

**ALTERNATIVES ANALYSIS**  
**FLORAL VILLA**  
**SOUNDVIEW- UNDERHILL FARM PROJECT**

370 UNDERHILL AVENUE  
YORKTOWN HEIGHTS, WESTCHESTER COUNTY, NEW YORK

PREPARED FOR:  
10 JULIA LN. SUITE 103  
COLD SPRING NY 10516



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# ALTERNATIVES ANALYSIS

## INTRODUCTION AND PROJECT DESCRIPTION

In July of 2021 Hudson Valley Cultural Resource Consultants (HVCRC) was retained by the Unicorn Contracting to complete an Alternatives Analysis for the Soundview -Underhill Farms Development (“the Project”) in the hamlet of Yorktown Heights, Town of Yorktown, Westchester County, New York. The property includes the former Floral Villa estate built between 1828 and 1886 owned by Edward Underhill. The estate includes the former mansion, and seven support and out buildings. A review completed by the Office of Parks, Recreation and Historic Preservation (OPRHP) in June of 2021 resulted in the determination that the former Floral Villa Estate was eligible for listing in the National Register of Historic Places. The period of significance is 1828 to 1888, encompassing the development of the property under the ownership of Abraham Underhill followed by his son, Edward B. Underhill. The property qualifies under Criteria A, as being associated with events that have contributed to local history and Criteria C, as the former mansion embodies distinctive characteristics of an architectural type.

On May 27, 2021 Derek Rhode of (OPRHP) reviewed the proposed project and indicated that Floral Villa, “also known as the Underhill Estate and Soundview Preparatory School is eligible for listing in the State and National Registers of Historic Places... The mansion, outbuildings, farmland, parklike lawns and stone walls all contribute to the property and retain integrity... This finding triggers an exploration of prudent and feasible alternatives that might avoid or reduce the project effects” (Alternatives Analysis).

The Alternatives Analysis will document the existing conditions of the National Register Eligible property and will include all feasible alternatives explored for the project. This report was completed following the specifications of the Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation (Federal Register United States Department of the Interior 1983).

The Project Parcel is comprised of a ±13.9 acres (5.62 hectares) located on the northern side of Underhill Avenue and west of Saw Mill River Road. A pond is located in the southwestern portion of the Project Parcel which drains through a culvert into a buried channel that crosses the Project Parcel to the northeast. The landscape around the buildings is maintained as lawn. The western portion of the Project Parcel is a mix of steep slopes, overgrown soil piles and is overgrown with bushes, brambles, and small trees.

The property includes the former Floral Villa estate built between 1828 and 1886 and owned by the Underhill Family. In the twentieth century, the estate became the Beaver Farm and Conference Center, and in the twenty-first, the Soundview Preparatory School.

The property includes the following structures:

- Building A: Underhill Mansion/Soundview School
- Building B: Summer Kitchen/Root Cellar/Storage/Soundview Design Studio
- Building C: Residential Cottage/ Soundview Middle School
- Building E: Carriage house/Horse Barn- Soundview Science building
- Building G: Carpenters Workshop/storage barn \_Soundview Storage
- Building H: Chapel- Soundview Music Conservatory
- Building I: Residential Cottage- Soundview Playhouse
- Building J: Residential Cottage

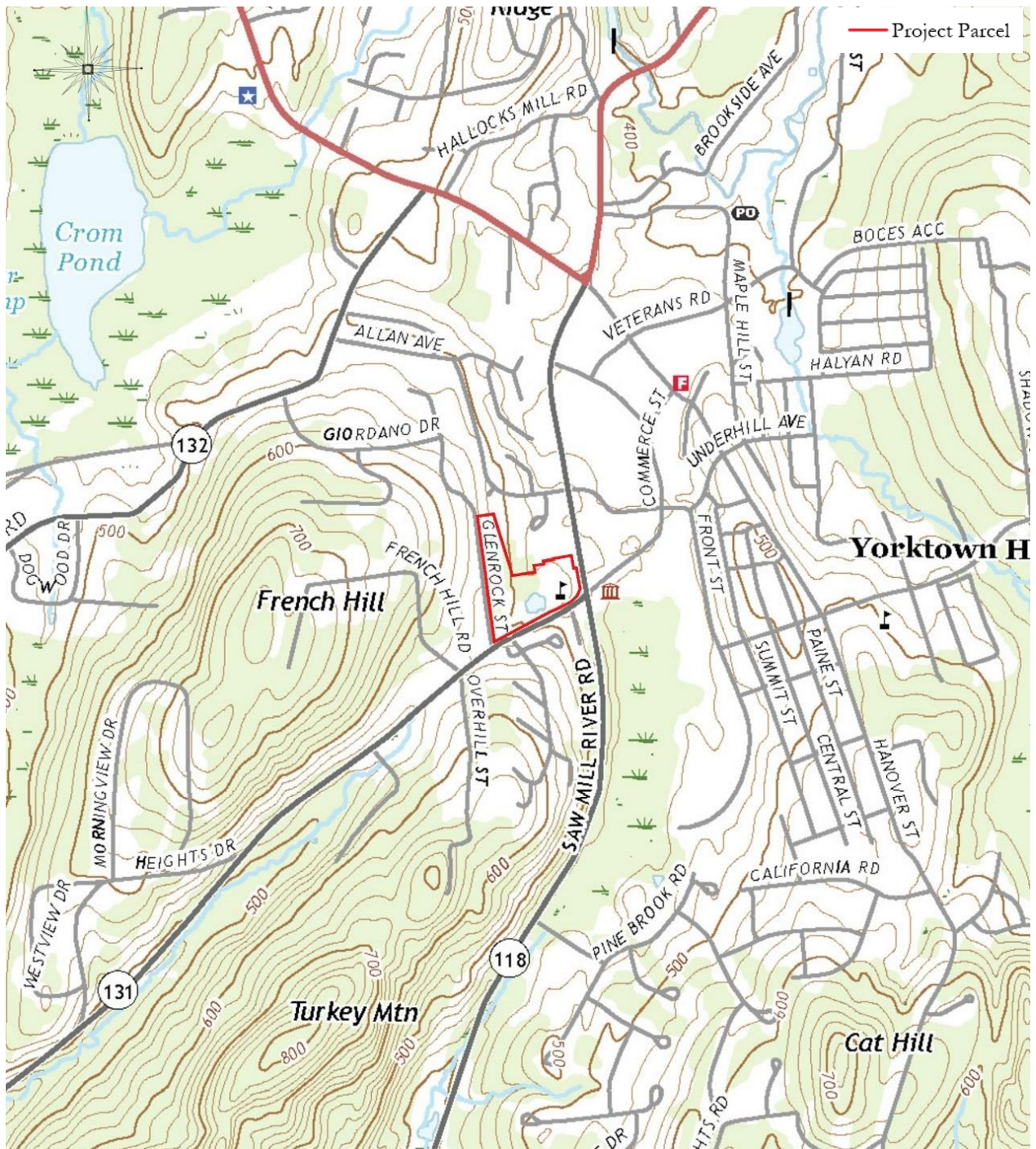


Figure 1: 2019 Peach Lake NY. USGS Topographic Quadrangle (Source: USGS.gov). Scale: 1" = 1425'.



