



**US Army Corps
of Engineers®**
New York District

**WESTCHESTER COUNTY STREAMS,
BYRAM RIVER BASIN**

FLOOD RISK MANAGEMENT FEASIBILITY STUDY

FAIRFIELD COUNTY, CONNECTICUT AND WESTCHESTER COUNTY, NEW YORK

**FINAL INTEGRATED FEASIBILITY REPORT &
ENVIRONMENTAL IMPACT STATEMENT**

APPENDIX A.2:

Memorandum of Agreement

MEMORANDUM OF AGREEMENT
AMONG
THE U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT
AND
THE NEW YORK STATE HISTORIC PRESERVATION OFFICE
AND THE
CONNECTICUT STATE HISTORIC PRESERVATION OFFICE
REGARDING
THE BYRAM RIVER BASIN FLOOD RISK MANAGEMENT PROJECT,
WESTCHESTER COUNTY, NEW YORK
AND
FAIRFIELD COUNTY, CONNECTICUT

WHEREAS, the U.S. Army Corps of Engineers, New York District (District) is proposing to undertake a flood risk management project in the Village of Port Chester, Westchester County, New York and the Town of Greenwich, Fairfield County, Connecticut, and has, in coordination with the Town of Greenwich and the New York Department of Environmental Conservation (NYSDEC), developed a plan consisting of the replacement of the two Route 1 Bridges and channel modification in the immediate vicinity of both bridges to accommodate the change in bridge height (Undertaking; Figure 1 in Appendix A); and

WHEREAS, the Byram River Basin Flood Risk Management Feasibility Study was authorized by a resolution of the US House of Representatives, Committee on Transportation and Infrastructure, Docket 2779, dated May 2, 2007; and

WHEREAS, the Area of Potential Effect (APE) includes: the alignment of the Route 1 Bridge, west bound (Hillside Avenue), the alignment of the Route 1 Bridge east bound (West Putnam Avenue), the area of channel modification to accommodate the change in bridge height and modifications to both sides of the riverbank to accommodate the approaches to each bridge (Figure 2 in Appendix A); and

WHEREAS, the Route 1 Bridges, which are both dual arched stone bridges, were determined to be eligible for the National Register of Historic Places under Criterion A for their connection with transportation history and Criterion C as examples of craftsmanship and design (Appendix B); and

WHEREAS, the Thomas Lyon House, a National Register property, is located adjacent to the west bound lane bridge (West Putnam Avenue), within the Town of Greenwich, Connecticut (Appendix B); and

WHEREAS, the William James Memorial Gateway Park and Pumphouse, located adjacent to the approach to the west bound (West Putnam Avenue) in the Village of Port Chester, New York, were determined to be eligible for the National Register of

Historic Places under Criterion C as an example of early 20th-century landscape design (Appendix B); and

WHEREAS, the District has determined, pursuant to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (NHPA) (54 U.S.C. § 306108), that the Undertaking will have an adverse effect on both Route 1 Bridges and has the potential to affect the William James Memorial Gateway Park and Pumphouse and Thomas Lyon House; and

WHEREAS, the District is notifying the Advisory Council on Historic Preservation (ACHP) the potential for the Undertaking to affect historic properties and that a Memorandum of Agreement is being prepared; and

WHEREAS, the District is consulting with the New York State Historic Preservation Office and the Connecticut State Historic Preservation Office (NYSHPO/CTSHPO, pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (54 U.S.C. 306108); and

WHEREAS, the District is consulting with the Stockbridge-Munsee Community, the Delaware Tribe of Indians, and the Delaware Nation in the state of New York and the Manshantucket Pequot Tribe and the Mohegan Tribe in the state of Connecticut, and coordinating with the Port Chester Historical Society, the Westchester County Historical Society, and the New York State Department of Transportation in the state of New York and the Greenwich Preservation Trust in the state of Connecticut, and other appropriate consulting parties to define processes for taking into consideration the effects of the Undertaking upon historic properties; and

WHEREAS, the District has involved the general public through the study's National Environmental Policy Act (NEPA) process, and has included the draft MOA and the discussion of the identification of historic properties and the determination of effect in the draft Integrated Feasibility and Environmental Impact Statement, which was released for the public review on July 6, 2018 and solicitation of public comment on historic properties was included in the associated public meeting held on July 23, 2018; and

NOW, THEREFORE, the District proposes that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the Undertaking's effects on historic properties.

STIPULATIONS

The District shall ensure that the following measures are carried out:

I. ROUTE 1 BRIDGES

- A. The District, in coordination with the NYSHPO and CTSHPO, to document the Route 1 Bridges in accordance with the Historic American Engineering Record, Level II. At a minimum, the District shall document the history of the construction of both Route 1 Bridges through photography, field drawings, and background research, mapping out the access lanes in both the Town of Greenwich and the Village of Port Chester. This work will include the development of a historic context related to the history of transportation in the late 19th and early 20th centuries and may include the context of the Works Progress Administration (WPA) in this area, if one or both of the bridges were built by the WPA. The current condition of the bridges will be documented through photographs and field drawings.
 - 1. During the demolition of each bridge, to the extent practicable, an archaeologist and/or architectural historian shall be on hand to photograph, create drawings, and otherwise document any information related to the original construction of the bridges.
 - 2. In addition to any technical reports and drawings, this research will result in a publication for public distribution to appropriate local historical societies, museums and libraries. A list of up to 10 repositories will be generated by the District, in consultation with the Greenwich Preservation Trust, the Port Chester Historical Society, and the Westchester County Historical Society, provided to the NYSHPO and CTSHPO for their review. The final report will be distributed to the repositories on the approved list. An electronic version of this publication will be available for placement on appropriate historical societies, museums and libraries, etc., websites.
- B. During the Pre-Construction Engineering and Design Phase, the District, in coordination with the NYSHPO and CTSHPO, the New York State Department of Transportation, and representatives from the Greenwich Preservation Trust, the Port Chester Historical Society, and the Westchester County Historical Society shall explore alternative designs for the new bridges that will in some way reflect the aesthetic of the original stone bridges but will also meet the necessary engineering requirements for the project. Design features to be considered for inclusion in the new bridges to maintain the historic appearance conveyed by the historic properties include:

1. The reuse of the stone and other historic bridge material to the greatest extent possible;
 2. The incorporation of the construction plaques that are found on the interior of the south parapets of each bridge as a commemorative feature of the new bridge designs;
 3. The retention of the stone wingwalls flanking each end of the historic properties; and
 4. Stone parapet walls along the span of each new bridge to match the height and materials used in the historic structures.
- C. The District will consider the views of the public or interested parties in carrying out recordation and identifying a design alternative(s).
- D. All work under Stipulation I will be performed by a professional who meets the Secretary of the Interior's Professional Qualification Standards (https://www.nps.gov/history/local-law/arch_stnds_9.htm) and who is experienced in preservation and documentation of stone structures.
- II. WILLIAM JAMES MEMORIAL GATEWAY PARK AND PUMPHOUSE and THOMAS LYON HOUSE
- I. During the Pre-Construction Engineering and Design Phase, the District will develop detailed plans for grading or modification of the stream bank or bridge access lanes in the vicinity of the William James Memorial Gateway Park and Pumphouse and the Thomas Lyon House, minimizing or avoiding effects to these properties.
- II. The District will determine, in accordance with 36 CFR 800.5, if any proposed grading and stream bank activities will have an effect on these historic properties and coordinate that determination with the NYSHPO, Port Chester Historical Society and Westchester Historical Society for the William James Memorial Gateway Park and Pumphouse and/or the CTSHPO and the Greenwich Preservation Trust for the Thomas Lyon House.
1. If the District determines there will be an adverse effect on either or both these properties, the District will identify the measures considered and why an adverse effect is the only solution. The District will provide this documentation to the NYSHPO and/or the CTSHPO and other interested parties, related to the property affected, for their review. The review and comment period on the District's submission(s) will be 30 days.

2. The District will prepare a standard mitigation agreements, in coordination with the NYSHPO/CTSHPO and other interested parties, to address any adverse effects to the William James Memorial Gate Park and Pumphouse and/or the Thomas Lyon House. The NYSHPO, the Port Chester Historical Society and the Westchester County Historical Society and/or the CTSHPO and the Greenwich Preservation Trust, respectively, shall have 30 days to review and comment on the proposed mitigation agreements.
3. Once developed and executed by the District and other signatories, the District shall implement the requirements of the mitigation agreement(s).
4. If the District determines there will not be an adverse effect, the District will develop a preservation protection plan for these properties to identify activities and best management practices to be undertaken during construction to ensure the adverse effects to these properties are avoided during construction.

III. PUBLIC INVOLVEMENT AND OUTREACH

- A. Copies of this agreement and relevant documentation prepared pursuant to the terms of this MOA shall be made available for public inspection through posting to the District's project website. Information regarding the specific locations of archaeological sites and other sensitive information will be withheld in accordance with the Freedom of Information Act and National Register Bulletin No. 29, if it appears that this information could jeopardize archaeological sites. Any comments received from the public related to the activities identified by this MOA shall be taken into account by the District.
- B. The District shall develop, in coordination with the NYSHPO, CTSHPO, the Greenwich Preservation Trust, the Port Chester Historical Society, the Westchester County Historical Society, the Stockbridge-Munsee Community, the Delaware Nation, the Delaware Tribe, the Manshantucket Pequot Tribe and the Mohegan Tribe publically accessible information about the cultural resources and historic properties investigations for the Undertaking in the form of brief publication(s), exhibit(s), or website pages/sites.

IV. CURATION

- A. The District shall ensure that all collections resulting from the identification and evaluation of surveys, data recovery operations, or other investigations pursuant to this MOA are maintained in accordance with 36 CFR Part 79 until the collection is turned over to the landowner or other entity. Minimally, the District will ensure that analysis is complete and the final report(s) are produced and accepted by the NYSHPO or CTSHPO.

- B. The District shall be responsible for consulting with landowners regarding the curation of collections resulting from archaeological surveys, data recovery operations, or other studies and activities pursuant to this agreement. The District shall coordinate the return of collections to non-federal landowners. If landowners wish to donate the collection, the District, in coordination with the NYSHPO or CTSHPO and others to determine an appropriate entity to take control of the collection.

V. UNANTICIPATED DISCOVERY

- A. The following language shall be included in construction plans and specifications:

“When a previously identified cultural resource, including but not limited to archaeological sites and properties of traditional religious and cultural significance are discovered during the execution of the Project, the individual(s) who made the discovery shall immediately secure the vicinity and make a reasonable effort to avoid or minimize harm to the resource, and notify the Project’s Contracting Officer’s Representative (COR) and the District. All activities shall cease within a minimum of 50 feet from the inadvertent discovery (50-foot radius ‘no work’ buffer) until authorized by the District and the Project COR.”

- B. If previously unidentified and unanticipated properties are discovered during Project activities, the District shall cease all work in the vicinity of the discovery until it can be evaluated in accordance with 36 CFR Part 800.13 “Post Review Discoveries”. Upon notification of an unanticipated discovery, the District shall implement any additional reasonable measures to avoid or minimize effects to the resource. Any previously unidentified cultural resource will be treated as though it is eligible for the NRHP until such other determination may be made.
- C. The District shall immediately notify the NYSHPO or CTSHPO, depending on which state the find was made, within 48 hours of the finding and request consultation, to resolve potential adverse effects.
 - 1. If the District and the NYSHPO or CTSHPO agree that the cultural resource is not eligible for the NRHP, then the suspension of work in the area of the discovery will end.
 - 2. If the District and the NYSHPO or CTSHPO agree that the cultural resource is eligible for the NRHP, then the suspension of work will continue, and the District, in consultation with the NYSHPO or CTSHPO will determine the actions to avoid, minimize, or mitigate adverse effects to the historic property and will ensure that the appropriate actions are carried out.

