

Appendix C
Cultural Resources



CULTURAL RESOURCES SURVEY ADDENDUM

SOUNDVIEW- UNDERHILL FARMS

370 UNDERHILL AVENUE
YORKTOWN HEIGHTS, WESTCHESTER COUNTY, NEW YORK

PREPARED FOR:

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SOUNDVIEW-UNDERHILL FARMS

CULTURAL RESOURCES SURVEY ADDENDUM

A. INTRODUCTION

In April of 2023, Hudson Cultural Services compiled the following Cultural resources Survey Addendum of the research and supporting information that has been compiled since the completion of the Phase 1A Literature Search And Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey Soundview- Underhill Farm Project and the Historic Building Assessment report that were completed in February of 2021. As a result of questions raised by the Town of Yorktown Planning Board, and the citizens of the Town of Yorktown, additional memo and letters have been presented to the Town of Yorktown Planning Board. In March and April of 2023, Historical Perspectives Inc, was retained by the Town of Yorktown Planning Board to review the cultural resource work that has been completed to date and provide recommendations regarding the preservation of the Underhill Mansion, the removal of ancillary buildings and the mitigations strategies outlined in the Letter of Resolution (LOR).

The proposed Soundview-Underhill Farms Development Project is located on the northern side of Underhill Avenue and west of Saw Mill River Road. Glen Rock Road borders the property to the west. The property includes the former Floral Villa estate built between 1828 and 1886 by Edward Underhill. The estate includes the former mansion, and seven support and out buildings. Two large root cellar areas located to the north of the house. A pond is located in the southwestern portion of the Property which drains through a culvert into a buried channel that crosses the Property to the northeast. The landscape around the buildings is maintained as lawn. The western portion of the Property is a mix of steep slopes, overgrown soil piles, and level areas, which contain surface water. An emergency access easement crosses through the western portion of the Property. This access is for the apartment complex located outside the northern boundary of the Property. A water pipe easement bisects the northwestern portion of the property. The western portion of the Property is overgrown with bushes, brambles, and small trees. Asphalt parking areas are located to the east, and west of the mansion building.

The Soundview School 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

The proposed undertaking consists of constructing a series of residential structures within the boundaries of the ±13 acre parcel. The proposed residential structures will consist of townhouse, condominium and apartment units. The proposed design will retain the former Underhill Mansion. The proposed undertaking includes the removal of the existing outbuildings. The current plan includes the construction of parking lots, access roads and stormwater management basins.

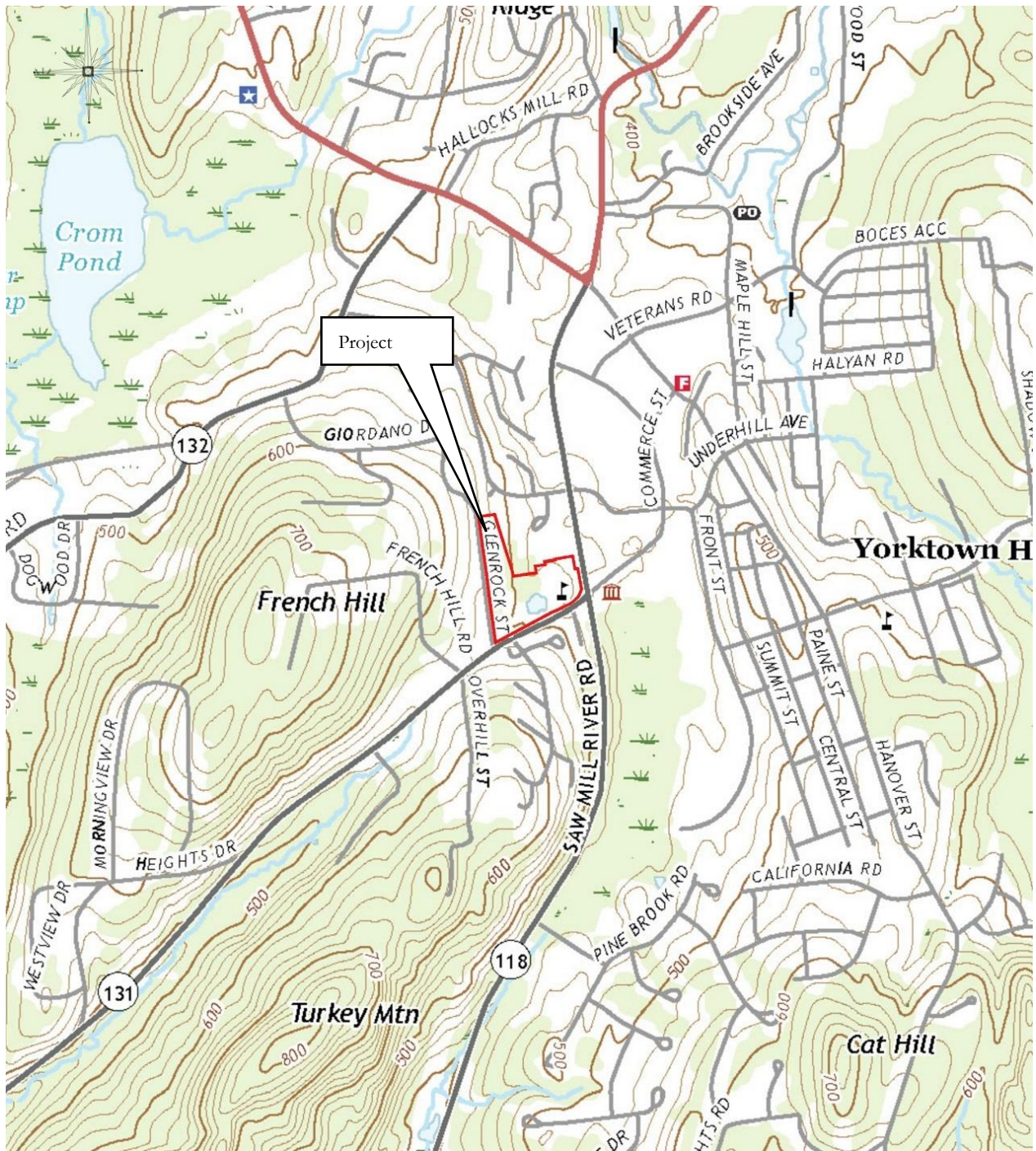


Figure 1: 2019 Peach Lake NY. USGS Topographic Quadrangle (Source: USGS.gov). Scale: 1" = 1425'.



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

B. OVERVIEW: HUDSON CULTURAL SERVICES REPORTS

In February of 2021 HCS¹ completed a Phase 1 Survey of the Proposed Soundview – Underhill Farm project. As outlined in the report, the purpose of the Phase 1 Cultural Resources Survey is to determine whether previously identified cultural resources (historic and precontact [Native American] archeological sites) are located within the boundaries of the proposed project, and to evaluate the potential for previously unidentified cultural resources that might be located within the boundaries of the Project Area of Potential Effect (APE). This means that the research included in the report is not meant to be a comprehensive treatise on the history of a specific location but rather is meant to provide sufficient information to determine if archaeological sites are present within the boundaries of the proposed project.

Based on the research completed, particularly that of the 19th century occupation of the property, it is clear that the alterations to the farm and estate made by the Underhill's would have eradicated the evidence pertaining to any prior occupation of the parcel. Edward Underhill modified the landscape dramatically, with the creation of stone lined walks and carriage paths, the draining of wetlands and swamps, deepening the plowable soils, and the relocation of the surface rock and boulders. It is unclear if the pond that currently exists was a natural feature that Edward Underhill enhanced, or if it is the result of his efforts to convert swamp and wetland into useable cropland and pasture.

The research completed as part of the Phase 1 included a review of the historic aerials available that included the Project Parcel. These aerials show that in the mid-20th century, the northwestern and western portion of the parcel was profoundly disturbed when the Beaver Apartments were constructed to the north of the Underhill Farm parcel. The 1976 aerial ² shows substantial soils movement in this portion of the parcel. Soil displacement to this extent eliminates all potential for this portion of the parcel to contain archeological sites.

Given the historic potential identified in the southern and eastern portion of the parcel, shovel tests were completed across the proposed Area of Potential Effect (APE) (also called the Limits of Disturbance). These shovel tests were completed in a grid pattern, spaced 50 feet (15.24 m) apart across the Parcel. This testing pattern conforms to the *Standards for Cultural Resource Investigations and the Curation of Archeological Collections published by the New York Archeological Council (NYAC)* and recommended for use by New York State Office of Parks, Recreation and Historic Preservation (OPRHP).³ In addition to the requisite grid pattern of shovel tests, shovel tests were completed at 10 foot (3.04 m) intervals around the perimeter of the existing structures, with the exception of Buildings G and H (chapel and carriage barn) as they are built into the existing grade. The purpose of the perimeter testing to identify evidence of a builder's trench, and materials that would indicate the period in which the building was constructed.

Of the two hundred and forty (240) shovel tests planned within the Project APE, sixty-five (65) were not completed due to impervious surfaces (asphalt), prior disturbance (buried utilities, visible ground alterations, trash piles etc.), areas of slope greater than 12%, saturated soils, the pond and flagged wetlands as well as the location of existing buildings. The soil profile identified through-out the Project APE varied, and showed substantial soil displacement within the parcel. The changes in the stratigraphy (soil layers) across the landscape confirm that significant alterations to property have taken place since Underhill established his farm.

¹ In January of 2022, Hudson Valley Cultural Resource Consultants officially changed the name of the business entity to Hudson Cultural Services.

² NETR Online Historic Aerials; 1976: 1986. <https://www.historicaerials.com/viewer>

³ New York Archaeological Council. *Standards for Cultural Resource Investigations and the Curation of Archaeological Collections in New York State*. <https://nysarchaeology.org/wp-content/uploads/2013/12/NYACStandards.pdf>.

The cultural material identified consisted of 19th century ceramics (whiteware, pearlware, porcelain) and architectural materials, 20th century building material including window glass, plastic, bottle glass, flower pot fragments, a shoe lace and horseshoe, chunks of asphalt, unidentifiable metal and shell. None of the shovel tests yielded intact deposits (dating to only one period of time) or material in sufficient concentrations to be indicative of an archaeological site. In the 19th and early 20th century, trash disposal on a farmstead was typically into the hay and manure piles or into a designated dump area. The material that was tossed in the manure pile, ultimately ended up dispersed across crop land as a result of fertilization practices. It is not uncommon to find a scatter of 19th and early 20th century material in areas that once served as farm land.

The results of the Phase 1 Survey report concluded that that there has been significant soil displacement throughout the APE over the past two centuries, and while the shovel tests did identify cultural materials they were mixed with modern debris, as well as being scattered within altered stratigraphy. The report recommended that due to this soil movement across the parcel, no further archaeological surveys were warranted. ⁴ The site survey activities were directed by Beth Selig, MA, RPA and the final report was completed by the same. In a letter dated April 27, 2021 Philip Perazio of OPRHP concurred with the recommendation made in the Phase 1 report.⁵

C. OVERVIEW: REVIEW BY OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (OPRHP)

A review of the project 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 (Underhill Farm) was eligible for listing in the National Register of Historic Places, with the period of significance as 1828 to 1888. This period encompasses the development of the property under the ownership of Abraham Underhill followed by his son, Edward B. Underhill (1828-1888). 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.” In July of 2021, HCS at the request of OPRHP ⁶ completed an Alternatives Analysis.

In April of 2021, Beth Selig of HCS completed a visual assessment of the buildings within the Soundview-Underhill Farm project parcel. This assessment included the photo-documentation of each building, and a determination of age and date of construction based on visual clues. A building’s age can be determined based on the type of materials used in construction (i.e., dimensional lumber, galvanized steel nails, window types, width of floor boards, mortis and tenon joints, etc.). The building discussion, with a focus on age of construction is included later in this document.

On August 2, 2021 HCS submitted an Alternatives Analysis report to OPRHP for their review. On August 24th 2021, the OPRHP requested additional information particularly as it pertained to the proposed buildings and

⁴ HVCRC. *Phase 1A Literature Search And Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey Soundview- Underhill Farm Project*. 370 Underhill Avenue Yorktown Heights, Westchester County, New York. 2021.

⁵ Letter to Jon Dahlgren of Tim Miller Associates from Philip Perazio of OPRHP. April 27,2021.

⁶ HVCRC. *Alternatives Analysis. Floral Villa-Soundview- Underhill Farm Project*. 370 Underhill Avenue Yorktown Heights, Westchester County, New York. 2021.

pathways within the property. On October 1, 2021 additional information was provided to OPRHP in response to the request from OPRHP. This submission also included letters of support for the project from a Town council member, the deputy supervisor, the Directory of Planning, and community members, along with a letter from John Karrel, a professional structural engineer.