Figure 2: Aerial image showing the Project Parcel. (Source: Google Earth) Scale: 1" = 340'

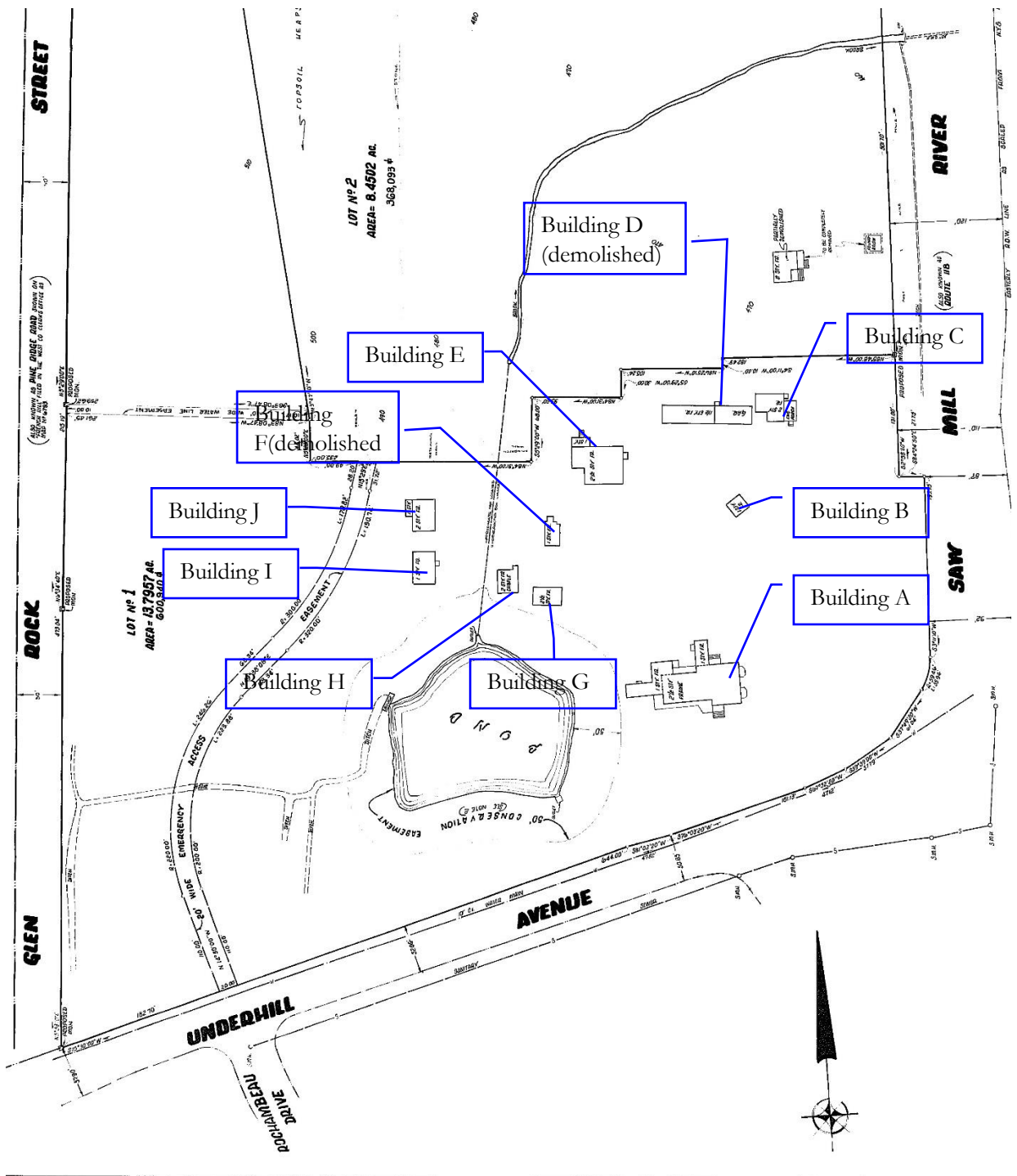


Figure 3: 1979 Subdivision of the Property prepared for Gilbert Beaver Conference Farm. (Source: Westchester County Records) Scale: 1" = 175'



“FLORAL VILLA.”  
RESIDENCE OF EDWARD B. UNDERHILL,  
YORKTOWN, WESTCHESTER CO., N. Y.

Figure 4: 1886 Lithograph of the Edward B Underhill Estate. (Source: Scharf 1886).

Unicorn Contracting is proposing to demolish the existing out-buildings within the Project Parcel and construct a multi-family residential and mixed use project. The proposed undertaking consists of constructing a series of residential structures along with retail and office spaces. The proposed residential structures will consist of townhouse, condominium and apartment units. The proposed design will retain and restore the former Underhill Mansion (Building A). The proposed undertaking includes the removal of the existing outbuildings (Buildings B-C, E, G-J). Buildings D and F, shown in Figure 3, were removed in the early twentieth century. In addition, the proposed plan includes the construction of parking lots, access roads and stormwater management basins.

The project plans include the rehabilitation of the existing mansion, updating the older additions, and reinvigorating the exterior. The former ice pond will also be restored. This pond is currently silted in and the stabilizing walls have collapsed. The immediate setting around the Mansion and pond is going to be revived, to allow for both public and private access to the property. Currently the property appears shabby and worn out.

#### FLORAL VILLA ESTATE -UNDERHILL FARM

The Underhill Farm property was owned in the early nineteenth century by Abraham Underhill, who owned a total of 240 acres of land. Underhill was one of the founding families of Yorktown. Underhill began

construction of his house in 1828, slowly expanding and enlarging the mansion which was completed in 1880. Underhill named the mansion Floral Villa. Abraham Underhill owned a number of mills and mill rights on the Croton River. The mill rights, leased from the Van Cortland's processed large quantities of flour that were shipped to New York City markets. When the leases expired Abraham Underhill turned his attentions to the farm in Yorktown. He made improvements to the land that included draining swamps and wet lands and removing rocks. Abraham Underhill died in 1841(Scharf 1886).