3. If the District and the NYSHPO or CTSHPO cannot agree on the appropriate course of action to address an unanticipated discovery or effects situation, then the District shall initiate the dispute resolution process set forth in Stipulation VI.C below
4. Depending on the nature of the resource involved and its location, the District may involve the Greenwich Preservation Trust, the Port Chester Historical Society, the Westchester County Historical Society, and/or the Stockbridge-Munsee Community, the Delaware Tribe of Indians, the Delaware Nation, the Mohegan Tribe, and/or the Mashantucket Pequot.

VI. DISCOVERY OF HUMAN REMAINS

1. If any human remains and/or grave-associated artifacts are encountered during any of the investigations, including data recovery, the District will develop a treatment plan for human remains that is responsive to the Council's Policy Statement on Human Remains" (September 27, 1988), the Native American Graves Protection and Repatriation Act (PL 101-601) and , US Army Corps of Engineers, Policy Guidance Letter No. 57 (1998) Indian Sovereignty and Government-to-Government Relations with Indian Tribes.

2. The following language shall be included in the construction plans and specifications:

"When human remains, suspected human remains, or indications of a burial are discovered during the execution of a Project, the individual(s) who made the discovery shall immediately notify the local law enforcement, coroner/medical examiner, and the Project COR and the District, and make a reasonable effort to protect the remains from any harm. The human remains shall not be touched, moved or further disturbed. All activities shall cease within a minimum of 50 feet from the area of the find (50-foot radius 'no work' buffer) until authorized by the District."

3. The District will notify the both NYSHPO and CTSHPO. Once law enforcement has determined the remains are not related to a crime, the District will complete the work to determine if the individual(s) are Native American or non-Native American. The District will continue to coordinate the information with the NYSHPO and CTSHPO and include the Stockbridge-Munsee Community, the Delaware Tribe of Indians, the Delaware Nation, the Mohegan Tribe, and the Mashantucket Pequot. proceed.
4. The remains will be secured throughout and all activities will cease in the vicinity of the find until all investigations are completed and a course of action is approved. Depending on the location and nature of the find, the course of action will be developed with the NYSHPO or CTSHPO as well as the relevant Tribe(s)

or historical society.

VII. PROFESSIONAL QUALIFICATIONS AND STANDARDS

The District shall ensure that qualified professionals meeting the National Park Service professional qualifications for the appropriate discipline [National Park Service Professional Qualification Standards, Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (https://www.nps.gov/history/local-law/arch_stnds_9.htm) and relevant NYSHPO and CTSHPO are used to complete all identification and evaluation plans related to this Undertaking.

VIII. ADMINISTRATIVE TERMS

A. REPORTING

1. Each year following the execution of this MOA until it expires, is completed or is terminated, the District shall provide the NYSHPO and CTSHPO, the Greenwich Preservation Trust, the Port Chester Historical Society, the Westchester County Historical Society, the Stockbridge-Munsee Community, the Delaware Tribe of Indians, the Delaware Nation, the Mohegan Tribe, and the Mashantucket Pequot a summary report detailing work undertaken pursuant to this MOA. This report will include any scheduling changes, problems encountered, project work completed, MOA activities completed, and any objections and/or disputes received by the District in its efforts to carry out the terms of this MOA.
2. Following authorization and appropriation, the District shall coordinate a meeting or equivalent with the signatories to be held annually on a mutually agreed upon date to evaluate the effectiveness of this MOA and discuss activities carried out pursuant to this MOA during the preceding year and activities scheduled for the upcoming year.

B. REVIEW PERIODS

1. The District shall ensure that all draft and final reports resulting from action pursuant to this MOA will be provided to the NYSHPO and CTSHPO and, unless otherwise identified, upon request, to other interested parties.
2. The NYSHPO and CTSHPO and any other interested party shall have 30 calendar days to review and/or object to determinations, evaluations, plans, reports and other documents submitted to them by the District.
3. Any comments resulting from a review of any District determination, evaluations, plans, reports and other documents must be provided in writing to the District.

4. If comments, objections, etc., are not received within 30 calendar days, the District will assume concurrence with the subject determination, evaluation, plan, report or other document submitted.

C. DISPUTE RESOLUTION

1. Should any signatory object in writing to the District object in writing to the District at any time to any actions proposed or the manner in which the terms of this MOA are implemented, the District and the signatories shall attempt to resolve any disagreement arising from implementation of this MOA.
2. If there is a determination that the disagreement cannot be resolved, the District shall forward all documentation relevant to the dispute to the ACHP and request the ACHP's recommendations or request the comments of the ACHP in accordance with 36 CFR Part 800.7(c).
3. The ACHP shall provide the District with its advice on the resolution of the objection within 30 days of receiving adequate documentation. Any ACHP recommendations or comments provided in response will be considered in accordance with 36 CFR Part 800.7(c), with reference only to the subject of the dispute. The District shall respond to ACHP recommendations or comments indicating how the District has taken the ACHP's recommendations or comments into account and complied with the ACHP's recommendations or comments prior to proceeding with the Undertaking activities that are the subject to dispute. Responsibility to carry out all other actions under this MOA that are not the subject of the dispute will remain unchanged.
4. If the ACHP does not provide its advice regarding the dispute within the 30 calendar day time period, the District may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, the District shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories to the MOA, and provide them and the ACHP with a copy of such written response.

D. WITHDRAWAL AND TERMINATION

1. Any signatory may withdraw its participation in this MOA by providing thirty 30 days advance written notification to all other signatories. In the event of withdrawal, any signatory to this MOA may terminate it by providing 30 calendar days, written notice to the signatories. In the event of withdrawal, this MOA will remain in effect for the remaining signatories.
2. This agreement may be terminated in accordance with 36 CFR Part 800, provided that the signatories consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination. Any

signatory requesting termination of this MOA will provide 30 days advance written notification to all other signatories.

