2004) of project area with project site defined by yellow dashed line. Structures on Marine Street are identified by numbers 1 to 10 (see attached Photo Pages A and B for structure images). Pilot Cove Manor, 4-story housing for the elderly on Pilot Street and the most easterly structure on the south side of the street, is indicated by a yellow star. Houses on the north side of Horton Street, adjacent to the project site, are shown on Photo Page C.

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Photo 1. Project site looking west from top-of-bank on eastern end of site. Houses in center background are located on either side of Marine Street west of the project limit. The multi-story structure in the right background is located on Pilot Street north of the project site. (Geismar 6-17-09)

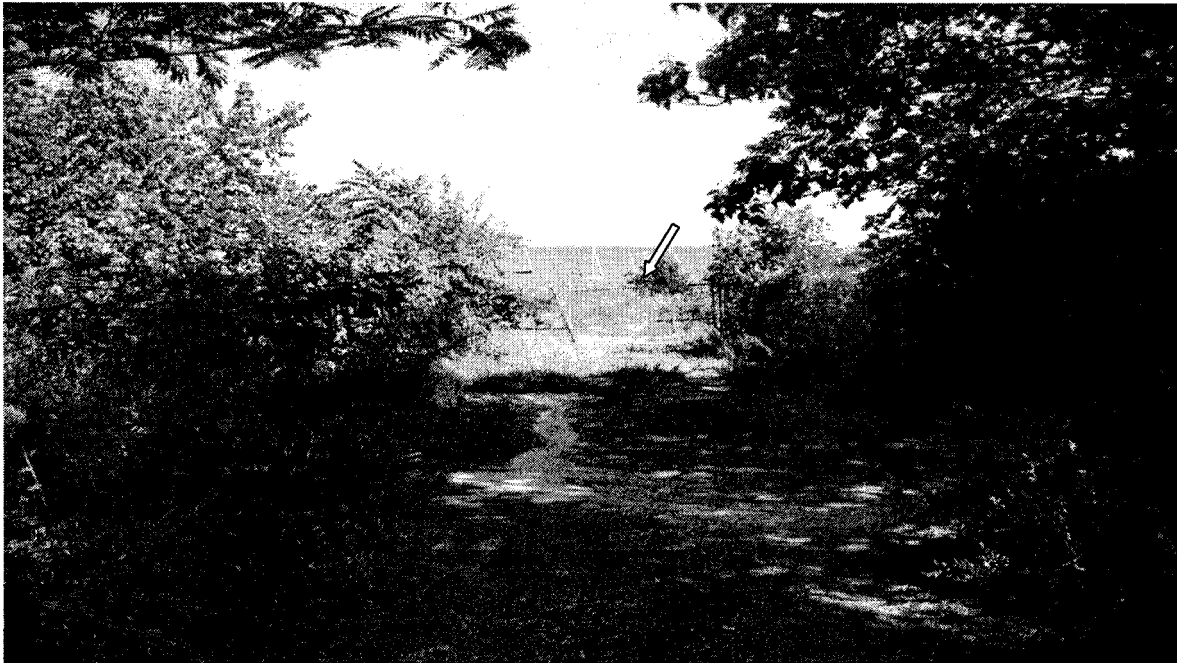


Photo 2. Looking east across the project site toward Long Island Sound. The chain-link gate (arrow) is located about 75 feet east of the project limit. (Geismar 9-18-09)

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Photo 3. Looking southeast to Long Island Sound and the boulder fill below the bank at the eastern end of the project site. (Geismar 6-17-09)