When Edward, Abraham's only child inherited the farm, it was mostly wilderness. Edward began the process of improving the land, which included draining swamps and wetland, removing rocks to plow the soil, and the construction of large and elegant buildings that entirely changed the whole appearance of the farm. Abraham had been one of the early importers of Merino Sheep and the first to introduce the Iron plow into Westchester County. By the time his residence was completed in 1881, the farm was known as the best cultivated in the town, and was well stocked with horse and cattle (Scharf 1886).

Edward Underhill passed away in 1888. At that time, his estate included livestock barn, storage and hay barns and several other outbuildings. The lithograph of the Floral Villa, published in 1886, shows several lean-to, a pig-sty and a small boat house by the pond. This lithograph (Figure 4) also shows a series of stone lined paths around the buildings with wrought iron gates at the access to Underhill Avenue.

In 1907 the farm was purchased from Henry and Katherine Kear by Gilbert and Anna Simonton Beaver. The Beaver's were dairy farmers and maintained the farm buildings and mansion. Anna Beaver died in 1919. Gilbert and Anna's only child Katherine died in 1918, while serving the war effort in New York City. In the 1920s and 1930s, Gilbert Beaver established the Gilbert Beaver Conference Farm (Westchester County Records: Deeds). Throughout the twentieth century the original land holdings were sold off to private developers. In 1952 Gilbert Beaver died, leaving half of his holdings to his second wife Jean Keir Beaver, and the balance to the Gilbert Beaver Conference Farm, to whom the property was left to in full when Jean Beaver died in 1985. Throughout the latter portion of the twentieth century, the property was operated by Rev. Schuyler Barber-Rhodes and his wife, Carole (Rosenberg 1987).

The Beaver Conference Farm provided ecumenical retreats, and farm experiences to promote humanitarian justice. The farm offered community lectures and offered the space as a venue, for those who wished to host their own event (Rosenberg 1987).

The Soundview Preparatory school was founded in 1989. The school included facilities for housing up to sixty-five students. In 2020, the school closed, after filing bankruptcy. In August 2020, Unicorn Contracting entered into an agreement to purchase the property.



## STRUCTURAL CONDITION

In April 2021 HVCRC completed a visual assessment of the former Floral Villa Estate and its outbuildings. No testing or comprehensive structural analysis has been completed for this Alternatives Analysis. The following analysis is based on visual observations, rather than any testing or technical evaluation completed by a structural engineer. The assessment is being discussed on a per building basis.

### BUILDING A

The Floral Villa Mansion (Building A) is an asymmetrical tower Italianate style building consisting of three distinct parts. The first is the eastern portion, which consists of a three story square, with a half-story tower on the western side. A two story rectangular form is located on the western side of the three story portion. On the northern elevation and northwestern corner, are two additions that were added in the late twentieth century (c. 1976). The exterior features wooden clapboard siding, but the roof features asphalt shingles. The roof of the bay windows and the northern addition are covered in tar paper. The original structure was reportedly built in 1828 (Scharf 1886). The western portion of the structure appears to be of Federal style in form, although entry way is not centered, and the exterior reflects the Italianate design of the house. The three story portion is likely the more recent portion, reportedly completed in 1881, as it features a substantial cut stone foundation and stone steps, as well as larger windows, and two bay windows on the eastern elevation. The western portion has porches on both elevations, and due to the existing lattice, it was not possible to determine if the foundation material on this side of the house, matched that of the eastern portion.

The house exhibits the characteristics of the Italianate design, including the towered asymmetrical form, segmental arch windows, hooded window crowns, bracketed cornices, porches, with decorative support columns, paired windows in the tower, decorative chimneys and chimney pots and a rusticated basement level.

Building A is in good condition and is going to be retained as part of the proposed project. The proposed rehabilitation efforts are principal aspect of this overall project.

### BUILDING B

Building B has most recently been utilized by the Soundview School as a design studio. The location of the structures suggests it may have, at one time, been a summer kitchen. The foundation, consisting of stone rubble is built into the grade, and the basement level utilized for storage. The foundation has been patched several times, and exhibits large fissures and eroding mortar. The floor joists have settled, and the spaces between the joists and floor boards have been shored up by a series of 2 x 4 boards. Additional joists have been added to the basement to support the load bearing capability of the walls and stabilize the floor above.

The upper portion of the structure is constructed of wood frame with wooden shingles on the northern and southern sides, and wooden channel siding on the east and western elevations. The windows feature simple pedimented arches. The interior consists of a single room, that has been modernized for use as a classroom. The brick chimney in the space has been painted white, and electricity and air-conditioning have been added to the building.

The historic integrity of the building has been modified substantially in the past 30-50 years, to the extent that the original purpose of the building cannot be identified. The structural integrity of this building is considered poor to fair. The stability of the foundation would need to be improved, to meet existing building codes.

## BUILDING C

Building C is located in the northeastern portion of the property, and based on the architectural style of the core structure and the 1908 Hyde Map (Appendix B, Figure 7) this building was constructed in the early twentieth century, and postdates the Floral Villa period of historic significance. Formerly a residential cottage used by the Beaver Conference Farm, this building was most recently utilized by the Soundview School as the Middle School Building.

The structure is an L shaped building with a facing gable that includes an addition on the eastern elevation, and enclosed portion on the southwestern side. The chimney is constructed of cinderblock, and all the windows within the structure are from the late twentieth century. The exterior is covered with vinyl siding, and the roof features asphalt shingles.

The interior of this building has recently been renovated, with new carpets, wall treatments (sheet rock, paint) and other cosmetic improvements. The only early nineteenth century elements that remain within the building are the interior stairs, an interior door, and closet. The interior of the building has been renovated to the extent that the original use of the building, (i.e. single family, vs multiple guests) by the Beaver Conference Farm, cannot be determined. The structural integrity of this building is considered good.

## BUILDING D

Building D is no longer extant. This structure, shown on the 1979 plans of the Beaver Conference farm (Figure 3), and based on the foundation remains a large barn and garage. The northern foundation wall and poured concrete floor are still evident on the landscape. Aerial images indicate this structure was removed in 2016.

## BUILDING E

Building E was most recently utilized by Soundview School as a science building. This structure was substantially renovated in 2012 at which time the interior was converted into classroom space, and all the windows were replaced. The exterior siding, consisting of batten and board, and wooden clapboard was also restored. Alterations to the building included the addition of a porch off the northern elevation, and the installation of heating and air conditioning.

The renovations to this building that took place in 2012 retained some of the historic architectural details on the façade of the structure, but the interior of the space was completely renovated. The interior of the second floor indicates that this structure, originally a barn, was updated and renovated in the 1950s. The wood floors, electrical circuit boxes and wainscoting in the second floor rooms are indicative of this mid-twentieth century period.

The historic integrity of the building has been modified substantially in the past 30-50 years, to the extent that the original purpose of the building only evident on the exterior, and it's unclear if this barn was original to the Floral Villa farm. The structural integrity of this building is considered good to excellent, due to the 2012 renovations.