3. In the event of termination, the District will comply with 36 CFR 800.4 through 800.6 with regard to individual undertakings covered by this Agreement.

E. DURATION AND SUNSET CLAUSE

1. This MOA shall take effect upon execution by the District and the NYSHPO and CTSHPPO with the date of the final signature.
2. This MOA will continue in full force and effect until the construction of the Undertaking is complete and all terms of this MOA are met, unless the Undertaking is terminated or authorization is rescinded or a period of five years from execution of the MOA has passed, at which time the agreement may be extended as written provided all signatories concur.

F. AMENDMENT

1. This MOA may be amended upon agreement in writing by all signatories. Within 30 days of a written request to the District, the District will facilitate consultation between the signatories regarding the proposed amendment.
2. Any amendments will be in writing and will be in effect on the date the amended MOA is filed with the ACHP.

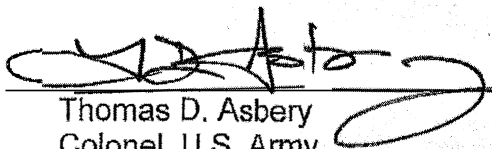
G. ANTI-DEFICIENCY ACT

All requirements set forth in this MOA requiring expenditure of funds by the District are expressly subject to the availability of appropriations and the requirements of the Anti-Deficiency Act (31 U.S.C. 1341). No obligation undertaken by the District under the terms of this MOA shall require or be interpreted to require a commitment to extend funds not appropriated for a particular purpose. If the District cannot perform any obligation set forth in this MOA because of unavailability of funds that obligation must be renegotiated among the District and the signatories as necessary.

Execution and implementation of this MOA will evidence that the District has satisfied its Section 106 responsibilities for the Undertaking and has afforded the NYSHPO and CTSHPPO and the ACHP an opportunity to comment on the undertaking and its effects on historic properties.

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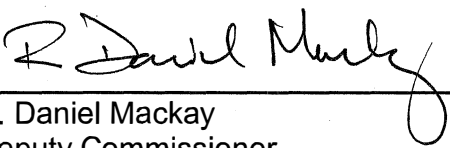


Thomas D. Asbery
Colonel, U.S. Army
District Engineer

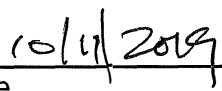
20190930
Date

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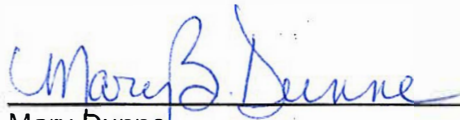
R. Daniel Mackay
Deputy Commissioner
Division for Historic Preservation
New York State Historic Preservation Office



Date

THE NEW YORK STATE HISTORIC PRESERVATION OFFICE
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Mary Dunne
State Historic Preservation Officer
Connecticut State Department of Economic and
Community Development

10.15.19
Date

Appendix A

Figure 1: Concept Plan Sheet for Route 1 Bridges

Figure 2: Area of Potential Effect for the Byram River Flood Risk
Management Project