On October 29, 2021, Derek Rhode of OPRHP issued a letter indicating that the review of the Alternatives Analysis had been concluded and that “there are no prudent and feasible alternatives to the development proposed at the Underhill Estate Property”. His office requested “that the parties proceed with the development of a Letter of Resolution (LOR) that will outline specific mitigation plans to offset the impacts that the proposed demolition and new construction will have on the Estate.”⁷

On November 9 2021, HCS on behalf of Unicorn Contracting submitted a Draft Letter of Resolution (LOR) to OPRHP. On December 9, 2021 the staff at OPRHP provided comments and requests for changes to the mitigation strategies outlined in the LOR. On December 21, 2021, Unicorn Contracting and HCS had telephone call with Derek Rhode of OPRHP to discuss the suggested changes and further clarify and identify appropriate mitigation measures.⁸ The mitigation strategies discussed were forwarded to the Director of Planning for Yorktown, John Tegeder for his consideration. On January 27, 2022 Mr. Tegeder stated that the Town of Yorktown was willing to review the mitigation strategies as outlined in the LOR pursuant to the “normal site plan approval process through the Yorktown Planning Board”.⁹

Based on the conversation with Derek Rhode on December 21, 2021 and the agreement by the Town of Yorktown to review the project as outlined in the mitigation strategies, the revised LOR was submitted to OPRHP on February 9, 2022. This version of the LOR had been executed by Unicorn Contracting. On March 21, 2022 Nancy Herter of OPRHP issued a letter indicating that OPRHP would execute the LOR “at the completion of the SEQRA review process”.¹⁰ On May 23rd 2022 in a phone conversation with Beth Selig, Ms. Herter (Director, Technical Preservation Services Bureau: Division for Historic Preservation, of the Office of Parks, Recreation and Historic Preservation) indicated that she had received numerous notes and calls from concerned members of the Yorktown community, and was holding off on executing the LOR until the Lead Agency concluded its public comment/hearing process. She wanted to be certain that the members of the local community had an opportunity to be heard.¹¹ In this conversation she indicated that there is no vehicle for including or allowing public comment in Chapter 14.09 of the State Historic Preservation Act, the guidance under which this project was reviewed. She has no concerns with the mitigation strategies outlined in the LOR (listed below) and has no issues with the previously completed reports and review thereof (completed by her staff) for the project. When the Lead Agency confirms with OPRHP that the public comment/hearing process is complete, and any needed changes or amendments are addressed, the OPRHP will move to execute the LOR document.

The SHPO review identified an Adverse Effect to the Underhill Estate Historic district and as a result, the SHPO asked that the applicant look at additional options and scenario’s (Alternatives Analysis) to avoid an Adverse Effect. The Alternatives Analysis was completed. The SHPO reviewed the Alternatives Analysis and stated that “there are no prudent and feasible alternatives to the development proposed at the Underhill Estate

⁷ Letter from Derek Rhode, OPRHP, dated October 29, 2022.

⁸ Conference call with Derek Rhode, OPRHP; Matt Moran of Unicorn Contracting and Beth Selig, HCS. December 21, 2021.

⁹ Email communication to HCS and Unicorn Contracting. January 24, 2022.

¹⁰ Ms. Nancy Herter, OPRHP. Letter dated March 9, 2022.

¹¹ Telephone conversation Beth Selig and Nancy Herter, May 23, 2022.

Property.”¹² To mitigate the Adverse Effects, the following measures are included in the Letter of Resolution. As previously stated, the SHPO has no objection to the LOR as it stands.

- A. Underhill Estate Building District (USN: 11918.000175)
 - The Applicant agrees to preserve and rehabilitate the Mansion House (11918.000173) and retain the carriage paths on the southern side of the building. Rehabilitation Plans for the Mansion House will be submitted the Town of Yorktown Planning Board for review and approval at the preliminary and pre-final stages of development. Review and approval by the Planning Board shall be completed prior to construction activities.
 - The Applicant agrees to preserve the pond, and retain the historic landscape for community use.
 - The Applicant agrees that any constructed ancillary or accessory buildings will reflect the character and architecture of the Chapel and/ or Carriage Barn.
 - The Applicant agrees to consult with the town of Yorktown Planning Board for review and approval in regard to the proposed designs of any ancillary or accessory structures, and the rehabilitation efforts within the Mansion house. These plans shall be reviewed and approval at the preliminary and pre-final stages of development and prior to any construction activities.
 - Existing vegetation on the property shall be maintained to reduce the potential visual impacts to the Mansion House due to the new construction. Changes to the vegetation will be subject to Town of Yorktown ordinances. Any vegetation removed due to necessity will be replaced in kind.
- B. The Applicant will offer the buildings that are slated for demolition as donation and relocation to any interested parties, including local historic and preservation groups. Evidence of these offers and the interested parties’ response shall be provided to OPRHP.
- C. The Applicant will approach historic preservation salvage entities and offer salvage items from the buildings slated for demolition to be used in historic preservation projects. Evidence of these offers to interested entities shall be provided to OPRHP.
- D. The Applicant will create a historic exhibit that conveys the history of the Underhill Estate that will be displayed in a publicly accessible location design for this exhibit and location shall be submitted to the Town of Yorktown Planning board for their review and approval.
- E. A comprehensive documentation report will be completed of the entire property, following OPRHP’s Standards for Structure Documentation.

D. HISTORIC OVERVIEW

The Soundview- Underhill Farm property includes the former Floral Villa estate which was built between 1828 and 1881 and owned by the Underhill Family. In the early 20th century, the estate became the Beaver Farm and Conference Center, (Beaver Conference Farm) and in 2007, the Soundview Preparatory School. Each period

¹² Letter from OPRHP dated 10/29/2021.

of ownership brought changes to the property, not only through the alteration and demolition of ancillary structures, but also through the addition of asphalt driveways and subsurface infrastructure and utilities.

The Underhill Farm property was owned in the early 19th century by Abraham Underhill, who owned a total of 240 acres of land. Underhill was one of the earliest families residing in Yorktown. Underhill began construction of his house in 1828, slowly expanding and enlarging the mansion which was completed by his son Edward in 1881. 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 Cortlandt'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 wetlands and removing rocks. Abraham Underhill died in 1841.¹³

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.¹⁴ Edward Underhill passed away in 1888. At that time, his estate included a livestock barn, storage and hay barns and several other outbuildings.

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). In the late 1990's building permit records show that the work was being completed by the Gilbert Conference farm to maintain buildings.

The Soundview Preparatory school was founded in 1989. From that time until 2007, the operated in Mount Kisco. The school included facilities for boarding up to sixty-five students. In 2007, building permit records indicate the Soundview was beginning to make changes to the building. The permit records indicate that in 2007, the interiors of four buildings were demolished, and three buildings has requests for demolition. In 2012 permits were requested for alteration to an existing classroom building, likely one of the barn spaces into a lunchroom. In August of 2017, demolition permits were issued or two small one story outbuildings (Building D & F). In August 2020, Unicorn Contracting entered into an agreement to purchase the property, and is planning to redevelop the property. In 2020, the school closed, after filing bankruptcy.

¹³ Thomas J. Scharf, ed., *History of Westchester County, NY, including Morrisania, Kings Bridge, and West Farms which have been annexed to New York City*. (L. E. Preston & Co., Philadelphia, PA., 1886)

¹⁴ Scharf, ed., *History of Westchester County*, 1886.

REVOLUTIONARY WAR PERIOD

The Yorktown Preservation Commission has raised concerns regarding the Rochambeau's and the Continental Army's encampments in Yorktown Heights, and whether any related components could be identified within the Underhill Property. A review of the materials in the historical records,¹⁵ along with documents and historic archaeological site files from OPRHP and a notation written by Robert A. Selig,¹⁶ the known location for the encampment was located a mile to the north of the Underhill Estate at Hallock's Mill. The OPRHP's archaeological site files identify the location of Hallock's Mill as north of 2160 Saw Mill River Road, adjacent to an existing pond. In an email communication with Mr. Selig, dated June 22, 2022, he indicates that the research pertaining to the "700+ mile National Historic Trail through Yorktown Heights New York to the victorious siege in Yorktown Virginia in October of 1781" is ongoing and he does not have an estimated time of completion.¹⁷ In a printed publication Mr. Robert Selig states that the French military were ordered to dig a canal to reroute a stream through their camp.¹⁸ This statement is made beneath a photo of the Hallock's Mill Pond. Given the changes that Edward Underhill is reported to have made to the property,¹⁹ including draining wetlands and removing a large amount of surface rock and modifying soils to make the land usable for crops, any remains of a French encampment would have been lost through these processes.

An estimated 2000 American troops and 4000 French troops marched through New York to Yorktown Virginia in the summer and fall of 1781.²⁰ A camp for an army of this size would have needed substantial water sources as well as other materials such as firewood and food. An encampment of any duration would have required the digging of latrines (away from the water source) and access to fresh water. During this campaign company grade officers and enlisted men slept in tents, whereas officers generally lodged in nearby taverns.²¹ Fire pits for cooking were also dug at the encampments. According to work published by Robert Selig, the Continental Army along with their French Allies encamped at Crompond (Yorktown Heights) again in the summer/fall of 1782.²²

Archaeological deposits are stratified within the soil with older cultural deposits beneath more recent period deposits. Surficial features pertaining to land use are generally visible on the land surface. These features would have remained on the landscape well after the Army had left the area. In the early 1800s Abraham Underhill began constructing his farmstead on the current parcel known as Underhill Farm. He is reported to have made substantial changes to the landscape. In addition, the mansion has a full basement, indicating the land surface was dug up and altered to accommodate the below grade foundation. Two below grade access tunnels exist at the back (northern side of the Mansion) and three buildings (Building E, G & H) are built into the existing grade. A retaining wall is located against the land surface on which Buildings I and J are located. The current construction and configuration of the built features in the Underhill Farm parcel, including graded and paved roadways and parking areas, as well as subsurface infrastructure and utilities indicates that had any deposits associated with the Revolutionary War, or Native American habitation sites, existed within the property, they have been lost due to the 19th and 20th century alterations to the property. The soil stratigraphy has been dramatically altered, as confirmed by the shovel tests completed in 2021, to the extent that there is no potential

¹⁵ "Position des Armées américaine et française à Kings-ferry, Peaks-hill, Crompond et Hunts-taverne du 17. septembre au 20 octobre 1782". Map. Accessed through the Library of Congress.

¹⁶ Washington-Rochambeau Revolutionary Route Resource Study & Environmental Assessment. National Park Service—U.S. Department of the Interior, October 2006.

¹⁷ Email communication Robert Selig to Beth Selig (HCS) June 22, 2022.

¹⁸ Washington-Rochambeau Revolutionary Route, 15.

¹⁹ Scharf, ed., *History of Westchester County*, 1886.

²⁰ Battle of Yorktown. History.com. <https://www.history.com/topics/american-revolution/siege-of-yorktown>

²¹ Washington-Rochambeau Revolutionary Route, 14.

²² Washington-Rochambeau Revolutionary Route, 26.

for the Underhill parcel to contain significant archaeological deposits. This information is presented in the HCS (HVCRC) Phase 1A Literature Search And Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey Soundview- Underhill Farm Project. In April 27, 2021 Philip Perazio of OPRHP concurred with the recommendations made in this report.

THE UNDERGROUND RAILROAD

Despite its name, the Underground Railroad was neither underground nor was it a railroad. This was primarily a secret network through which Africans and African Americans could escape slavery and leave the United States, often to Canada. Westchester County is a well-known corridor for the Underground Railroad, with known sites such as the Williams Sands house in Peekskill, the Purdy House in North Salem, Tarrytown's AME Zion Church and Henry Ward Beecher's house in Peekskill, just to name a few. Fugitives along the route would travel up the Hudson River, through Westchester County to points north and then on to Canada.²³

To identify and confirm that a location was a "safe house" along the route, primary documentation is needed.²⁴ A record documenting either through personal knowledge, or a first-hand account of the activities would be needed to confirm that a property was utilized as part of the Underground Railroad. Evidence of the Underground Railroad does not appear in the archaeological record (materials left behind), nor is there any evidence of material culture, (outside of personal journals, ledgers or Bibles that would document such activities) that can conclusively identify whether a site was part of this secret network.²⁵ Meaning that there is no specific artifact type that can be associated with Underground Railroad activities. As the activities associated with the Underground Railroad were not legal, they were not well documented nor widely publicized.

Throughout Westchester County in the mid-19th century, many residents belonging to the Society of Friends (Quaker Church) were the leading group of Abolitionists and primary participants in helping Africans and African Americans escape to Canada and other regions (midwestern United States). Edward Underhill and members of his extended family were members of the Society of Friends. Given Edward's attention to improving the local community, including starting a school,²⁶ it's possible that he or members of his immediately family supported the Abolitionist movement. However, to date, no primary accounts or documents that confirm they played any role in the Underground Railroad or outwardly supported the abolitionist movement have been identified. Primary accounts are needed to make a definitive statement on the matter. The presence of numerous barns and "back of the house" access points on the property that would have provided hiding spaces and escape routes is insufficient evidence to state that Edward Underhill, or his property were part of the Underground Railroad.

E. SOUNDVIEW SCHOOL- UNDERHILL FARM BUILDINGS

A survey completed in 1976 of the Beaver Conference Farm indicates that the following buildings were included within the property at that time. In 2017, two of the buildings shown on the survey were demolished. The buildings are discussed based on those present at the time this survey was completed. Photos of the buildings are included as Appendix A.

²³ Peekskill Underground Railroad. Hudson River Valley Institute. Hudsonriver.org; Dorothee von Huene Greenberg. "Moses Pierce and Esther Carpenter Pierce, Westchester's Friends of Freedom." *The Freedom Seeker*. Fall 2014.

²⁴ Dr. Douglas Perrelli, University of Buffalo in personal communication with the author. October 1, 2022.

²⁵ Dr. Douglas Perrelli, University of Buffalo in personal communication with the author. October 1, 2022.

²⁶ Scharf, ed., *History of Westchester County*, 1886.