## BUILDING F

Building F is no longer extant. This structure, shown on the 1979 plans of the Beaver Conference farm (Figure 3), as a single story wood frame structure. No evidence of this structure remains on the landscape. Aerial images indicate this structure was removed in 2016.

## BUILDING G

Building G is located to the west of Building A, and north of the pond. This structure was historically a carpenter's workshop, but more recently served as a carriage house and storage for the Soundview Preparatory School. The barn features a slate roof, the walls are slightly bowed and the fenestrations on the exterior are no longer in the pattern of the original design. The slate tiles on the roof are deteriorating and laminating. While it appears that electricity has been added to the structure, no additional improvements were noted.

The interior of the barn has been subdivided sometime in the past 30-50 years. The floors have been reinforced with plywood and other modern materials. The load bearing joists show signs of bowing, causing an overall shifting of the building. The foundation is two sided, and constructed of stone, on the eastern and western sides. The southern wall of the foundation is built into the hill, and the northern side is wood frame. The openings on the northern side have been closed over. The second level is currently, and formerly storage space.

The historic integrity of the building has been modified, but the historic intention can still be discerned. The structural condition is fair. As this structure has been historically a barn, and is still utilized as equipment storage, a substantial amount of rehabilitation would be required to convert this structure into any other purpose.

## BUILDING H

Building H is the former Chapel, most recently utilized as a Music Conservatory by Soundview School. This structure includes a bell tower cupola, and is two stories high with a small addition on the northern elevation for circuit boards and HVAC equipment. As with Building G this structure is built into the grade and access is into the second level. The roof of the bell cupola and the balance of the structure and the small shed roof addition at the rear of the chapel are covered with asphalt shingles. The roof of the chapel is bowing inward. The walls are constructed of horizontal groove siding, and the original windows. The windows on the southern side of the church feature diagonal shaped grills. There is still an operational bell within the cupola, but its not clear at present if this is original.

The ground level floor of the Chapel consists of a single room with open rafters. The floor is wood plank and there are not other identifiable features in the space. The exposed rafters and other boards visible in the interior are constructed from dimensional lumber. This lumber type post dates World War I, indicating that this building was not present during the historically significant period of the Floral Villa Estate, but was added by the owners of the Beaver Conference Farm.

The basement has been fully renovated in the latter portion of the twentieth century. This space includes sheet rock and a poured concrete floor.

The structural condition is fair. This building has been a chapel and an assembly hall space. A substantial amount of rehabilitation would be required to convert this structure for any other use.

## BUILDING I

This structure, originally constructed as a barn, features a chimney on the southern exterior. The siding consists of vertical boards, with a roof covered with asphalt shingles. The windows appear to be original, and a brick chimney is located on the southern side of the structure. This building was most recently used as the Soundview Playhouse. Based on the fenestration on the northern elevation, this may have been utilized for storage at one time.

The historic integrity of the building has been modified in the early twentieth century, to function as either an assembly space or residential space. A brick fireplace was added, and the upper level enclosed. The hand hewn beams of the original barn can still be seen in the interior, and are supported by modern vertical beams. The structural conditions is fair to poor. There is not foundation to speak of, as the original is a course of dry laid stone. The exterior boards are rotting at the base, due to the proximity to the ground. As this structure has historically been a barn, a substantial amount of rehabilitation would be required to convert this structure for another purpose.

#### BUILDING J

Building J is a small residential structure that consists of white board and batten siding and asphalt shingles. The windows appear to be original, with the first story windows on the western side boarded up. A small addition is located on the western side of the building. The fenestration on the northern side of the building has been altered, suggesting that the use of the building may have changed over time. The fenestration on the eastern elevation suggests that this building may have been residential apartments.

The building dates to the early twentieth century, based on the presence of dimensional lumber exposed in the interior. An interior wall, constructed of brick, divides the space. The second level has collapsed into the first floor space in some sections. This area has been most recently been used as residential space.

This structure appears to have been originally constructed in the twentieth century as residential space. This building is not structurally sound as parts of the floor in interior have collapsed. Any renovation to this building would involve substantial changes.

#### ALTERNATIVE #1: AVOID DEMOLITION OF STRUCTURES BY REDUCING THE NUMBER OF PROPOSED PROJECT

The Project is designed to provide multi-family housing in Yorktown Heights, including community spaces such as a pool house and senior center as well as office and retail space. A total of one hundred and sixty-five (165) housing units are included in the proposed project. The project is designed considering the existing Underhill Mansion, which is to be retained, the overall topography of the site, and the existing landscape features. The main interior roads will be retained around the former mansion and the pond.

The proposed undertaking consists of constructing a condominium building, an apartment building, and ten (10) town house buildings, along with appropriate infrastructure, community spaces and parking areas. In addition, the project sponsor is providing funding for community improvements, including the rehabilitation of the pond into a more park like setting, and the improvement of the nearby intersection of Underhill Ave and Saw Mill River Road. Based on the goals of the Project, it is not feasible to incorporate or adaptively reuse the barns and outbuildings within the former Floral Villa Estates property.

The proposed senior citizen center is being constructed at no cost to the Town of Yorktown, by the adjacent property owner. This aspect of the project cannot go forward unless the thirty (30) parking spaces are proved. This involves the demolition Buildings C and E.

Reducing the overall size of the proposed Underhill Farm would impact the overall viability of the project, which is contingent upon constructing a high number of residential units, as well as community improvements (Senior Center, park area around the pond, etc). Reducing the overall scale of the project would significantly reduce the financial viability of the project, and would prevent these community improvements from taking place. The reduced scale would not achieve the level of investor rate of return necessity for a privately funded

project, nor would it provide needed housing units within the Yorktown Heights region of Westchester County, needed parking and community space, and safety improvements at a nearby intersection. If the project were to be scaled down, it could not be completed.

The financial feasibility of multifamily housing development is contingent on the economy of scale generated by developing a significant number of units. This holds true for projects using public or private financing. Reducing the scale of the project alters this goal, and makes the project and the associated community enhancements, no longer financially viable.

#### ALTERNATIVE #2: AVOID DEMOLITION OF STRUCTURES BY SELECTING ALTERNATIVE LOCATION OF PROPOSED PROJECT

The project is ideally located within the residential neighborhood of Yorktown Heights. There are a limited number of properties available within the region that have the appropriate size and zoning that will allow mixed use development.

In addition, the property is located within the proposed Yorktown Heights Design Overlay District, which allows for mixed use buildings, live-work space, planned design development and includes the utilization of historic or unique buildings. The proposed overlay district is being considered by the Town of Yorktown to allow for the further economic development in the Town. This district is intended to create mixed-use residential and commercial parcels to both provide abundant job opportunities and contribute to the local tax base.