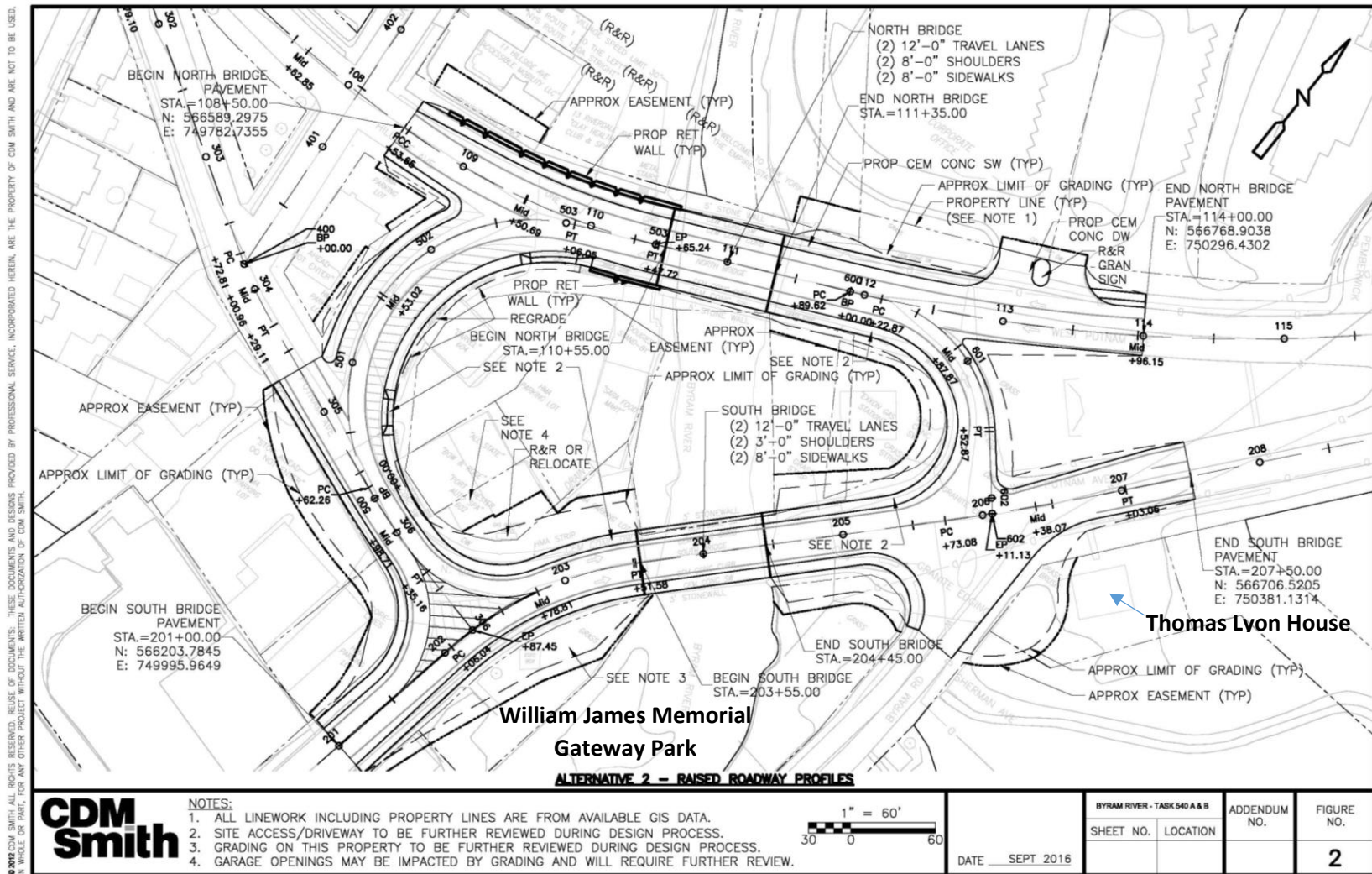


Figure 1: Concept plan sheet for the replacement of the Route 1 Bridges

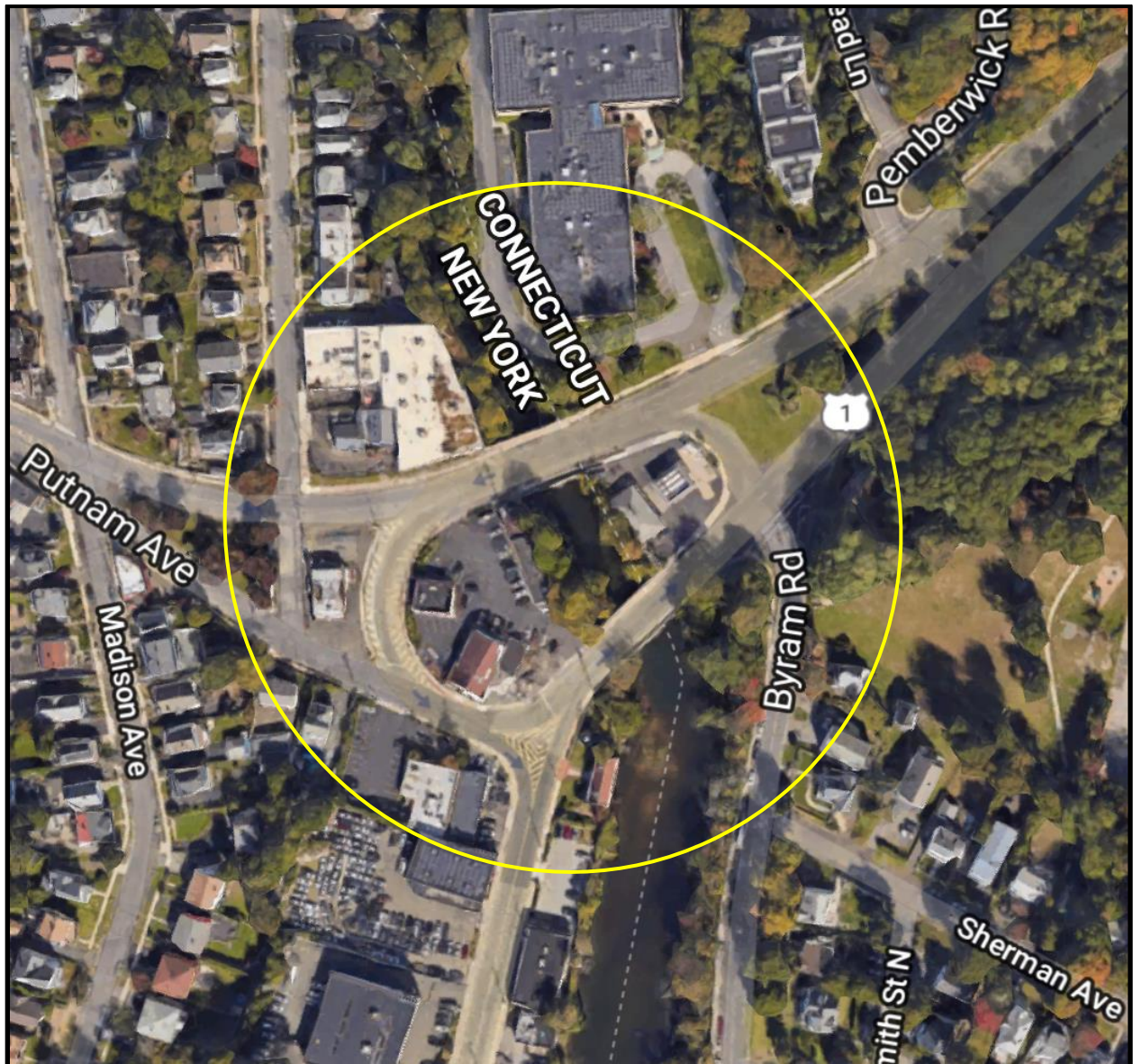


Figure 2: Area of Potential Effect for Byram River Basin Flood Risk Management Project

APPENDIX B

**ROUTE 1 BRIDGES DETERMINATION OF ELIGIBILITY
WILLIAM JAMES MEMORIAL GATEWAY AND PUMPHOUSE
DETERMINATION OF ELIGIBILITY**

THOMAS LYON NATIONAL REGISTER NOMINATION



Date: 03/31/2015

Staff: Paul Archambault

USN Number: 11944.000454

Name: West Putnam Avenue Bridge

Location: Putnam Avenue, Port Chester NY

Resource Status:

1. **Determination:** Eligible
2. **Contributing:**

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns in our history.
- B. ☐ Associated with the lives of persons significant in our past.
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

Summary Statement:



Hillside Avenue Bridge (11944.000453)

West Putnam Avenue Bridge (11944.000454)

Based on the information provided and brief research, the Byram River Bridges located on West Putnam Avenue and Hillside Avenue in Port Chester, New York were constructed circa 1907 and circa 1930, respectively. The bridges accommodate vehicular traffic and provide access into Greenwich, CT along U.S. Route 1. They are eligible for listing under Criterion A due to their connection with transportation history, and potentially, with the federal highway road building movement in the 1920s and 1930s, particularly under the Works Progress Administration of the New Deal Program; and under Criterion C as examples of the craftsmanship and design of the double arched stone bridges.