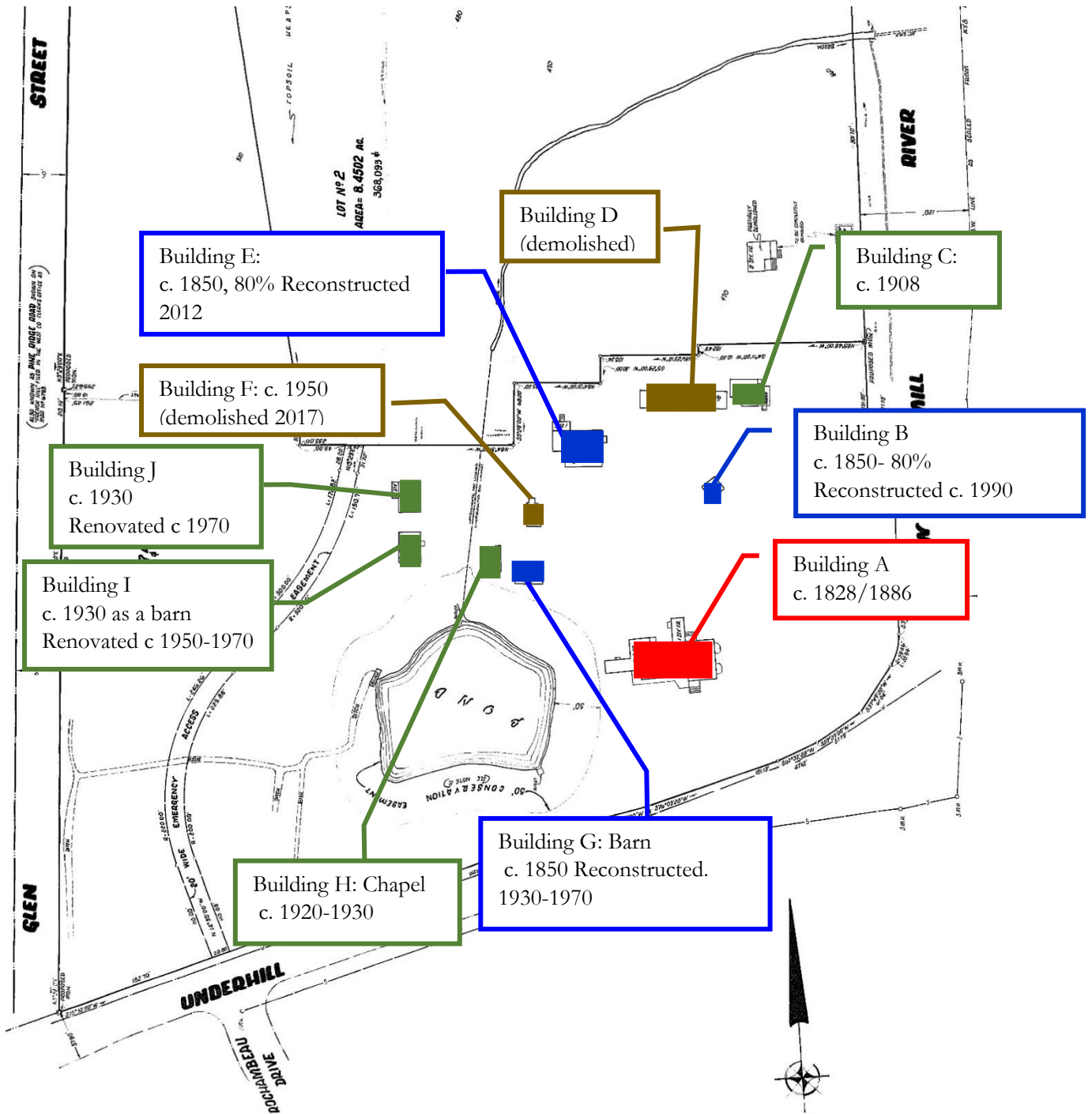


Figure 3: 1979 Subdivision of the Property prepared for Gilbert Beaver Conference Farm. (Source: Westchester County Records) Scale: 1" = 175'

- Building Demolished
- Building Substantially reconstructed, lack historic integrity
- Building constructed after Underhill
- Building constructed by Underhill, retains integrity

BUILDING A: UNDERHILL MANSION/SOUNDVIEW SCHOOL. CONSTRUCTED 1828-1881.

The western portion of the Mansion reflects the earliest period of construction with Federal Style architectural elements. The eastern portion of the Mansion reflects the Italianate design of the late 19th Century. The mansion features a cut stone foundation that has been reinforced with brick. The stone underneath the older period is rough cut or hand hewn, while the later portion has been cut with a steam powered saw. The upper stories are wood frame with clapboard siding. The roof of the Federal portion is covered with asphalt shingles. A modern addition (c. 1965) has been added to the western elevation of the building, with a second addition on the northern side. The windows and window casings in the additions differ from the balance of the house. The foundations for the additions consist of a mix of concrete and brick.

BUILDING B: SUMMER KITCHEN /SOUNDVIEW DESIGN STUDIO. CIRCA MID-19TH CENTURY.

Portions of the foundation date to the mid-19th century, while the upper portions (above grade) appear to be of later construction. This small building sits on a field stone and brick foundation. The foundation is supported by timbers that have been modified (altered, supported with modern lumber) since their initial use in construction. Additional support is provided through the use of 20th century lumber is present. The upper portion of the building has been extensively renovated, most recently for use by Soundview School as a classroom. The building's interior features modern sheetrock covering the walls. The windows are modern vinyl inserts and the roof is slate shingle. The exterior finishes vary on each elevation. These extensive modifications have eliminated the 19th century integrity of the structure and in its current form, it is not reflective of the period of significance.

BUILDING C: RESIDENTIAL COTTAGE/ SOUNDVIEW MIDDLE SCHOOL. CIRCA 1908

Constructed in the early 20th Century (c. 1908, Beaver Conference Farm) this house has been recently reconstructed and improved. The interior of the building includes 20th and 21st century materials. The structure postdates the Underhill's occupation of the property, and the period of historic significance (1828 to 1888).

BUILDING D: BARN & GARAGE. DEMOLISHED IN 2017 ²⁷.

This building appears on the 1940's aerial image of the property. As this building has been demolished, and no remnants currently exist the date of original construction cannot be determined.

BUILDING E: CARRIAGE HOUSE/HORSE BARN- SOUNDVIEW SCIENCE BUILDING. CIRCA, MID-20TH CENTURY

Formerly a large barn, the western and southern portions of the original structure were demolished (date unknown). A wall, constructed of mortared cut and field stone forms the northern side of the foundation, is visible on the interior at the ground level. This is associated with the foundation of the original barn which was constructed in the mid-19th century. The original barn included a second level, that was accessed by a ramp on the northern side of the structure. This second floor has been renovated to include a deck that features modern

²⁷ NE'TR Online Historic Aerials; 1940. <https://www.historicaerials.com/viewer>

concrete footings. The second level features windows with 20th century hardware, sheetrock and linoleum tile flooring. The building was converted to classroom or meeting space by Beaver Conference Farm and any 19th century barn features were removed. Later renovations by Soundview School (2012-2016) which consisted of new windows, and exterior finishes, altered the exterior and interior. The fenestration on all elevations varies, indicating that the structure has changed over time. The southern portion of the building includes a cement and poured concrete foundation, modern siding and windows. The interior of the upper portions/floors dates to the early-mid 20th century. The only remaining 19th century element is the single stone wall, serving as the northern foundation wall. More than 75% of the existing building dates to the mid-20th century or later. In its current form, the building is not considered to have historic integrity, as its many changes all post-date the period of historic significance.

BUILDING F: UNKNOWN BUILT C. 1950, DEMOLISHED IN 2017.

This structure is not shown on the 1940s aerial image, but built sometime after, circa 1950.²⁸ As it has been demolished its original construction date cannot be determined.

BUILDING G: CARPENTERS WORKSHOP/STORAGE BARN/SOUNDVIEW STORAGE. CIRCA MID-19TH CENTURY.

This small barn has been substantially altered over time, based on the various openings on the exterior and interior, combined with the variety of materials used. In addition, there are multiple styles and ages of hardware, as well as lumber types. The foundation is built into the grade, with field stone around the perimeter and features, lumber, fieldstone and brick interior support columns. The support beams for the floor that is at ground level consist of a mix of hewn beams, early 20th century and modern lumber. These beams are supported by stacked brick supports. In the interior, the framing that extends upward from the floor to the loft space appears to have been constructed with beam re-purposed from some other prior use or structure. The Beaver Conference Farm and the Soundview School have altered the barn to suit their specific purposes. The interior features dimensional lumber throughout. The circular cut marks on the exposed lumber are indicative of a machine mill saw. Modern materials (i.e., 2 x 4's, plywood) are located in smaller quantities and represent later repairs and alterations. The construction materials that lead to the loft appear to be early 20th century. It should be noted that the beams supporting the main floor are rotted, and substantial bowing is present in the main level of the barn. Due to concerns about stability, the loft level of the barn was not further explored. The barn's many alterations date to the early 20th century, and not to the period of historic significance. In its current form, the building is not considered to have historic integrity in form and function.

BUILDING H: CHAPEL- SOUNDVIEW MUSIC CONSERVATORY. CIRCA EARLY 20TH CENTURY.

This building was constructed in the early 20th century and was initially utilized by Beaver Conference Farm for religious purposes. Soundview School converted the space into a music conservatory. There is no foundation to speak of; only a poured concrete slab, and the

²⁸ NE'TR Online Historic Aerials; 1940. <https://www.historicaerials.com/viewer>

utilization of a retaining wall that exists outside the southwestern corner of the structure. The basement of the building features metal lally columns. The wood frame walls on the southern side are built into the ground (grade). Recent renovations have taken place in the basement level. The interior features dimensional lumber, and platform style framing which became the standard in the early 20th century. As with Building G, the cut marks on the exposed lumber are indicative of a machine mill saw. This structure postdates the Underhill's occupation of the property, and the identified period of historical significance.

BUILDING I: RESIDENTIAL COTTAGE- SOUNDVIEW PLAYHOUSE. CIRCA 1920.

This structure, originally constructed as a barn, and was most recently used as the Soundview Playhouse. The windows in the structure appear to be original and date to the 1920s. The use of dimensional lumber, sheetrock and reused timber beams in the construction of the ceiling and attic space, further confirms an early 20th century construction date. Renovations took place in the mid portion of the 20th century, based on the interior finishes (tongue and groove paneling and brick fireplace surround with fan vents). This structure postdates the Underhill's occupation of the property, and the identified period of historical significance.

BUILDING J: RESIDENTIAL COTTAGE. CIRCA 1920

This structure appears to have functioned as a residential space, possibly dormitory style. The interior features a brick dividing wall and modern lumber styles. The fenestration of the building varies, suggesting changes to the openings for doors and windows over time. The windows in the structure appear to date to the 1920/1930s. The roof features asphalt shingles. The interior features modern lumber and sheet rock and evidence of a forced air heating system. This structure postdates the Underhill's occupation of the property, and the identified period of historical

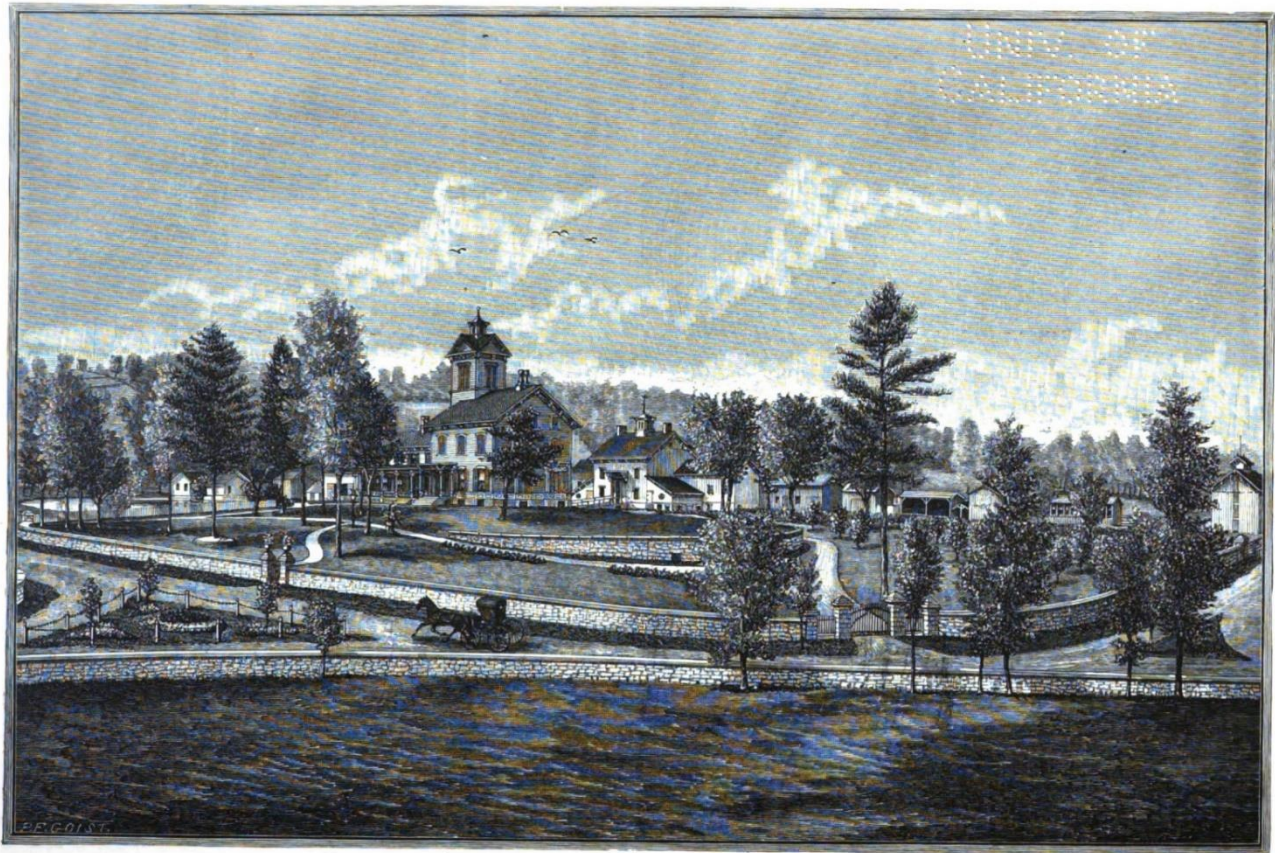
F. HISTORIC PRESERVATION

Buildings have to have a function, otherwise they deteriorate due to lack of use and maintenance. This is *demolition by neglect*. If the project does not go forward, the Mansion may be lost by through neglect as there may not be another party willing to take on the prospect of saving the building. It has been suggested that the use be more "appropriate" such as a library, or wedding resort. Any building that is fully open to the public will need to be renovated to meet applicable ADA access standard and building codes. This can involve things such as enlarging window openings for appropriate fire/rescue access, adding an elevator tower, widening interior door spaces to accommodate a wheel chair etc. The changes needed to accommodate such building codes may result in a significant loss of the historic features and its overall integrity.