The property location at the corner of Saw Mill River Road and Underhill Avenue, is within close proximity to both the Taconic Parkway, and Saw Mill River Parkway. In addition, this location is within walking distance of the core of the Yorktown Heights, where there are employment opportunities, commercial districts, stable neighborhoods, and public transportation. The project location is a short distance to town and state park spaces such as Turkey Mountain Park, and FDR State Park.

#### ALTERNATIVE #3: ADAPTIVE RE-USE OF THE EXISTING STRUCTURES

Unicorn's design consists of creating market rate housing to support the growing and changing population of in Westchester County. The existing outbuildings on the property were constructed initially as barns, with a chapel and residential cottage added by the Beaver Conference Farm.

Due to the nature of their initial construction the barns are not viable candidates for conversion into multi-family housing units. The barns and chapel (Buildings B, E, G & H) are one to two story wood frame buildings with stone or no foundation. These buildings currently lack insulation and have been exposed to the elements to the extent that there is noticeable rot and warping of the wooden components. In addition, Buildings B, G & H, are relatively small, roughly 1000 square feet total.

Any renovations to these buildings to create additional housing units would significantly alter the architectural and historical integrity, and fail to provide a sufficient number of housing units to meet the project goals. Furthermore, as these buildings were not constructed following any sort of standard or code, the cost of renovating them into housing units or retail spaces would be prohibitive. As of July of 2021, the estimated costs per square foot for new construction is between \$150 and \$200 per square foot. The costs to renovate and adaptively reuse wood frame barns to residential or retail space is \$300-\$500 square foot (Gonzales 2016). Any adaptive reuse of these buildings, in addition to being financially prohibitive, would require substantial changes ensure the structural integrity, as well as improve and modernize them into residential living or usable spaces.

Building J has already begun to become structurally unstable, adaptive reuse is not a viable option for this structure.

Buildings C and E, have recently been renovated. Building C has most recently been used as residential, and Building E has recently been renovated into a science classroom space. While both buildings could be converted, the spacing of the buildings within the property does not provide the means for them to be incorporated into the news apartment and condominium buildings. The construction style of the buildings also makes them incompatible for incorporation into the planned residential structures. In addition, the construction of the Senior Center hinges on parking being provided in the locations of these two buildings.

#### ALTERNATIVE #4: NO ACTION

Under this alternative the Project Parcel would continue to be an underutilized property, as the current structures are vacant. As many of the buildings in the property are currently vacant, further deterioration of the condition of the buildings would occur. Furthermore, the local community currently has no access to the property. This would continue if the project were not to proceed.

Unicorn Contracting has not been able to identify a scenario that would be consistent with the project goals, and retain the existing outbuildings. The proposed undertaking will provide much needed housing within the Town of Yorktown, while at the same time preserving the former Underhill Mansion, a significant historic resource.

## SUMMARY AND RECOMMENDATIONS

Unicorn Contracting is seeking to redevelop the parcel at 370 Underhill Avenue to create residential housing, a much needed resource, community resources and off site improvements. The buildings on the property are primarily vacant.

The existing Underhill Mansion will be retained and rehabilitated as part of the proposed Underhill Farms project. This rehabilitation is expected to cost close to 1 million dollars, and will revitalize this vacant and unused resource. The current plan for this building is to create office and conference room spaces, and rejuvenate the outdated and older portions of the building. The current plans include retaining the historic elements of the building to preserve the overall historic integrity of the structure.

In addition to the Underhill Mansion, the landscape around the mansion, including the routes of the existing driveways, lawn spaces and the ponds will be retained. The pond will be refurbished, and a walking path is proposed around the perimeter to create a park like setting. The project sponsor is proposing to have this part of the property publicly accessible, so that the community can utilize the park space. As part of the proposed plan, the condominium building will be constructed where Buildings G-J are currently located. Buildings C and E will be removed, and their locations graded and leveled for uses as lawn. An apartment building is proposed to the north of the former Underhill Mansion (Building A). Parking areas are proposed to the north of the apartment building, that will be utilized by the community members who will visit the proposed Senior Center.

Unicorn Contracting has explored the other available properties in the Town of Yorktown, however, due to the Yorktown Heights Design Overlay District, this property is uniquely suited to provide both residential and commercial opportunities, as well as retain a significant historic resource.

The cost of rehabilitating and restoring the former barns and outbuildings is prohibitive for the proposed undertaking and associated offsite improvements. Rehabilitation construction costs will nearly double the construction costs of the project and will not allow for the unit density needed for this type of investment project. The layout of the barns and out-buildings is not conducive to adaptive reuse. The financial viability of the development, as well as the off-site improvements are in jeopardy if the project cannot go forward as planned. With the current plan, including the off-site and community improvements, Unicorn Contracting has created a financially viable project that will be reliant on private investors and funds. In addition to the financial loss, the reduction in the number of housing units will impact the goals of the Town of Yorktown and its residents to have available housing and commercial drivers of economic growth.

While the construction of the new buildings adjacent to the former Underhill Mansion will have a visual effect, however, it can be minimized through architectural style, building design and materials as well as landscaping and vegetation. These new buildings reflect the ever changing needs of the Town of Yorktown, and the history of the property, which has a documented and ongoing historic, commercial and social evolution. The community will be able to utilize this reinvigorated property, that is currently underutilized.

It is HVCRC's recommendation that a plan to mitigate the Adverse Effect of the proposed undertaking on the former Underhill property developed in consultation with OPRHP. This mitigation plan would include, at a minimum, some additional documentation of the outbuildings and salvaging the significant architectural components (fireplace surrounds, lighting and fixtures, trim and windows), where feasible. Old slate and brick can be salvaged for use in hardscaping around the new buildings or in park spaces. In addition, Unicorn Contracting will continue to consult with OPRHP, regarding the renovations planned for the former Underhill Mansion.

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2019 United State Geological Survey Topographical Map. Mohegan Lake, NY Quadrangle. 7.5 Minute Series.

1956 United State Geological Survey Topographical Map. Mohegan Lake, NY. 7.5 Minute Series.

Westchester County Records

wro.westchesterclerk.com



## APPENDIX A: PHOTOGRAPHS

1. Underhill Estate/Sound view School (Building A). View to the northeast.



2. A small storage building (Building B) served as the School's design studio.



3. The Chapel  
(Building H).



4. Building G  
was formerly  
a carpenter's  
workshop,  
and is used  
for storage.



5. Building E is the Science building. This structure, formerly the carriage house, was substantially rehabilitated in 2012.