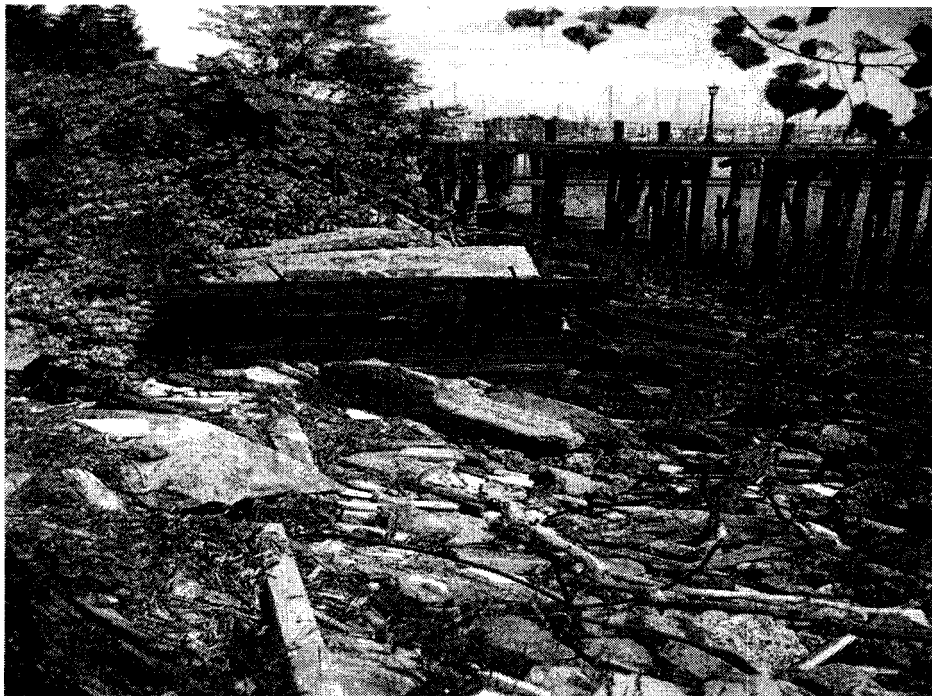


Photo 4. Looking north along the rocks and debris scattered on the shore below the bank of the project site. The timber pier in the background will be removed. (Geismar 6-17-09).

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Photo 5. View east across Long Island Sound from the top of the bank. Note boulders that are part of the bank fill and remnants of timber piers. (Geismar 6-17-09)

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Photo Page A

Marine Street Structures/South Side

(Geismar 9-18-09)



1. 88 City Island Avenue (entrance on south side of Marine Street).



4. 160 Marine Street



2. 150 Marine Street



5. 162 Marine Street



3. 156 Marine Street



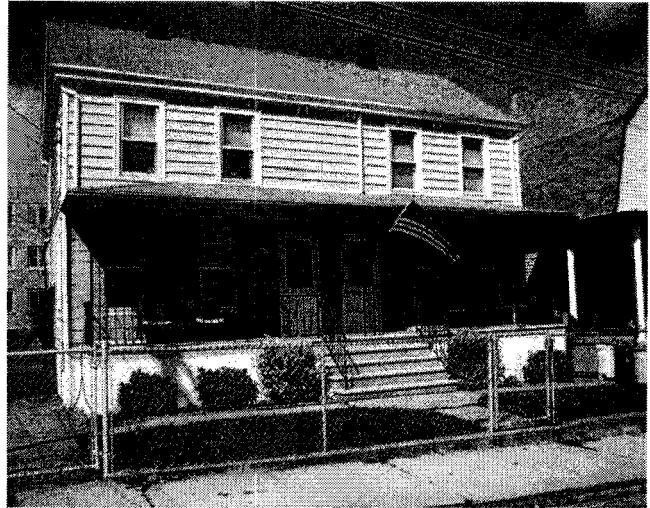
5a. Small backhouse west of 162 Marine Street

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Photo Page B
Marine Street Structures/north side
(Geismar 9-18-09)