The first evidence of the double arched stone bridge on West Putnam Avenue is shown on the 1915 Sanborn Map. However this bridge, referred to as the "Byram River Bridge," is depicted in 1907 and 1910 postcards. It is possible that the "Byram River Bridge" does not appear on the Sanborn Map until 1915 because the south section of Port Chester was less developed. Most of the industry and residences were located in the north section of town near the intersections of North Main Street and Mill Street.

In addition to the central, double arched span, both ends of the bridge touching in Port Chester and Greenwich had stone wall supported inclines. They were most likely removed with road modifications in the mid-twentieth century. The cut stone on the West Putnam Avenue bridge has a rougher, more natural appearance than the Hillside Avenue bridge, providing evidence that it was constructed earlier.

The double arched stone bridge on Hillside Avenue does not appear on the Sanborn Maps until 1934. However, there is a gap in the Sanborn Maps from 1915-1934. At this point, with limited research, one can only speculate the approximate year it was built. The stone on this bridge span is more refined signifying that it was altered with, possibly, more advanced masonry machinery. Based on the refinement of the stone and knowing the bridge was on Hillside Avenue by 1934, it is possible that it was constructed circa 1930. At this time, there was an increasing number of vehicular traffic due to the rise of the automobile and expansion of the federal road system, especially in towns that were along major U.S. routes as is the case in Port Chester. Designed to match the West Putnam Avenue stone bridge, the Hillside Avenue bridge could have possibly been built under the Works Progress Administration program.

Both bridges retain a high degree of architectural integrity.

Bibliography:

Byram Bridge, Port Chester, NY postcard. Available at:

http://commons.wikimedia.org/wiki/File:Byram_Bridge,_Port_Chester,_Ny.JPG.

Byram Bridge Port Chester, NY postcard. Available at:

<http://www.ebay.com/itm/Port-Chester-NY-Byram-Bridge-c1910-Old-Postcard-/360790892605>

"Port Chester, New York." 1885-1934. "Sanborn Fire Insurance Maps, 1867-1970 – New York."



The east bound lanes (West Putnam Avenue) of the Route 1 Bridges (2015)



Date: 03/31/2015

Staff: Paul Archambault

USN Number: 11944.000453

Name: Hillside Avenue Bridge

Location: NY

Resource Status:

1. **Determination:** Eligible
2. **Contributing:** False

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns in our history.
- B. ☐ Associated with the lives of persons significant in our past.
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
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The first evidence of the double arched stone bridge on West Putnam Avenue is shown on the 1915 Sanborn Map. However this bridge, referred to as the "Byram River Bridge," is depicted in 1907 and 1910 postcards. It is possible that the "Byram River Bridge" does not appear on the Sanborn Map until 1915 because the south section of Port Chester was less developed. Most of the industry and residences were located in the north section of town near the intersections of North Main Street and Mill Street.

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Both bridges retain a high degree of architectural integrity.

Bibliography:

Byram Bridge, Port Chester, NY postcard. Available at:
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Byram Bridge Port Chester, NY postcard. Available at:
<http://www.ebay.com/itm/Port-Chester-NY-Byram-Bridge-c1910-Old-Postcard-/360790892605>

"Port Chester, New York." 1885-1934. "Sanborn Fire Insurance Maps, 1867-1970 – New York."



The west bound lanes (Hillside Avenue) of the Route 1 Avenue Bridge (2015)



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

The attached property, the Lyon, Thomas, House, in Fairfield County, Connecticut, reference number 77001390, was listed in the National Register of Historic Places by the Keeper of the National Register on 08/24/1977, as evidenced by the FEDERAL REGISTER/WEEKLY LIST notice of Tuesday, February 6, 1979, Part II, Vol. 44, No. 26, page 7440. The attached nomination form is a copy of the original documentation provided to the Keeper at the time of listing.


Keeper of the National Register of Historic Places

2/19/2009
Date

FILE COPY

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY.

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Lyon, Thomas, House

AND/OR COMMON

Lyon Cottage

2 LOCATION

STREET & NUMBER

southeast corner West Putnam Avenue and Byram Road

CITY, TOWN

Greenwich

VICINITY OF

Fourth District

CONGRESSIONAL DISTRICT

STATE

Connecticut

CODE

09

COUNTY

Fairfield

CODE

001

3 CLASSIFICATION

CATEGORY

☐ DISTRICT

☒ BUILDING(S)

☐ STRUCTURE

☐ SITE

☐ OBJECT

OWNERSHIP

☐ PUBLIC

☒ PRIVATE

☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS

☐ BEING CONSIDERED

STATUS

☒ OCCUPIED

☐ UNOCCUPIED

☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

☐ YES: UNRESTRICTED

☐ NO

PRESENT USE

☐ AGRICULTURE

☐ COMMERCIAL

☐ EDUCATIONAL

☐ ENTERTAINMENT

☐ GOVERNMENT

☐ INDUSTRIAL

☐ MILITARY

☐ MUSEUM

☐ PARK

☒ PRIVATE RESIDENCE

☐ RELIGIOUS

☐ SCIENTIFIC

☐ TRANSPORTATION

☐ OTHER:

4 OWNER OF PROPERTY

See Continuation Sheet

NAME

Building: Greenwich Rotary Club and Greenwich Lions Club

STREET & NUMBER

c/o Mr. Leonard S. Clark, 40 West Elm Street

CITY, TOWN

Greenwich

VICINITY OF

Connecticut

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Greenwich Town Hall

STREET & NUMBER

Greenwich Avenue

CITY, TOWN

Greenwich

STATE

Connecticut

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Connecticut Statewide Inventory

DATE

June 29, 1966

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Connecticut Historical Commission