6. Building C served as the middle school classroom for Soundview School.



7. Building J, is a small residential cottage.



8. Building I served as the Soundview School Playhouse.



9. View to the northeast of Building I.



10. View to the southwest of the pond.



11. View to the southwest of the former ice pond.



12. The existing paths around the Mansion follow the historic carriage trails.



## APPENDIX B: HISTORIC MAPS



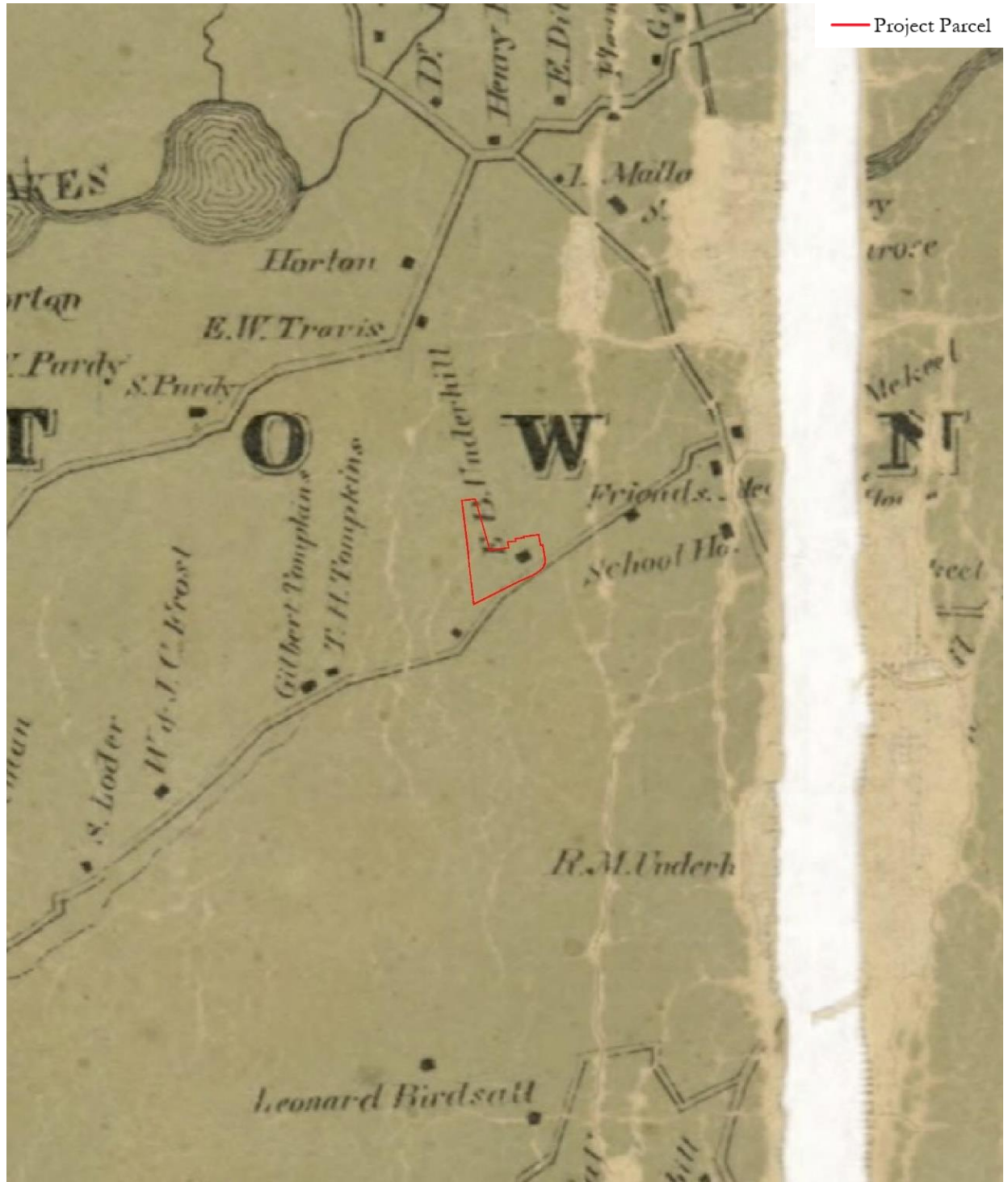


Figure 5: 1858 F.C. Merry *Atlas of Westchester County*. (Source: Library of Congress) Scale: 1"=1700'.

