

# PHASE I - MASTER PLAN INITIAL FINDINGS AND PRELIMINARY RECOMMENDATIONS

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accommodation of this historic facility with new amusements, upgraded access and parking as well as adaptive reuse potentials. Because the amusement area is only one portion of Playland Park, it effectively acts as a “park within a park”. More attention must be given to the other recreational opportunities available at the greater Playland Park area.

## 8. Individual Park Master Plans

Site specific Master Plan documents should be prepared for the following primary set of parks (and their facilities): Tibbetts Brook Park including all trails, ballfields, the pool and bathhouse; the Bronx River Parkway Reservation and Kensico Dam Plaza Park including a comprehensive boundary survey of both the Dam Plaza and the Reservation; and Mountain Lakes Park. A secondary set of parks recommended for Master Plans includes: Sprain Ridge Park, Blue Mountain Reservation, Pocantico Lake Park, V.E. Macy Park and Ridge Road Park.

## 9. Natural Resources Inventory/ Environmental Studies

A conclusion drawn from meetings with the Westchester County Parks naturalist, other staff members and the strong involvement of the F.C.W.C and their natural resource matrix, it is recommended that comprehensive biodiversity studies be prepared for all parks within the County system. Biodiversity studies should continue to be developed at all the Nature Centers and Park Preserves noting critical site, program and building issues and recommendations. In addition, the Department should develop a priority schedule for implementation of these studies.

## 10. Historic Resource Inventory/Preservation Studies

Results of the 1996 Residential Recreation Survey of Westchester County Residents indicated a dramatic rise in the popularity of visiting “Historic Sites/Museums” (number 4 on the 1996 survey up from no mention in 1986). Because the Westchester County Parks system currently offers some of the finest historic facilities in the area, surveying and protecting these sites should be a priority. One possible approach toward this objective would involve the County Parks Department establishing a new division within the Department for this specialized work. This group would contain trained experts in historic and interpretive issues and would utilize existing staff.

When a property (district, landscape or structure) is a National Historic Landmark (NHL) listed on the National Register (LNR), or eligible for listing on the National Register (ENR), recognition is a matter of record. These properties satisfy exacting evaluation criteria for “quality of significance in American History [which possess] integrity of location, design, setting, materials, workmanship, feeling, and association,” as well as other specific associations

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and values which are described in their designation statements. Therefore, an individual park and the park system as a whole may be alerted to these qualities and values which fall under their stewardship.

In addition, this plan has identified many structures which “Appear to Have Significance” (AHS). For each of the parks in which structures are noted “AHS”, a special sense of awareness and stewardship may also be inferred. Many of these structures embody distinctive characteristics with public value and appeal if carefully attended. It is not only possible but also likely that certain parks have structures of individual merit or qualities, which seen in the context of other parks are of significance, deserving of advancement to the National Register.

An intellectual framework is needed which identifies the historic potential of park properties in a comprehensive manner leading to any of several findings:

- A. Determination of eligibility for listing on the National Register for properties (and structures) of individual merit.
- B. National Register listing of properties (and structures) of thematic association.
- C. Need for resource documentation which may include record drawings, drawings for the Historic American Building Society (HABS), documentation for the Historic American Engineering Record (HAER), concise historic resource statements, expanded Historic Structure Reports, preservation/adaptive use plans, photographic documentation, photogrammetric recording, stabilization plans, etc.
- D. Interpretive plans and/or cooperative action plans with concerned public and private preservation and conservation interests.

The following parks have shown particular qualities and potential for further study in one or more of these four categories (A thru D) above:

<b>Park</b>	<b>Features</b>	<b>Study</b>
Croton Gorge Park	Dam, Bridge, Spillway Relationship to former Stokes Green Property Mid 20th c. structures	A,B,C D A,B
Croton Point Park	Early 20th c. structures Mid 20th c. structures include, gull wing roof comfort stations.	D B,D
Glen Island Park	Landscape, early 20th c. buildings and site structures, bridge, seawall, etc.	A,B,C,D
Kensico Dam Plaza Park	Dam and associated structures	C

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Park	Features	Study
	With Croton Dam	B
Kingsland Point Park	Landscape, Lighthouse, Bath House	A, B C, D A, B
Lenoir Preserve	Landscape Buildings: Manor House, Carriage House	A,B,C A,B,C
Maple Moor Golf Course	Landscape & structures Club House	A, B A, B
Marshlands Conservancy	Landscape Buildings	C, D C, D
Playland Park	Historic Rides, Landscape, Buildings	A,B,C
Saxon Woods Park, Ward Pound Ridge Reservation, Blue Mountain Reservation, other	Early and mid 20th c. structures include comfort stations	B, C
Tibbetts Brook Park	Landscape, comfort stations, bath house, folly	A, B

## 11. Geographic Information Systems (GIS)

Westchester County Department of Parks, Recreation and Conservation should work with the WC Planning Department in developing a system-wide GIS that would include each park in the Westchester County Parks system to provide an efficient management tool in preparing capital projects, maintenance and facility improvements. The facilities and features matrices prepared for the Inventory Report as part of this master planning effort are easily transferable to the GIS database and include all documentation on recreational features/active recreation, natural features and landscapes, built facilities, and maintenance and equipment for each of the parks in the County system. When these spreadsheets are inserted as attributes, this database can be queried in a whole spectrum of ways to aggregate and disaggregate both use, facility and existing conditions data by sites, sub-regions and County totals. It could also project future needs based on usage patterns. The digital database for each park can be used either in a GIS or CAD platform.

The GIS can also fully document the relationship of each park to its various significant attributes including historic landscape, National Register Historic Landmark and National Register eligible buildings and natural features. It is recommended that the GIS be built with ARCH/INFO utilizing the Westchester County Planning Department's present GIS mapping and various attribute layers as a base.