William Sumner Appleton Jr., a pioneer in historic preservation, developed the concept of adaptive reuse, so that historic properties may be put to a beneficial use. Adaptive Reuse preserves the historic property, affords opportunities for commemoration and interpretation and allows the property to have a continued contribution to the local community and economy.

The proposed project will save the historic building as a monument to the property's extensive history and to the history of the Underhill's in Yorktown. Yorktown's History will be preserved rather than lost, the Mansion retained through adaptive reuse and the restored park will be open to the community. In the past six years I have been involved in more than 25 projects that have involved historic (National Register Listed/Eligible)

properties. The majority of these have involved building that cannot be saved or adaptively reused and have been or will be demolished. The fact that the applicant is willing to provide funds to improve and retain the building, provide for its upkeep, and keep it in service (in use) is not only commendable but also a very rare occurrence.



"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).

The 1886 image of the Floral Villa Estate shows that mansion surrounded by a series of barns and stone lined driveways. The layout of the driveways has remained virtually unchanged however the course of Underhill Avenue has altered over the years. In addition, the body of water seen in the foreground and the arrangement of the outbuildings is a result of artistic license.

Many of the original barns and outbuildings have been removed over time, and new structures added in the early 20th century. The 1926 aerial image (below) shows that layout of the original livestock barns and setting of the drives and carriage paths around the mansion.



Figure 5: 1926 USGS Aerial Image. Yorktown NY. (Source: Yorktown Planning Department) Scale: 1"=485'.
Scale: 1" = 175

G. CONCLUSIONS AND RECOMMENDATIONS

Unicorn Contracting is proposing to retain and rehabilitate the historic Mansion for adaptive reuse. The Secretary of the Interior Standards for Rehabilitation define rehabilitation or adaptive reuse as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.”²⁹ It is important to determine which buildings and structures are the most significant.³⁰ The highest quality and most distinctive buildings should be considered for rehabilitation and preservation, rather than those necessitated by time, nature and redevelopment practices.³¹ Historic preservation is about not only the structure, but also its function and its history. Buildings that are to be rehabilitated or restored, need to be functional, and economically viable while at the same time reflecting their historic intention and the criteria that make them significant.³²

The existing outbuildings on the property have been substantially altered through the use of the property by various owners, to the extent that they no longer retain integrity of materials, form or function of the period of historic significance (1821-1888). The modifications to the outbuildings have altered them to the extent that the original function of the structures can only be theorized. The outbuildings that have features (foundations) dating to the 19th century (Building B, C and G), have been substantially modified and reflect the materials and function of the 20th century or later. With the exception of the Mansion, the buildings within the property reflect the activities of the Beaver Conference Farm and the Soundview School, and do not contribute to the period of historical significance (1821-1881).

As part of the Town of Yorktown Planning Board’s review of the project, Historical Perspectives Inc, the cultural resource consultant for the Town of Yorktown, provided the following recommendations.

- *The investigation of additional judgmental STs and/or archaeological monitoring for historical shaft features, as the landscaping/ construction activities are initiated in the immediate vicinity of the main house.*
- *Updating the field map for the site to include notations on the locations where testing could not be completed.*
- *Combining all of the responses made by HVCRC[HCS] to questions from the public on historic research, along with any additional data potentially collected during the above recommended testing/ monitoring, into an addendum to the HVCRC Phase LA/ 18 Study report on the site.*
- *Specific information to include when the documentation of the ancillary buildings is completed, including basic historical data collection and the documentation of the structures as recommended by OPRHP.*
- *The relocation of the parking from the front of the Main House to help maintain the appearance and setting of the historic building.*
- *The reduction of the eastern wing of the proposed residential/ commercial structure to also help maintain the appearance and setting of the historic building.*
- *Input from the public on the final dispersal/ donation of any salvageable buildings or architectural elements .*
- *Confirming that the final LOR represents what OPRHP and all parties have agreed to as the project moves forward.*

²⁹ Grimmer, Anne E. 2017. *The Secretary Of The Interior's* (Accessed 3/4/2020).

³⁰ Theodore Prudon, *Preservation of Modern Architecture*, (New Jersey, John Wiley & Sons, 2008):4, https://online.the-bac.edu/pluginfile.php/261147/mod_page/content/29/PreservModernArchitecture_Prudon_2008_CH%201%2C2%2C3%2C5.pdf?time=1586738196263 Richard Longstreth, “I Can't See It; I Don't Understand It; And It Doesn't Look Old to Me,” *Forum Journal*, Volume 27, Number 1, (2012): 39, <https://muse.jhu.edu/article/494511>.

³¹ Prudon, *Preservation*, 161.

³² Holleran, Michael, 2004. Roots in Boston, Branches in Planning and Parks, in *Giving Preservation a History: Histories of Historic Preservation in the United States*, Max Page and Randall Mason, eds., New York and London: Routledge, pp. 81-106. Online.the-bac.edu. Accessed 3/5/2020.

As a result of these recommendations, HCS has compiled this memo, which includes the information presented to the Town of Yorktown Planning Board in various letters and memoranda. The additional photos, that have been provided are included in Appendix A. The updated field map is included in Appendix B.

The fieldwork completed in the vicinity of the Mansion, as part of the Phase 1 survey, identified disturbed soils that indicated a significant amount of soil displacement. In addition, the construction of the “back of house” tunnels would have removed any shaft features that may have been located in this area prior to the latter portion of the 19th century. Buried propane tanks are located to the northwest of the earliest part of the building. To the east are the tunnel entrances which are located in a retaining wall. Furthermore, existing septic drawings indicate that this rear portion of the property contains the current septic system. The area would have been profoundly disturbed, during the installation of the system, and the installation of propane tanks, eliminating any potential for shaft features. A copy of these plans is included as Appendix B.

The project site plan is being reviewed and updated to reduce the number of parking spaces in the front of the Mansion building, and the reduction in the length of both the eastern and western wings of the apartment building, that is to the north of the Mansion.

Unicorn Contracting has committed to complete a Structure Documentation Packet, per OPRHP standards as described in Attachment A of the current Letter of Resolution (LOR) (and detailed on page 7). As part of that documentation, a historical narrative, consistent with HABS/HAER Standard II will be completed. This narrative will be based archival records including land deeds and census data, as well as other primary sources, such as firsthand accounts (memoirs), newspaper articles or similar histories. The local historical repositories and the Town Historian are consulted as part of this process. This structure documentation packet will include photographs of the buildings within the Soundview Underhill Farm property, to document their existing condition prior to renovation or demolition. Photographs will be keyed into a site plan and floor plans of the buildings. In addition, the structure documentation report will include copies of any early versions of floor plans or drawings that are located within either Town or County Records.

Unicorn Contracting will retain a structural engineer or architect to evaluate the stability of the buildings that are slated for demolition. This evaluation will determine if the buildings have sufficient strength to withstand relocation and what portions can be safely salvaged. As part of the mitigation strategies outlined in the LOR, interested local parties, as well as historic restoration and salvage companies will be offered the opportunity to collect elements of the buildings, prior to their demolition.

Unicorn Contracting has had several discussions with OPRHP regarding the details included in the LOR. The Yorktown Director of Planning was present at such a meeting. The need for additional meetings with the Town of Yorktown Planning Board, OPRHP and Unicorn Contracting will be determined at the discretion of the Planning Board. When the Planning Board determines that the public comment process is complete, and the comments have been addressed and resolved, the LOR will be updated as needed. All changes will be submitted to OPRHP for their concurrence. At this time, consultation with OPRHP will continue as needed until the Lead Agency concludes the SEQRA review and the related public comment process.

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APPENDIX A: PHOTOGRAPHS OF THE SOUNDVIEW-UNDERHILL FARMS



1. Underhill Estate/Soundview 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.



13. View to the northeast to Building B.



14. The building materials in the basement are a mix of late 19th century through 20th century.



15. The interior of the building has been substantially renovated, and includes modern materials.



16. The windows are modern vinyl replacements, and the siding style differs on the exterior.



17. The interior of Building C dates to the mid 20th century.



18. The interior of Building C was recently renovated.



19. The exterior of Building C includes modern vinyl siding.



20. The western entrance of Building C features an enclosed doorway addition.



21. Building E features a modern concrete foundation on the southern and eastern walls.



22. The northern foundation wall of Building E is the 19th century stone barn wall, consisting of field stone that has been painted.



23. The original stall openings, from the original use as a barn, have been closed up with cinderblock. View of north wall of Building E.



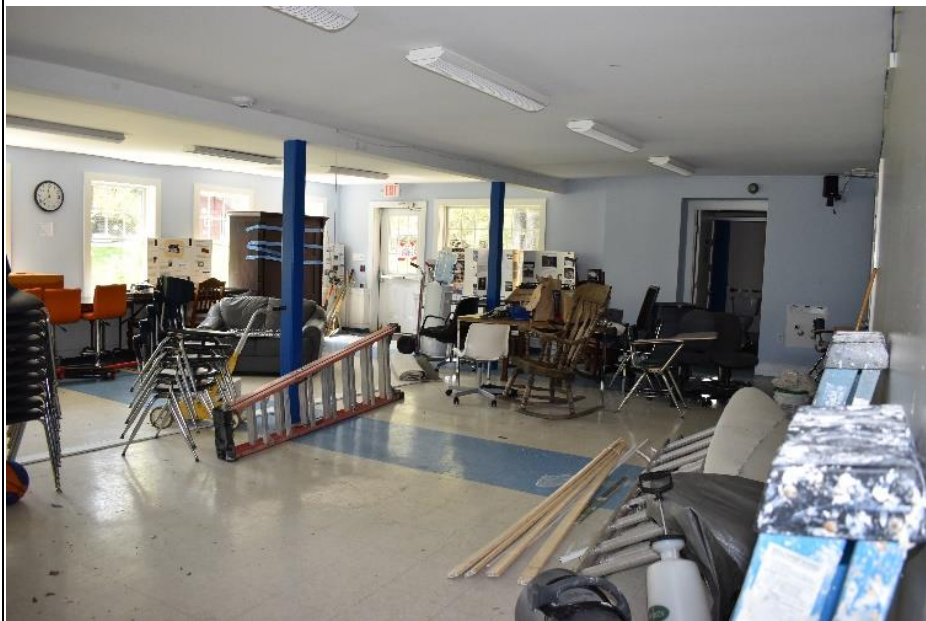
24. The hardware on the windows in the second level of Building E is typical of early 20th century, indicating the period of construction.



25. The interior of Building E has been substantially renovated in the 20th and 21st Century.



26. Soundview school used these rooms as classrooms (Building E second level).



27. The interior of the first floor of Building E dates to the 21st century, as does the southern exterior wall foundation.



28. Portions of the western foundation wall of Building E have been reconstructed using stone, possibly from the original barn.



29. The original barn had access to a second level, that has since been altered (Building E).



30. The rear entrance of Building E has been altered and includes modern sliding glass doors and windows.



31. The footings and support systems for the additions of Building E all date to the mid to late 20th century.



32. Building E- The windows on the first level of the southern elevation are all modern vinyl replacements, and the second are irregular in placement.



33. View northwest of Building G, the entrances and openings have been modified over time.



34. Large metal spikes are exposed on the exterior wall of Building G.



35. Multiple openings and access points are visible on the northern elevation of Building G.



36. A variety of hardware dating to the end of the 19th century and early 20th century are visible on the barn's (Building G) exterior.



37. The foundation of Building G is a mix of timber, brick and stone.



38. The foundation and barn supports are a mix of timber, early 20th and 21st century lumber. The beams underneath the main floor of Building G are rotted.



39. The mix of lumber styles (clapboard, plywood, boards) is visible on the exterior of Building G's roofline.



40. The rooftop of Building G has a similar mix of building materials.



41. The interior of Building G is a mix of timber and 20th century lumber. Cut outs and openings in the timber are indicative of reuse.



42. The interior of Building G has been substantially altered into the 21st century, with the addition of a framed interior wall.



43: Building H is constructed adjacent to a stone retaining wall. View to the west.



44. The windows of Building H date to the 20th century and later.



45. The interior features platform framing and 20th century construction materials Building H.



46. The interior of the basement of Building H features a concrete floor, metal (steel) lally columns and other 20th century materials.



47. Building H is located on a poured concrete slab.



48. Building H is partially fastened to a stone retaining wall on the southwestern corner.



49. Building I was recently used by Soundview School as a playhouse.



50. The windows of Building I are a mix of double hung and casement styles.



51. The construction materials in Building I include timber beams, and 20th century lumber, and 20th century interior finishes.