CITY, TOWN

Hartford

STATE

Connecticut

DESCRIPTION

CONDITION

— EXCELLENT

☒ GOOD

— FAIR

— DETERIORATED

— RUINS

— UNEXPOSED

CHECK ONE

— UNALTERED

☒ ALTERED

CHECK ONE

— ORIGINAL SITE

☒ MOVED

DATE 1926-27

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Thomas Lyon House today is situated close to the south side of West Putnam Avenue just east of its junction with Byram Road. This site is very constricted. It slopes upward at the northeast and trees and shrubs are very close to the building. In addition, existing landscaping with high hedges, over abundant vegetation, terracing, entrance arbor, concrete and slate walks, brick cookout grill in rear (south-east) yard, and small frame shed in southwest yard do not enhance the house. On the hill, northeast of the house is the Byram School, but vegetation obscures it from the Lyon House. Across West Putnam Avenue, a busy four-lane highway, are commercial buildings. Nearby are the Byram River and the New York State border.

Prior to 1926 the house was located across West Putnam Avenue. It was moved in 1926-27 to save it from demolition due to a highway widening. At that time its exterior was restored by Theodore L. Blake, architect, and John L. Duge, contractor. However, since then numerous alterations have been made, particularly on the interior, without consideration for the architectural integrity of the structure. Fortunately most of these appear additive and could be removed.

Photographs taken prior to moving the house reveal that its original site was level and not overgrown by trees and shrubs. In addition, the house had a one-story open front porch and a side porch. Both of these appear to have been built in the 19th century and were removed in 1926-27. A barn or carriage house was behind the house.

Today the exterior of the late 17th century house is characterized by its lack of ornamentation, its salt-box massing, and its textured shingle wall surfaces. The two-story frame building is very small, having only three bays on its main (northwest) facade. The rear (south-east) slope of its steep gable roof extends over the lean-to ending about five feet above the ground. The roof is currently covered with composition shingle roofing. An outstanding feature is the massive, stone central chimney which was moved intact. Covering exterior walls are shingles with semi-circular butt ends. They are reproductions of the original shingles which were in place until 1926. Frederick Kelly said that the building had clay insulation between its studs. Window sash, in most cases, is 6/6 double-hung sash and probably dates from the 19th century. Inappropriate 20th century features include the front stoop with metal railing and storm door with hood, metal storm windows, window boxes, and the garbage bin attached to the north-east side of the house.

The first floor of the house has a two-room plan with kitchen in rear lean-to. Unfortunately recent panelling hides most original fabric. However, summer beams, corner posts, and the kitchen fireplace are partially visible. One room has an Adamesque mantel suggesting an early 19th century remodelling. The roof framing consists of a purlin system with wooden pegs.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input checked="" type="checkbox"/> 1500-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES about 1690

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Thomas Lyon House is typical of late 17th century shingle-covered architecture in the region around Stratford, Connecticut. It is a simple dwelling with center chimney, salt-box massing, restored shingle siding, and three-bay facade. Although moved and altered it is among the few 17th century houses still standing in this area and is typical of the type of dwelling built by the region's earliest settlers. The house was probably erected about 1690 for Thomas Lyon, Junior, the son of one of the earliest settlers in Greenwich. It was occupied by members of the Lyon family until 1926 when it was given to two Greenwich civic clubs who moved it to save it from demolition.

Thomas Lyon was among the first settlers of the town of Greenwich appearing on the land records as early as 1676. He died about 1690 and left his homelot on the Byram River to his son Thomas. It is probably that about this time Thomas Lyon, Junior, built the existing house. However, different sources give varying dates for its erection ranging from circa 1640 to circa 1701.

The house was visited by patriotic soldiers during the Revolutionary War. Benjamin Trumbull recorded in his journal that on January 31, 1777, he took "post at Lyon's near bridge."

Occupants of the house include Gilbert ("Gentleman Gil") Lyon from 1719 to 1816; Abraham Lyon (1764- 1849); and Underhill Lyon, a prosperous farmer and prominent local citizen who died in 1920. Underhill Lyon's daughter, Mrs. Julia Saunders, gave the house to the local Rotary and Lions Clubs in 1926 when it was threatened by a highway widening project. The clubs saved the building by having it moved across the road in 1926-27 to town property. Due to finances the clubs were not able to use the building as an information bureau as they had hoped. However its exterior was restored with Theodore A. Blake serving as architect. Since 1927 the clubs have leased the building to tenants and a number of incompatible alterations have been made.

1. Quoted in Allan F. Kitchel, Jr., "Historic Houses of Greenwich: The Thomas Lyon Homestead Built Nearly a Century Before the Revolution," Greenwich Press, Feb. 4, 1937.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Interview with Leonard S. Clark, Frederick Whelan, Al Henry, other representatives of the Greenwich Rotary and Lions Clubs, June 15, 1976.
Interview with William Finch, July 7, 1976.
Allan F. Kitchel, Jr. "Historic Houses of Greenwich: The Thomas Lyon Homestead Built Nearly a Century Before the Revolution," Greenwich Press, Feb. 4, 1937.

See Continuation Sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one-third acre

UTM REFERENCES

A 18 61 3 11 0 4 5 4 0 18 00
ZONE EASTING NORTHING
C

B
ZONE EASTING NORTHING
D

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

T. Robins Brown Consultant in Architectural History

ORGANIZATION

DATE

Connecticut Historical Commission

July 1976

STREET & NUMBER

TELEPHONE

59 South Prospect Street

203-566-3005

CITY OR TOWN

STATE

Hartford

Connecticut

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

SHPO

DATE

12/17/76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

ATTEST:

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 4,9 PAGE 1

Lyon, Thomas, House Greenwich, CT.