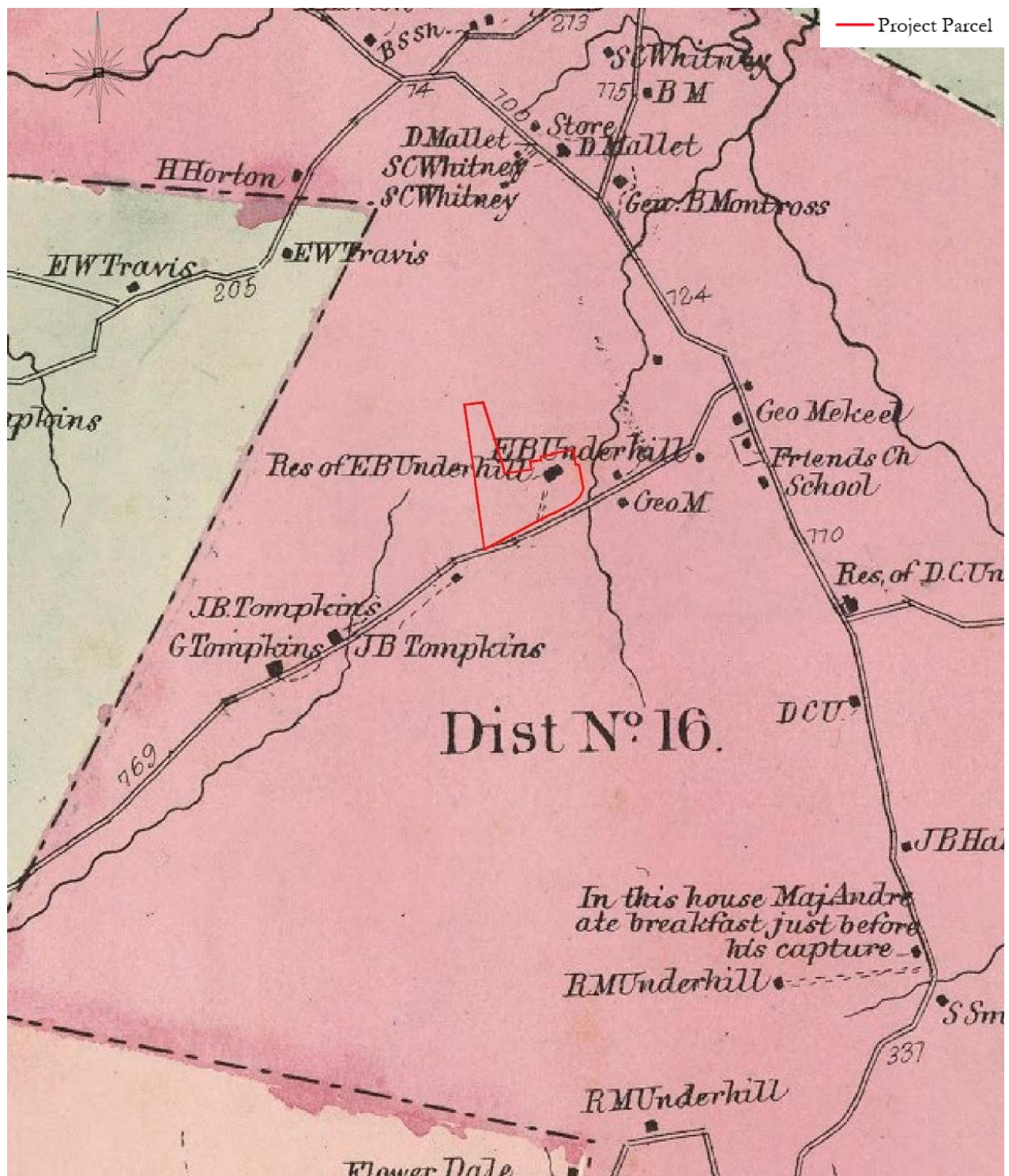


Figure 6: 1867 F.W. Beers' *Atlas of Westchester County, Town of Yorktown*. (Source: David Rumsey Cartography Associates) Scale: 1"=1425'.

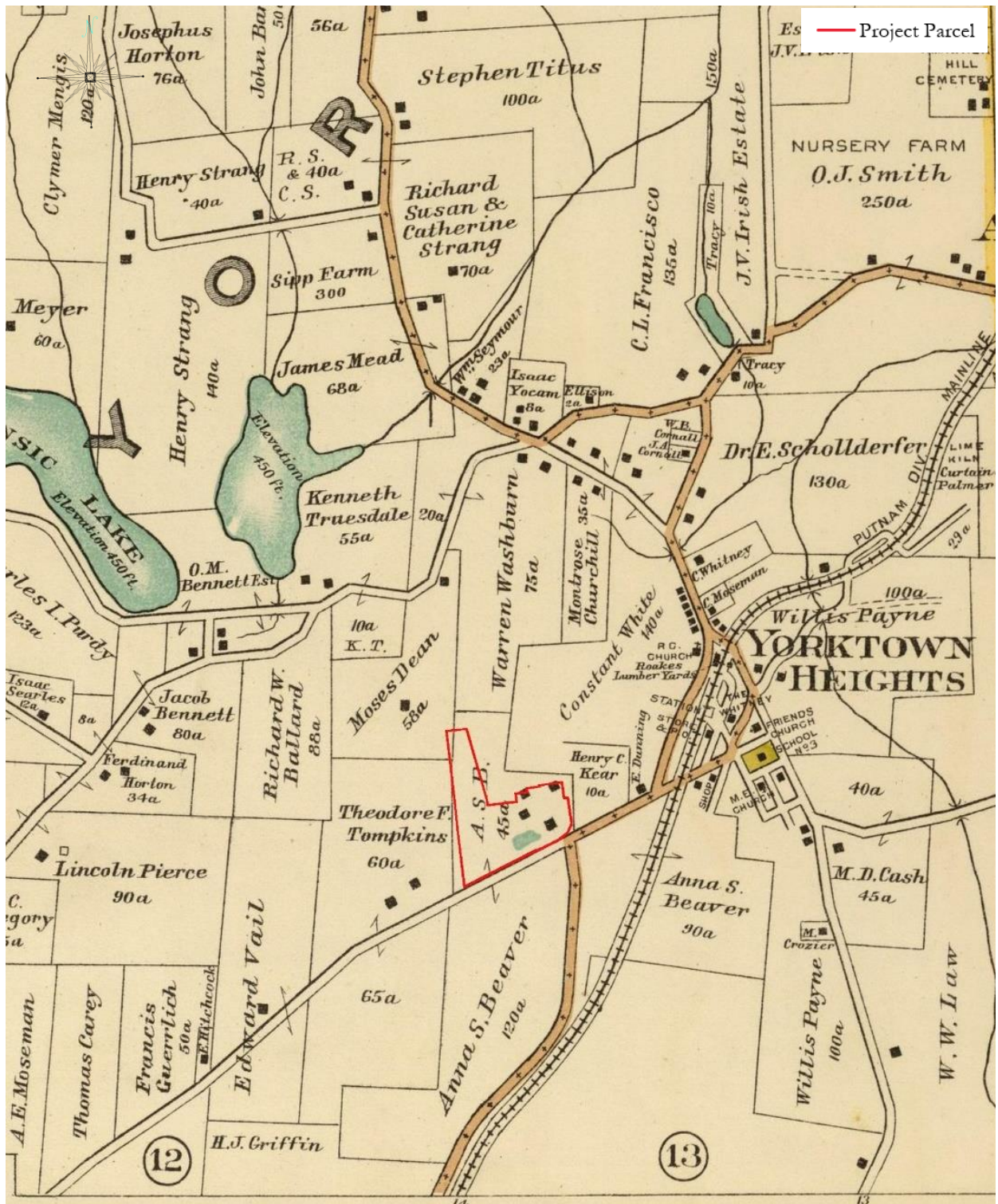


Figure 7: 1908 Hyde E. Belcher *Atlas of Westchester County*. (Source: David Rumsey Cartography Associates) Scale: 1"=1425'.