52. The ceiling of Building I's interior is a mix of 20th century lumber, timber beams and sheet rock.



53. Building J has served as housing.



54. The interior of Building J is a mix of brick and cut lumber, that appears to be early 20th century.



55. A brick wall divides the interior of Building J.



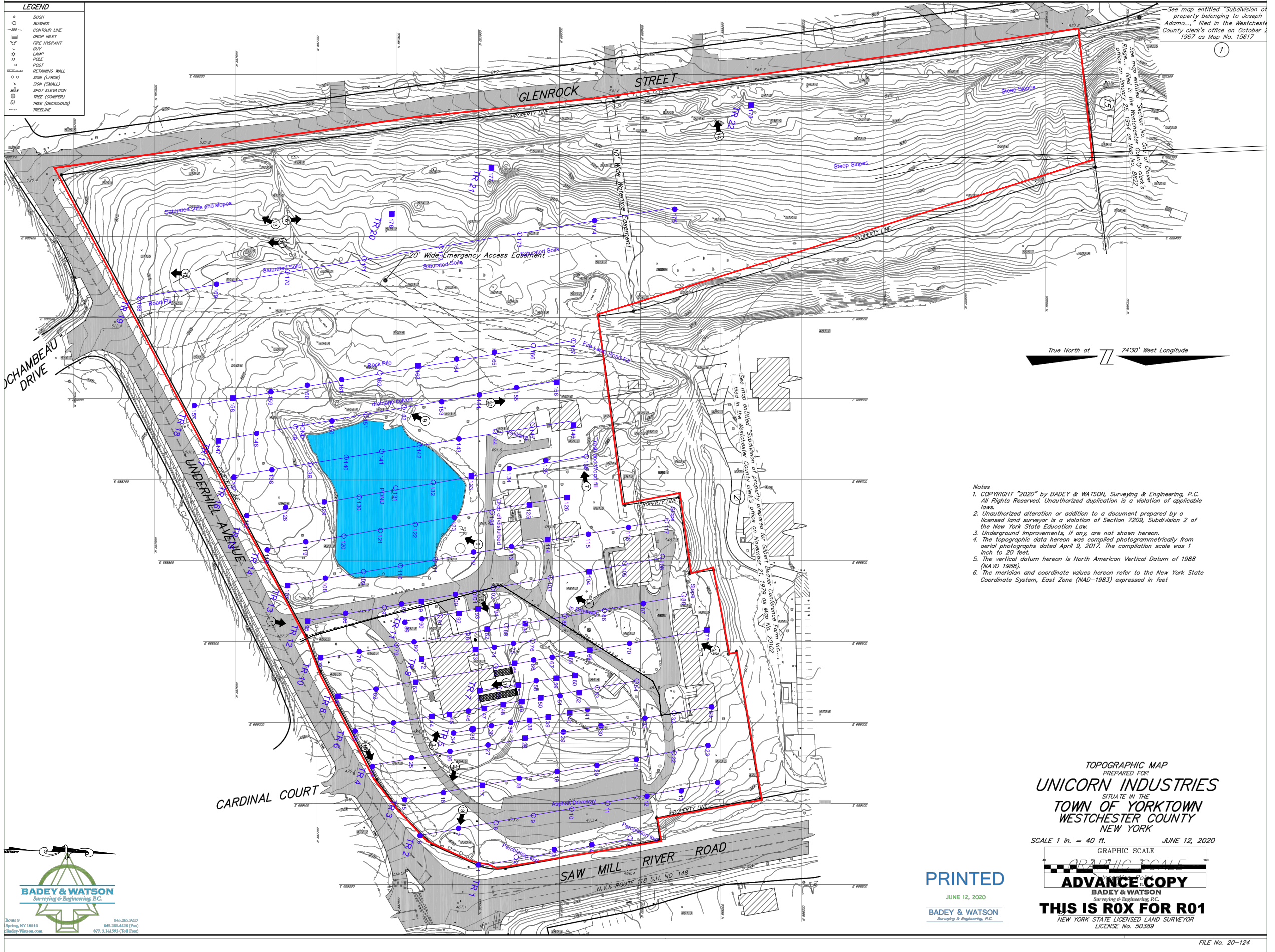
56 The fenestration on the exterior of Building J is uneven, and the windows are mixed in size, and pattern.

APPENDIX B: UPDATED FIELD MAPS AND EXISTING SEPTIC PLAN

GRAPHIC INDEX 41-16-08.3 - 73-47-05.5

LEGEND

	BUSH
	CONTOUR LINE
	DROP INLET
	FIRE HYDRANT
	GEY HYDRANT
	LAMP
	POLE
	POST
	RETAINING WALL
	SIGN (LARGE)
	SIGN (SMALL)
	SPOT ELEVATION
	TREE (CONIFER)
	TREE (DECIDUOUS)
	TREELINE



See map entitled "Subdivision of property belonging to Joseph Adams..." filed in the Westchester County clerk's office on October 2, 1967 as Map No. 15617

See map entitled "Section No. One of Colver's office of January 15, 1954 as Map No. 9822"

See map entitled "Subdivision of property prepared for Gilbert Beets' Conference Farm, Inc..." filed in the Westchester County clerk's office on November 21, 1979 as Map No. 20102

True North at \angle 74°30' West Longitude

- Notes**
1. COPYRIGHT "2020" by BADEY & WATSON, Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
 2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 3. Underground improvements, if any, are not shown hereon.
 4. The topographic data hereon was compiled photogrammetrically from aerial photographs dated April 9, 2017. The compilation scale was 1 inch to 20 feet.
 5. The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).
 6. The meridian and coordinate values hereon refer to the New York State Coordinate System, East Zone (NAD-1983) expressed in feet

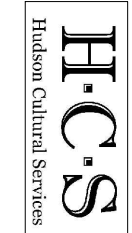
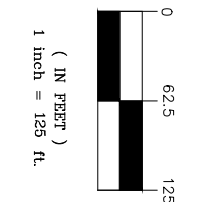


Figure 6: Soundview-Underhill Farm Project
Phase 1B Field Reconnaissance Map
Scale 1" = 125'



LEGEND

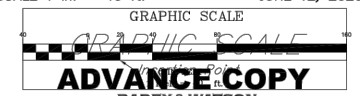
	Sterile Shovel Test Location
	Planned Shovel Test, Not Excavated
	Positive for Historic and/or modern material
	Photographic View
	APF Boundaries

BADEY & WATSON
Surveying & Engineering, P.C.

Route 9
Spring, NY 10516
845.365.9227
845.365.4428 (Fax)
877.2.141593 (Toll Free)

TOPOGRAPHIC MAP
PREPARED FOR
UNICORN INDUSTRIES
SITUATE IN THE
TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK

SCALE 1 in. = 40 ft. JUNE 12, 2020



PRINTED
JUNE 12, 2020
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THIS IS ROX FOR R01
NEW YORK STATE LICENSED LAND SURVEYOR
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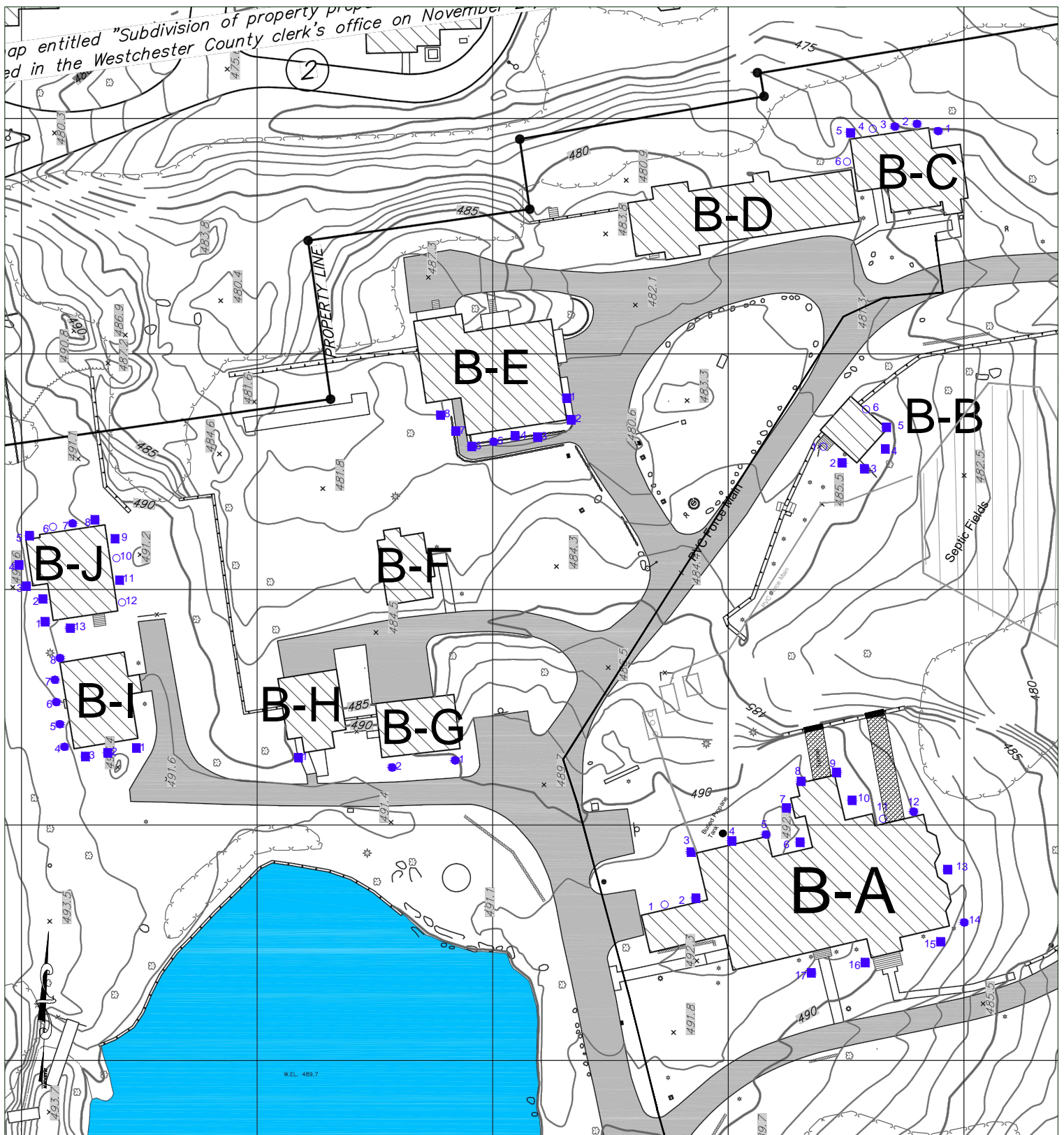


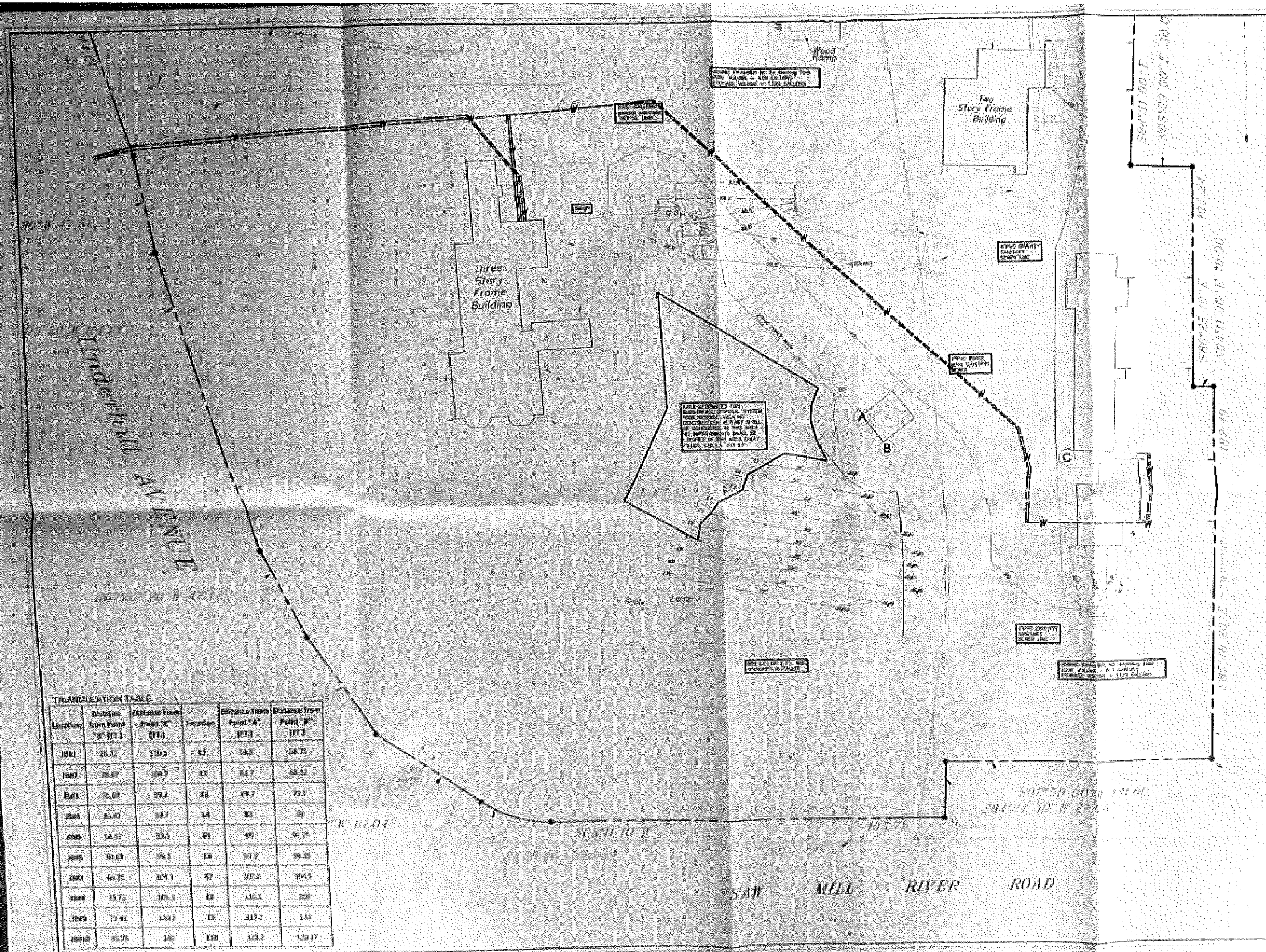
Figure 7: Soundview-Underhill Farm Project
 Phase 1B Field Reconnaissance Map
 Structure Perimeter testing
 Scale 1" = 50'



(IN FEET)
 1 inch = 50 ft.