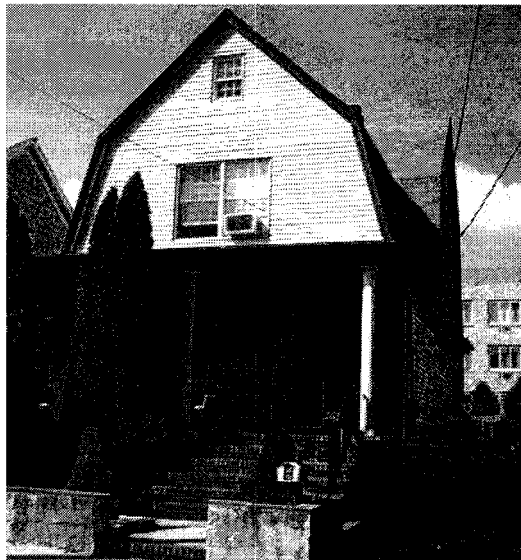
6. 151 Marine Street; backhouse (No. 6a below) is visible in left rear



8. 159-161 Marine Street



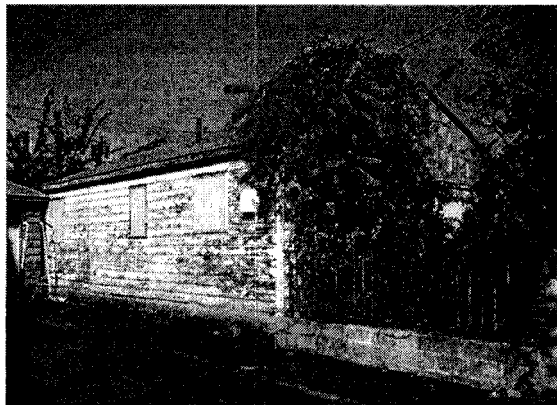
6a. 153? Marine Street. Backhouse behind 151 Marine Street



9. 167 Marine Street. Pilot Cove Manor, housing for the elderly on Pilot Street, is visible in the background



7. 157 Marine Street (159-161 is to the right)



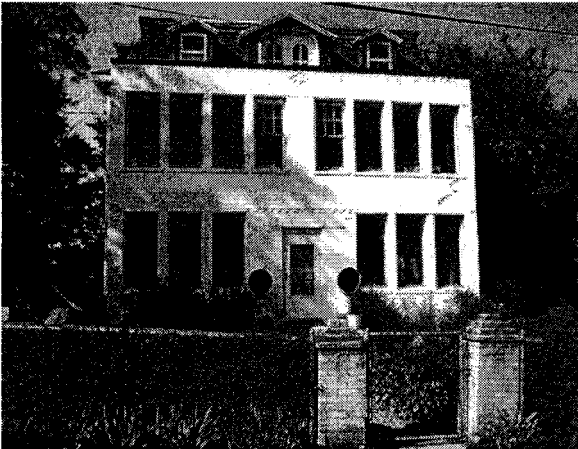
10. Frame structure, a former boat yard building

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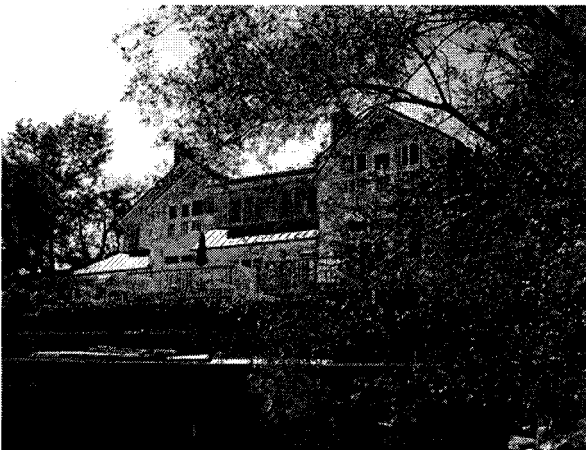
Photo Page C
Horton Street Structures/north side,
adjacent to project site)
(1-2 Gelsmar 9-18-09; 3 Ketcham 9-2-09)



1. 173 Horton Street



2. 183 Horton Street



3. House number not available; the most easterly house on the north side of Horton Street. This large structure, which covers the eastern end of the lot, overlooks Long Island Sound

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Photo Page D

Grace Church/southeast corner of City Island Avenue and Pilot Street

(Geismar 9-18-09)