4. Owner of Property

Page 1

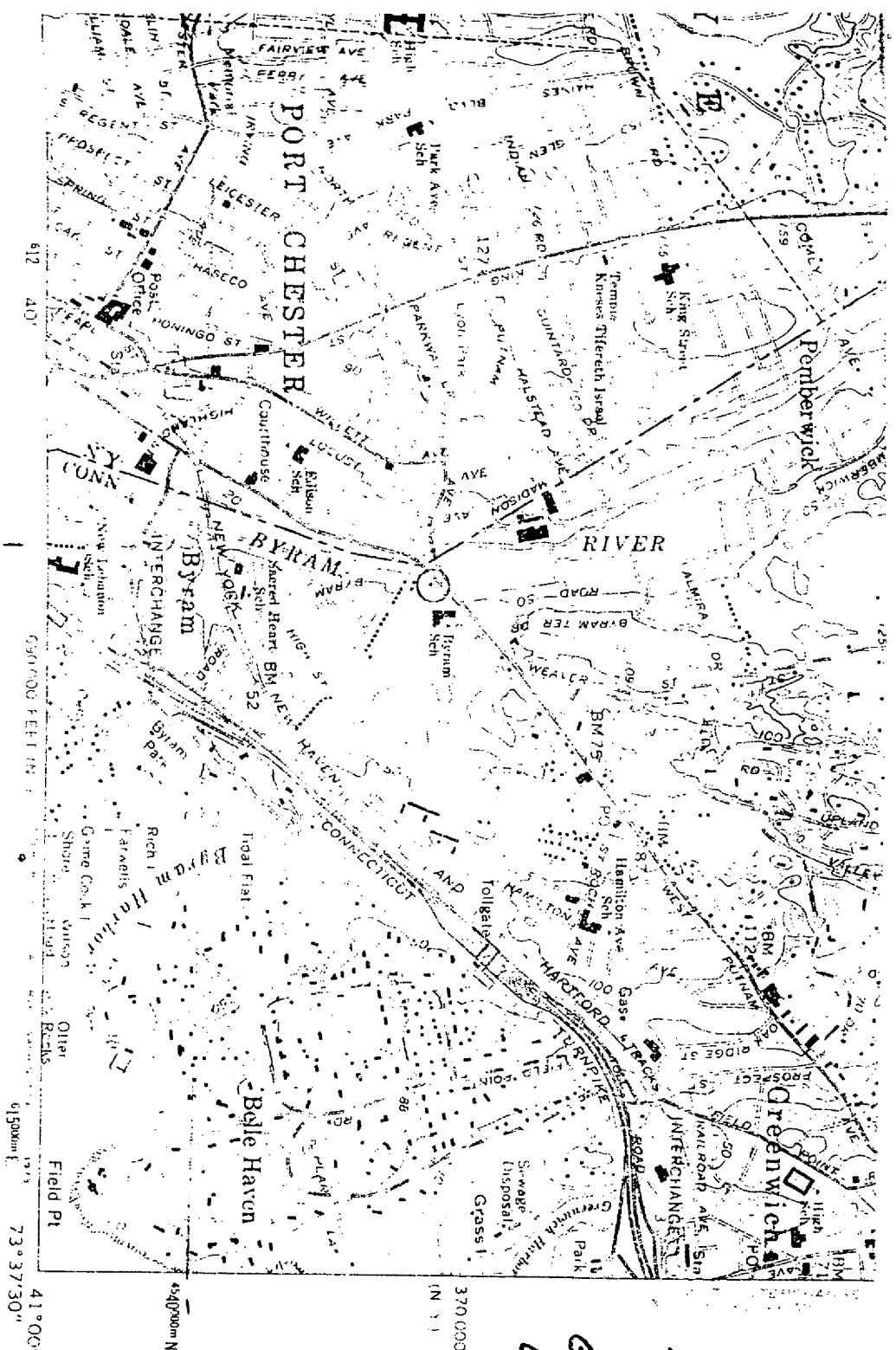
Name: Land: Town of Greenwich
Greenwich Town Hall, Greenwich Avenue
Greenwich, CT.

9. Major Bibliographical References

Letter from Harold L. von Brock, Greenwich Assessor, to T. Robins Brown,
May 14, 1976. Files of TRBrown.

J. Frederick Kelly, Early Domestic Architecture of Connecticut, New Haven:
Yalite, 1924; reprint ed.; New York: Dover, 1963, pp. 80, 85.

Spencer P. Mead, Ye Historie of Ye Town of Greenwich, New York: Knicker-
bocker Press, 1911, pp. 468, 607.



Lyon, Thomas,
 House
 Greenwich, CT.
 UTM Reference:
 18/613110/
 4540800

GLENNVILLE, CONN.-N. Y.

N4100-W7337.5/7.5

1960

AD5 0266 II SW SERIES V816

STANDARD,
 TION D (C 2024)
 VALUABLE AND REVERSED



The Thomas Lyon House c. 1695



Date: 03/31/2015

Staff: Lorraine Weiss

USN Number: 11944.000452

Name: Pump House and William James Memorial Gateway Park

Location: NY

Resource Status:

1. **Determination:** Eligible
2. **Contributing:** False

Criteria for Inclusion in the National Register:

- A. ☐ Associated with events that have made a significant contribution to the broad patterns in our history.
- B. ☐ Associated with the lives of persons significant in our past.
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

Summary Statement:

Based on the information provided, the William James Memorial Gateway Park and the Pumphouse are eligible for listing on the State and National Registers of Historic Places under Criterion C as an example of early 20th-century landscape design. Situated near the National Register-eligible Putnam Avenue bridge and located between Main Street and the Byram River, the park includes war memorials and is used as public space for community events. The c. 1920s 1.5-story Pumphouse reflects a simple Mediterranean style. Elements include a side-gabled red tile roof with extended gables and chimneys at the Main St. elevation; a patio area set between two wings, the open walls of which consist of three arches resting on Ionic columns on the Main Street side and brick piers on the river side; and small windows placed in the center of each wing on both sides.



William James Memorial Gateway Park and Pumphouse with the east bound lanes of the Route 1 Bridge to the right (2015; facing west).



William James Memorial Gateway Park and Pumphouse (2015, facing east).