LEGEND

- ST Sterile Shovel Test Location
- ST Planned Shovel Test, Not Excavated
- ST Positive for Historic and/or modern material
- Photographic View
- APE Boundaries



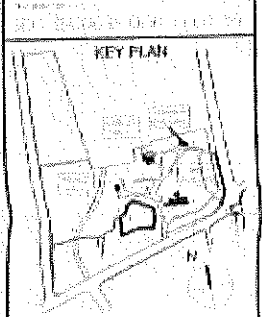
**SOUNDVIEW
PREPARATORY
SCHOOL**

370 Underhill Avenue
Yorktown Heights
NY 10598



**THIS DRAWING WAS
PREPARED BASED ON:**

1. FIELD SURVEY BY DONALD J. DONNELLY, DATED OCTOBER 18, 2007
2. AS BUILT MEASUREMENTS OF INSTALLED SUBSURFACE DISPOSAL SYSTEM BY K&D Architects and Engineers, P.C. (December 5, 2007)



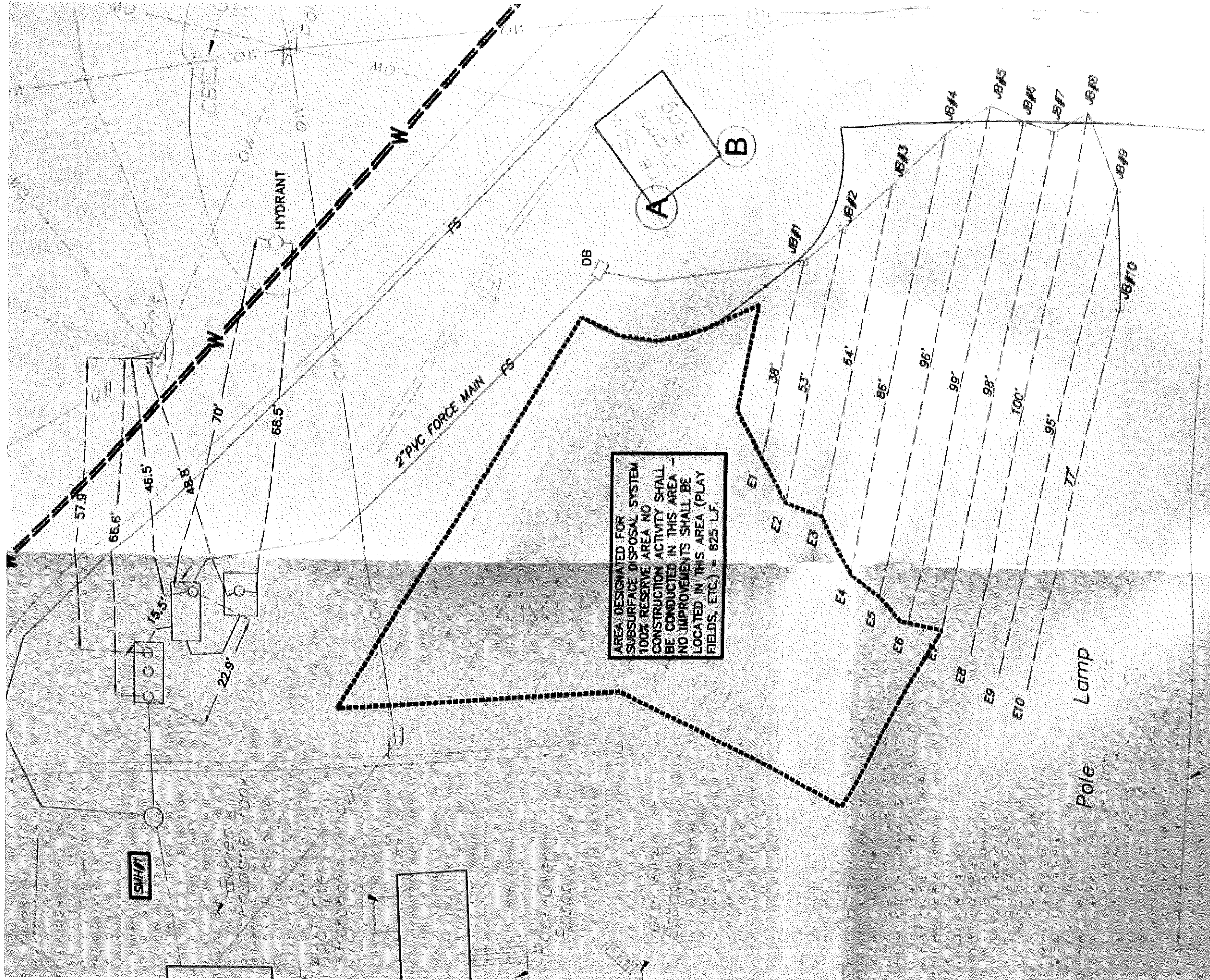
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TRIANGULATION TABLE

Location	Distance from Point "S" (FT.)	Distance from Point "C" (FT.)	Location	Distance from Point "A" (FT.)	Distance from Point "B" (FT.)
1041	26.42	110.1	41	53.8	58.75
1042	28.67	104.7	42	63.7	68.82
1043	35.67	99.2	43	68.7	79.3
1044	45.41	94.7	44	83	91
1045	54.57	83.3	45	90	99.25
1046	61.67	99.1	46	91.7	99.25
1047	66.75	104.1	47	102.8	104.5
1048	73.75	105.3	48	116.1	109
1049	79.82	100.1	49	117.2	114
10410	85.75	140	100	123.2	129.17

**AS BUILT
SUBSURFACE
DISPOSAL
SYSTEM**

AB-1



806 L.F. OF 2 FT. WIDE
TRENCHES INSTALLED



Hudson Cultural Services
PO Box 124,
Lagrangeville, NY 12540
914-456-3698

April 19, 2023

CeCe Saunders
Historical Perspectives, Inc.
Po Box 529
Westport Connecticut, 06881

Re: Soundview-Underhill Farm Project
Assessment of Project Data and Historic Resources

Dear Ms. Saunders,

Thank you for sending over your comments regarding the survey and reports completed by Hudson Cultural Services (HCS) with respect to Underhill Farm (Flora Villa). In your memoranda, dated April 12, 2023, the following recommendations are made regarding the previously submitted reports. Responses to these comments are included below. The recommendations from your memo are grouped based on the actions that will be taken by HCS and Unicorn Contracting.

- *Updating the field map for the site to include notations on the locations where testing could not be completed. Combining all of the responses made by HVCRC to questions from the public on historic research, along with any additional data potentially collected during the above recommended testing/monitoring, into an addendum to the HVCRC Phase 1A/1B Study report on the site.*

HCS has no objection to compiling a comprehensive addendum that consolidates the additional research completed subsequent to the completion of the Phase 1A/1B Archaeological report in a single document. HCS will include an annotated field (Site) map in that document to further illustrate the existing condition encountered during the course of the fieldwork.

- *The investigation of additional judgmental STs and/or archaeological monitoring for historical shaft features, as the landscaping/construction activities are initiated in the immediate vicinity of the main house.*

The fieldwork completed in the vicinity of the mansion identified disturbed soils that indicated a significant amount of soil displacement. In addition, the construction of the “back of house” tunnels would have removed any shaft features that may have been located in this area prior to the latter portion of the 19th century. Buried propane tanks are located to the northwest of the earliest part of the building. To the east are the tunnel entrances which are located in a retaining wall. Furthermore, existing septic drawings indicate that this rear portion of the property contains the current septic system. The area would have been profoundly disturbed, during the installation of the system, and the installation of propane tanks, eliminating any potential for shaft features. Please see a copy of the plans attached.

- *The relocation of the parking from the front of the Main House to help maintain the appearance and setting of the historic building.*

Unicorn Contracting’s traffic and planning consultants are updating the parking plan to show the relocation of the four (4) parking spaces located on the southern side of the mansion.

- o *The reduction of the eastern wing of the proposed residential/commercial structure to also help maintain the appearance and setting of the historic building.*

Unicorn Contracting's planning consultant is updating the project plans to show a reduction in the length of both the eastern and western wings of the apartment building.

- o *Specific information to include when the documentation of the ancillary buildings is completed, including basic historical data collection and the documentation of the structures as recommended by OPRHP.*

Unicorn Contracting has committed to completed a Structure Documentation Packet, per OPRHP standards as described in Attachment A of the current Letter of Resolution (LOR). As part of that documentation, a historical narrative, consistent with HABS/HAER Standard II will be completed. This narrative will be based archival records including land deeds and census data, as well as other primary sources, such as first hand accounts (memoirs), newspaper articles or similar histories. The local historical repositories and the Town Historian are consulted as part of this process.

This structure documentation packet will include photographs of the buildings within the Soundview Underhill Farm property, to document their existing condition prior to renovation or demolition. Photographs will be keyed into a site plan and floor plans of the buildings. In addition, the structure documentation report will include copies of any early versions of floor plans or drawings that are located within either Town or County Records.

- o *Input from the public on the final dispersal/donation of any salvageable buildings or architectural elements.*

Unicorn Contracting will retain a structural engineer or architect to evaluate the stability of the buildings that are slated for demolition. This evaluation will determine if the buildings have sufficient strength to withstand relocation. As part of the mitigation strategies outlined in the LOR, historic restoration and salvage companies will be offered the opportunity to collect elements of the buildings, prior to their demolition. It is the directive of OPRHP that salvage be offered to reputable historic preservation companies, or to entities that will utilize the materials in a historic restoration projects.

- o *Confirming that the final LOR represents what OPRHP and all parties have agreed to as the project moves forward.*

Unicorn Contracting has had several discussions with OPRHP regarding the details included in the LOR. The Yorktown Director of Planning was present at such a meeting. The need for additional meetings with the Town of Yorktown Planning Board, OPRHP and Unicorn Contracting will be determined at the discretion of the Planning Board.

When the Planning Board determines that the public comment process is complete, and the comments have been addressed and resolved, the LOR will be updated as needed. All changes will be submitted to OPRHP for their concurrence.

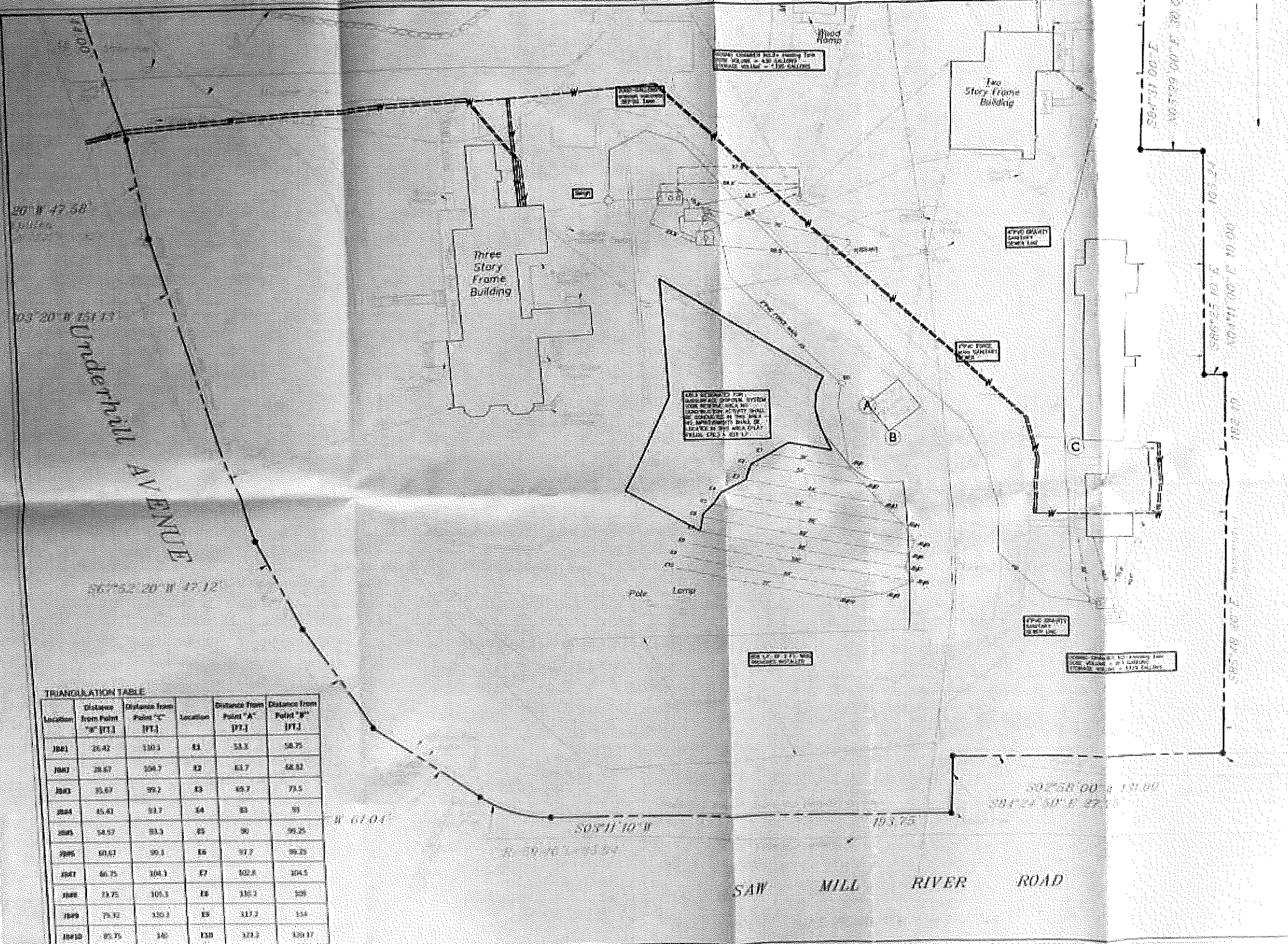
Thank you sincerely for your thoughtful consideration to this matter and for your constructive recommendations. if you require any further information, please do not hesitate to ask.