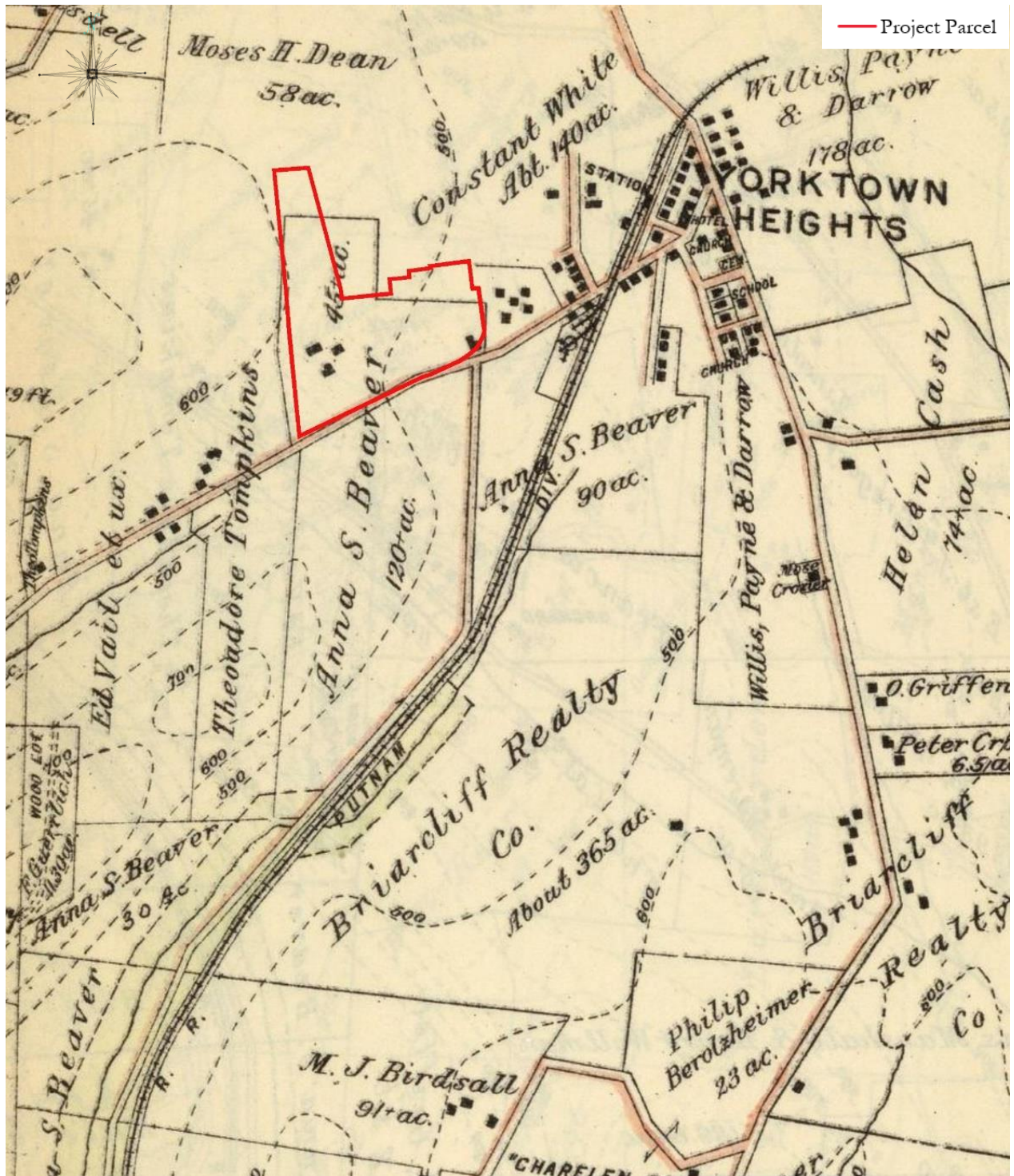


Figure 8: 1914 G. W. Bromley Map of Westchester County, New York. (Source: David Rumsey Cartography Associates) Scale: 1"=850'.

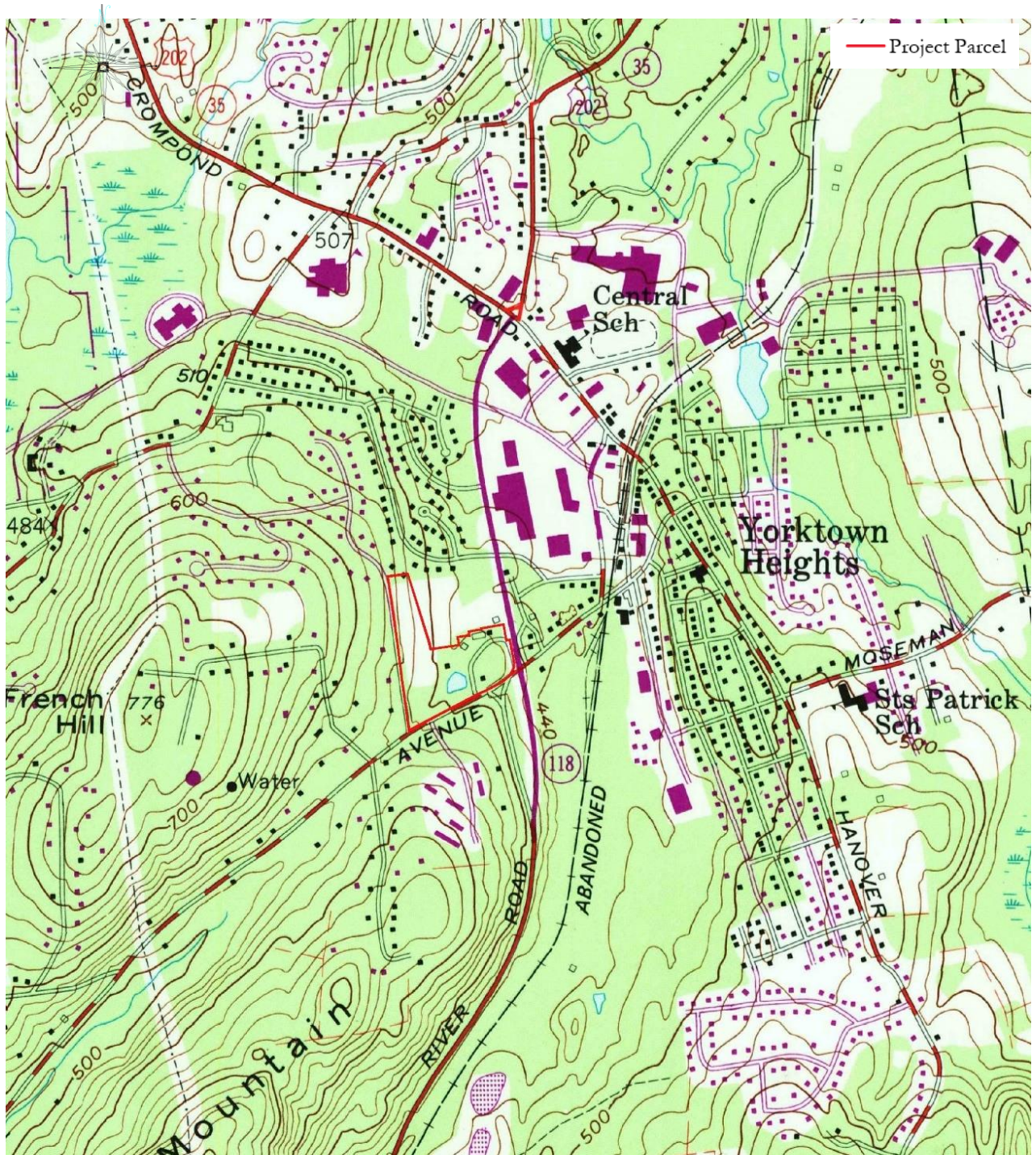


Figure 9: 1956 Mohegan Lake NY USGS Topographical Quadrangles. (Source: USGS.gov) Scale: 1"=1200'.