Sincerely,



Beth Selig

President, Hudson Cultural Services



20° W 47' 58"
 03° 20' W 151' 13"
 Underhill Avenue
 267° 52' 20" W 47' 12"

TRIANGULATION TABLE

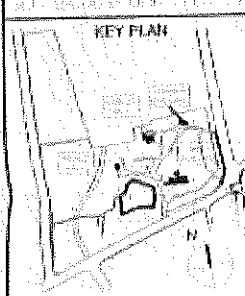
Location	Distance from Point "C" [FT.]	Distance from Point "A" [FT.]	Distance from Point "B" [FT.]
1041	26.42	130.3	53.3
1042	28.67	104.7	63.7
1043	35.67	99.2	68.7
1044	45.41	91.7	83
1045	54.57	83.3	90
1046	61.67	99.1	91.7
1047	66.75	104.1	102.8
1048	73.75	105.3	116.2
1049	79.32	150.3	117.2
10410	85.75	140	123.2

SOUNDVIEW PREPARATORY SCHOOL

370 Underhill Avenue
 Yorktown Heights
 NY 10598

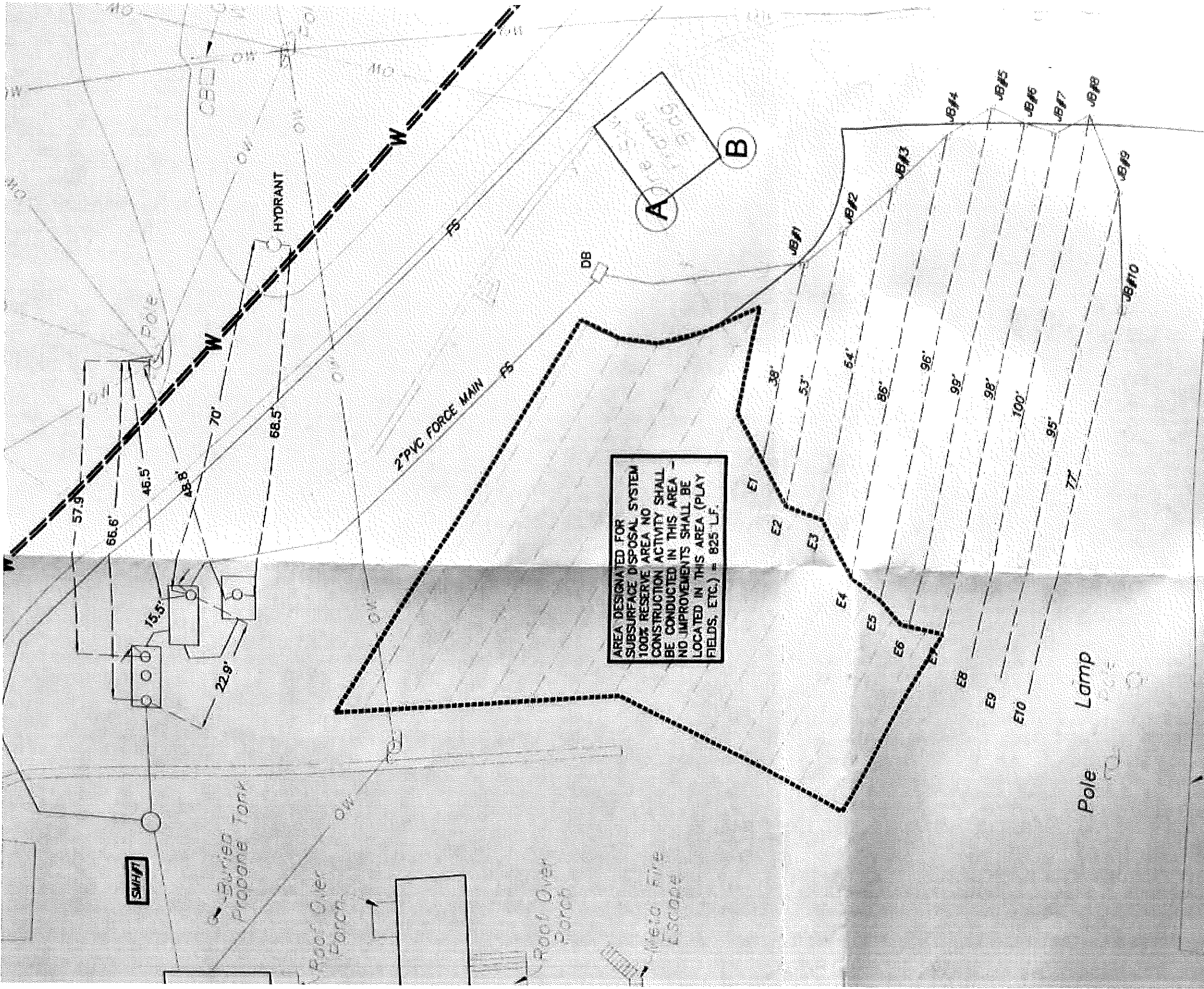


THIS DRAWING WAS PREPARED BASED ON:
 1. FIELD SURVEY BY DONALD J. DONNELLY, DATED OCTOBER 18, 2007
 2. AS BUILT MEASUREMENTS OF INSTALLED SUBSURFACE DISPOSAL SYSTEM BY KG&D Architects and Engineers, P.C. (December 5, 2007)



AS BUILT SUBSURFACE DISPOSAL SYSTEM

AB-1



AREA DESIGNATED FOR
 SUBSURFACE DISPOSAL SYSTEM
 100% RESERVE AREA NO
 CONSTRUCTION ACTIVITY SHALL
 BE CONDUCTED IN THIS AREA -
 NO IMPROVEMENTS SHALL BE
 LOCATED IN THIS AREA (PLAY
 FIELDS, ETC.) = 825' L.F.

806 L.F. OF 2 FT. WIDE
 TRENCHES INSTALLED

SUHT

Buried
 Propane Tank

Roof Over
 Porch

Roof Over
 Porch

11610 Fire
 Escape

Pole Lamp

A

B

E1

E2

E3

E4

E5

E6

E7

E8

E9

E10

38'

53'

54'

86'

96'

99'

98'

100'

95'

77'

JB#1

JB#2

JB#3

JB#4

JB#5

JB#6

JB#7

JB#8

JB#9

JB#10

DB

2" PVC FORCE MAIN

HYDRANT

CBL

POLE

70'

68.5'

0.1'

FS

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57.9'

66.6'

46.5'

13.3'

22.9'

48.8'

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**LETTER OF RESOLUTION AMONG
NEW YORK STATE OFFICE OF PARKS, RECREATION & HISTORIC
PRESERVATION
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
AND
UNDERHILL SOUNDVIEW LLC**

**REGARDING the UNDERHILL FARM
21PR02382**

WHEREAS, Underhill Soundview LLC (“Applicant”) intends to build “Underhill Farm” a multi-family and mixed-use project is planned for the property located at 370 Underhill Avenue in the Town of Yorktown Heights, Westchester County, New York, which property is owned by the Applicant and,

WHEREAS, the project requires multiple permits from the New York State Department of Environmental Conservation (“NYSDEC”); which include coverage under a General Permit for Stormwater Discharges from Construction Activities (GP-0-12-001), and a Permit for Private, Commercial & Institutional (P/C/I) (GP 0-15-001) and the approval of the Town of Yorktown Heights locality; and

WHEREAS, the Department has consulted with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) in accordance with Section 14.09 of the New York State Parks Law, 9 NYCRR part 428 and the procedures agreed upon in a 2015 interagency Letter of Resolution for construction activities relating to GP-0-12-001; and

WHEREAS, OPRHP has determined that the existing Soundview-Underhill /Floral Villa Estate (“Underhill Estate”), located at 370 Underhill Avenue, in the Town of Yorktown Heights, Westchester County, New York, are eligible for inclusion in the State and National Registers of Historic Places. The Soundview complex is eligible under National Register criterion A for Abraham and Edward B. Underhill’s contributions to the settlement, agricultural, and economic development of Yorktown and Criterion C in the area of architecture as an intact example of a Federal-style farmhouse transformed into a large Italianate-style residence.

WHEREAS, the Applicant is proposing to construct a multi-family and mixed use project (Underhill Farm), and it has been determined that the proposed project will have an Adverse Impact on the Underhill Estate

WHEREAS, In a letter dated October 29, 2021, OPRHP has concurred that no prudent or feasible alternatives exist that would lessen or avoid the adverse impacts to the historic resources,

NOW, THEREFORE, in accordance with the New York State Parks, Recreation and Historic Preservation Law, NYCDEC, OPRHP, and Applicant agree that the Project may proceed subject to the stipulations set forth below:

STIPULATIONS

I. Historic Resources

A. Underhill Estate Building District (USN: 11918.000175)

- The Applicant agrees to preserve and rehabilitate the Mansion House (11918.000173) and retain the carriage paths on the southern side of the building. Rehabilitation Plans for the Mansion House will be submitted tthe Town of Yorktown Planning Board for review and approval at the preliminary and pre-final stages of development. Review and approval by the Planning Board shall be completed prior to construction activities..
- The Applicant agrees to preserve the pond, and retain the historic landscape for community use.

- The Applicant agrees that any constructed ancillary or accessory buildings will reflect the character and architecture of the Chapel and/ or Carriage Barn.
- The Applicant agrees to consult with the town of Yorktown Planning Board for review and approval in regard to the proposed designs of any ancillary or accessory structures, and the rehabilitation efforts within the Mansion house. These plans shall be reviewed and approval at the preliminary and pre-final stages of development and prior to any construction activities.
- Existing vegetation on the property shall be maintained to reduce the potential visual impacts to the Mansion House due to the new construction. Changes to the vegetation will be subject to Town of Yorktown ordinances. Any vegetation removed due to necessity will be replaced in kind.

B. The Applicant will offer the buildings that are slated for demolition as donation and relocation to any interested parties, including local historic and preservation groups. Evidence of these offers and the interested parties response shall be provided to OPRHP.

C. The Applicant will approach historic preservation salvage entities and offer salvage items from the buildings slated for demolition to be used in historic preservation projects. Evidence of these offers to interested entities shall be provided to OPRHP.

D. The Applicant will create a historic exhibit that conveys the history of the Underhill Estate that will be displayed in a publicly accessible location design for this exhibit and location shall be submitted to the Town of Yorktown Planning board for their review and approval.

E. A Comprehensive documentation report will be completed of the entire property, following OPRHP's Standards for Structure Documentation (Exhibit A).

II. Other Terms and Conditions:

- Modifications, amendments, or termination of this agreement as necessary shall be accomplished by the signatories in the same manner as the original agreement.
- Disputes regarding the completion of the terms of this agreement shall be resolved by the signatories.

III. If suspected human remains are encountered at any point during this project, OPRHP's Human Remains Discovery Protocol (Exhibit B) will be followed.

The signatories agree that by execution of this agreement the Department of Environmental Conservation has satisfied its requirements for compliance with Section 14.09 of the New York State Parks Law of 1980 and 9 NYCRR part 428.

SIGNATURES (3) FOLLOW:

Underhill Soundview LLC

Paul F. Guillano

1/22/22

Signature

Date

PAUL F. GUILLANO

Name

MEMBER

Title

NYS Department of Environmental Conservation

Signature

Date

Charles E. Vandrei
Agency Historic Preservation Officer

NYS Office of Parks, Recreation and Historic Preservation

Signature

Date

Daniel Mackay R. Daniel Mackay
Deputy Commissioner for Historic Preservation
, Division for Historic Preservation

Exhibit A:

Structure Documentation

The State and National Register eligible Underhill Estate Building District

(USN: 11918.000175) located in the Town of Yorktown Heights, Westchester County, New York, are to have current conditions documented using the following format:

Photographs

Photographs submitted, as documentation should be clear, well-composed, and provide an accurate visual representation of the property and its significant features. Submit as many photographs as needed to depict the current condition and significant features of the property both exterior and interior (where safely accessible).

Digital photographs should be taken using a ten (10) mega pixel or greater digital SLR camera. Images should be saved in Tag Image File (TIFF) format images. This allows for the best image resolution. RGB color digital TIFFs are preferred.

Several historic images (if available) depicting the facility should be included in the documentation.

Each photograph be titled/numbered to correspond to the photograph number on a photo log or key. For simplicity, the name of the photographer, photo date, etc. will be listed once on the photograph log.

Historic Narrative

A brief narrative history pertaining to development and construction of the building(s) should be provided. Historic period documentation, *if available*, should also be included.

Plans/Drawings

Copies of construction plans, *if available*, should be reproduced and included in the documentation package.

DVD Copy

The final report (including images and a PDF version of the Historic Narrative) should be saved on digital media (CD, DVD, or USB thumb drive) and 2 copies will be submitted to the Agency Preservation Officer at the Division for Historic Preservation.

Printed Copy

Two copies of the report will be printed and bound. One copy of the report will be submitted to the Agency Preservation Officer at the Division for Historic Preservation for forwarding to the NY State Archives and one copy of the report will be forwarded by the Applicant to a local public library or historical society.

Exhibit B:

**New York State Office of Parks, Recreation and Historic
Preservation
Human Remains Discovery Protocol (August 2018)**

If human remains are encountered during construction or archaeological investigations, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that the following protocol is implemented:

- Human remains must be treated with the utmost dignity and respect at all times. Should human remains or suspected human remains be encountered, work in the general area of the discovery will stop immediately and the location will be secured and protected from damage and disturbance.
- If skeletal remains are identified and the archaeologist is not able to conclusively determine whether they are human, the remains and any associated materials must be left in place. A qualified forensic anthropologist, bioarchaeologist or physical anthropologist will assess the remains in situ to help determine if they are human.
- No skeletal remains or associated materials will be collected or removed until appropriate consultation has taken place and a plan of action has been developed.
- The OPRHP, the appropriate Indian Nations, the involved state and federal agencies, the coroner, and local law enforcement will be notified immediately. Requirements of the coroner and local law enforcement will be adhered to. A qualified forensic anthropologist, bioarchaeologist or physical anthropologist will assess the remains in situ to help determine if the remains are Native American or non-Native American.
- If human remains are determined to be Native American, they will be left in place and protected from further disturbance until a plan for their avoidance or removal can be generated. Please note that avoidance is the option preferred by the OPRHP and the Indian Nations. The LGPC or the Department will consult OPRHP and the appropriate Indian Nations to develop a plan of action that is consistent with the Native American Graves Protection and Repatriation Act (NAGPRA) guidance. Photographs of Native American human remains and associated funerary objects should not be taken without consulting with OPRHP and the involved Indian Nations.
- If human remains are determined to be non-Native American, the remains will be left in place and protected from further disturbance until a plan for their avoidance or removal can be generated. Please note that avoidance is the option preferred by the OPRHP. Consultation with the OPRHP and other appropriate parties will be required to determine a plan of action.
- To protect human remains from possible damage, the OPRHP recommends that burial information not be released to the public.

APR 13 2023

TOWN OF YORKTOWN

HISTORICAL PERSPECTIVES INC.



Assessment of Project Data and Historic Resources
Underhill Farm Site
370 Underhill Road
Yorktown Heights, New York

April 12, 2023

Introduction

Historical Perspectives, Inc. (HPI) specializes in Cultural Resource Evaluations in the Lower Hudson Valley and Western Connecticut areas. The firm has been in business for 40 years with numerous on-call and renewed contracts that testify to repeated successful performances. In 2022 HPI was selected to provide the Town of Yorktown with Historic Resource consulting services that includes the assessment of projects that are undergoing application review. The team assembled to review the current Underhill Farm project included a historian/historical archaeologist, an architectural historian, and a cultural heritage/historic preservation professional with years of experience reviewing National Register nominations, visual impacts, structural assessments, and cultural resources assessments.

In 2020, prior to the bankruptcy by the former owner/occupant, Soundview Academy, the Underhill Farm complex did not have a local protective covenant on any part of its 13+ acres; such local ordinances often have more restrictive powers and preservation controls. An application for State/National Register Eligibility (S/NRE) determination was not filed until April of 2021, after the Hudson Valley Cultural Resource Consultants (HVCRC) was in correspondence with OPRHP about the project development plans (February 2021). However, such NRE status does not necessarily convey automatic protections, only consideration of potential "effects" under Section 106 if federal monies, permits, and/or licenses are involved. Similarly, SNR considerations under SEQR Section 14.09 require state agencies to define project "impacts" when state agencies, such as the DEC, are involved. The DEC will consult with and follow the Office of Parks Recreation and Historic Preservation's (OPRHP) lead on proposed development plans if historic or precontact resources of significance are identified. As has often happened in communities and cities across America, the loss of a historic home, a precontact sacred site, or a mill complex, occurred because the property was not protected through a local ordinance. The current Underhill Farm property, although well-known to the community, was not specifically identified as S/N Register eligible in the 2006 Historic Resource Survey.

Following the closure of the Soundview Academy, a developer has stepped forward to work within the new Planned Design District Overlay Zone (overlay zone) to preserve and restore the main domestic structure and service tunnels, the major egress, the fencing and gates, the ice pond, and a sizeable portion of street frontage, which many consider a positive outcome for the main resource and the community.

John Tegeder and Robyn Steinberg (both of the Town of Yorktown Planning Department) have maintained an extensive compilation of the numerous public interactions and copious development

team submissions, including Planning Board Meeting Minutes, copies of presentations by both the development team and the public, email chains, correspondence, and technical reports. The voluminous files collected contain a wealth of data, including on the many public meetings held and the individuals who attended. Also, among the compiled information is the *Phase 1A Literature Search and Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey* (HVCRC January 2021), the *Historic Buildings Assessment* (HVCRC February 2021), and the *Alternatives Analysis* (HVCRC July 2021). HPI reviewed these files and completed a site visit in March 2023.

Comments

1) Archaeology

The Phase 1 Report, which included both the initial Phase IA cultural resources assessment and the Phase IB field testing, was submitted to OPRHP for review. This was accepted on April 27, 2021. Subsequent to that submission, there have been some concerns raised by the public as to the completeness of the research and Hudson Valley Cultural Resource Consultants, Ltd. (HVCRC) (later Hudson Cultural Services [HCS]) has responded to many of them. These responses are found in multiple letters and in the EAF and in the Expanded EAF. It is our recommendation that all the responses prepared by HVCRC be compiled into one document and submitted as an addendum to the Phase IA/IB report that will become part of the permanent public record.

During archaeological testing, it is a fairly routine occurrence to have refusals due to roots and rock obstructions, and off-sets due to standing water, steep slopes, pavement or disturbed soils. We recommend that the field map be amended to include these simple notations and the field-testing graphic should generally be populated with notations such as “bedrock”, “standing water”, “boulder field”, “disturbed”, etc., which would help the reader understand the field conditions and final total number of viable test locations. We recommend that the amended field-testing map be included with the addendum.

One area of archaeological concern that we recommend be included in the LOR is the examination of the site for domestic shaft features. Historic residences of the Underhill Farm period would naturally have shaft features within the domestic yard area (privies, cisterns, and wells). Historical archaeological reports are often dependent on the wealth of artifacts that can be collected from the base of these abandoned shaft features, often referred to as “time capsules.” This is a well-known fact and HVCRC did acknowledge this recovery pattern by placing the STs around the main house at a reduced interval. Tests were also conducted around the perimeter of the foundations of some of the buildings to “identify a builder’s trench or historic midden.”

However, one step further is to undertake the investigation of additional judgmental STs and/or to recommend archaeological monitoring for the shaft features that may have been missed in the initial ST testing, as the landscaping/construction activities are initiated in the immediate vicinity of the main house. As noted, the entire 13 acres does not need further fieldwork; but there are general guidelines that would dictate the wisest choice of possible shaft feature locations. Recoveries from a shaft feature might provide more information on the past

occupants as well as artifacts for the “historic exhibit” noted in the LOR. Such a collection would also provide an excellent educational tool for the local school system.

2) Historical Research

The Underhill Farm site is well-known in Yorktown and Westchester County, both by the public and local historians. We recommend that a more detailed history of the site and the occupants of the site be prepared and included in the public addendum to the Phase IA/IB report. It is possible that HVCRC/ HCS has already accumulated this data, as some of this information was included in the varied responses to public comments. It is our recommendation that all the historical background material and the responses to local history questions be combined in the addendum report for submission to OPRHP.

Because this site is important to the overall history of the community, we recommend that local historians and organizations, the YHPC, or the Yorktown Historical Society be contacted for any pertinent information that they might have regarding the site, the occupants of the site, or the age/function of any of the buildings. This will help with planning during next phases of development.

Yorktown was an early colonial community that experienced much activity during the Revolutionary War. Concern was expressed by the public that the HVCRC study did not acknowledge this history and that possible battles and/or Rochambeau Trail encampments were in the immediate Underhill Farm area. HVCRC responded with comments in letters and the expanded EAF, and that information should be incorporated in the addendum to the Phase I report on CRIS.

Another topic of interest to local history is the relationship between the Underhill and Kear Families. It is known that Henry Kear served as foreman of the estate when Edward Underhill was owner and that Henry’s son, Edward Kear, was a significant person in Yorktown, serving as Town Clerk, Justice of the Peace, and Town Supervisor. This information should be included in the recommended addendum report.

3) Building(s) Assessment

In the OPRHP eligibility determination (5/26/21), the totality of the complex was noted as important and contributing to the overall significance of a 13-acre farm, with the period of significance identified as 1828-1888. The proposed development, which fits within a new invigorating overlay zone, has attempted to balance the housing and retail needs of the community and parking facilities for the new senior center, as well as maintain major features of the Farm: the public intersection gates, the entrance drive, the mansion house and underground cellars, and the pond. However, the proposed development scenario also includes the demolition or removal of the remainder of the buildings that are currently within the Underhill Farm complex.

The main Underhill house, also known as *Floral Villa*, will be preserved and rehabilitated as part of the project. To alleviate public concerns, it is recommended that the project sponsor retain and work with a preservation architect to ensure a sensitive and appropriate rehabilitation, which is a goal of the overlay district. Though the original section of the building, constructed by

Abraham Underhill, dates from the Federal period, OPRHP's Eligibility Determination referred to the building as an "intact example of a Federal style building adapted to the Italianate style." When the building was expanded by his son, Edward Underhill (date unknown, but between 1841 and 1881), it was executed in the Italianate style, and the exterior elements of the Federal section were modified and updated in the Italianate style to match architectural elements of the new section. The exterior should be restored to maintain the Italianate-era construction and updating of the home as Floral Villa. The interior of the section constructed by Abraham Underhill, appears little modified by Edward, save for openings (likely at existing windows or exterior doors) to the new section. Consequently, a recommendation is to preserve the interior finishes, which would retain the existing historic elements that reflect the different building periods.

The dominance of the Mansion House will be compromised by the development plans as currently planned and drafted. S/NR eligibility is dependent on a number of characteristics, including setting and associations, which will be diminished by the development plan.

The ancillary buildings will be removed or demolished to make way for the new housing and retail space, resulting in the loss of historic setting of the farm complex. Not all of these buildings date to the time of significance (1828-1888) as identified by OPRHP. Further, two ancillary buildings were demolished in the last few years. The extant buildings, as per HVCRC alphabetical designations, and their various functions over time include:

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

HVCRC recommended in the Historic Buildings Assessment (2/2021) and/or the Alternatives Analysis Report (7/2021) that additional documentation of the buildings to be demolished be completed; it is assumed that an architectural historian will assist with this documentation. This recommendation, along with several others, were included in a January 2022 Draft Letter of Resolution (LOR) for the project. The Draft LOR specifically includes the preparation of a comprehensive Documentation Report following OPRHP's Standards. HPI strongly agrees with this recommendation.

Most of the above buildings have been significantly altered in the past and that information should be included in the Documentation Report. HPI also recommends that as part of the assessment, the structural integrity of the buildings be determined by a qualified engineer or architect. This will help to determine and/or confirm if any of the buildings are viable for relocation. While all the buildings should be documented, particular attention should be given to the three buildings (Buildings B, E, and G) that were identified as dating to period of significance (1828-1888) for S/N Register eligibility.

Loss of Setting and Ancillary Buildings

To mitigate the loss of the setting and the ancillary buildings, OPRHP has stipulated that the developer provide “interpretive signage conveying the history of the property and its buildings.” To assist in creating that signage and establishing a permanent record of the Underhill Farm complex prior to demolition, the following documentation is recommended.

Photographic documentation of each elevation of the ancillary buildings, per Rhodes letter from OPRHP dated December 9, 2021 (LOR dated January 22, 2022---also referenced as Exhibit A).

Baseline measurement (not measured drawings), documenting dimensions of the buildings.

Basic historical documentation to augment the information provided in the HVCRC Historic Buildings Assessment:

- Review of Census records from 1820 through 1900 to get a sense of how many residents lived at the farm over time.
- Review of available archives (Yorktown Historical Society and Westchester County Historical Society) of historic photographs and/or images of the property.
- Review of available local histories and family histories for information on the farm.

HPI also recommends the following for consideration:

- The planned parking in front (south) of the main house should be moved to another location. This would maintain the appearance and setting of the front façade and yard along Underhill Road. The possible change to the parking location in front of the main house was also noted in a letter from HVCRC to OPRHP on 10/1/2021, but if this change was made, it is not reflected in the plans that were shared with HPI.
- The extension of the eastern wing of the large residential structure, with retail at grade, that runs parallel to Saw Mill River Road should be reduced or set back, if at all possible. This residential building appears to intrude into the visual and contextual space of the main house.

4) The Letter of Resolution (LOR)

The Underhill Farm sequence of local and state submissions, hearings, and public comments on the Phase I cultural resource reports, the Alternatives Analysis (AA), and the Draft LOR, appear to be somewhat out of the normal cycle. Additional information and revisions have been filed with both the town and state and presented at public meetings, creating a plethora of designs and schematics that are not necessarily duplicative as the plans have evolved. It must be recognized that each development project is organic and agencies, lawyers, owners, and consultants attempt to fulfill various obligations in a fairly fluid schedule.

In a letter dated 10/29/21 D. Rohde at OPRHP recommended a series of stipulations be included in the future LOR for the project. Subsequently, the Draft LOR between the New York State Office of Parks Recreation and Historic Preservation (OPRHP), the New York State Department of Conservation (DEC), and the Developer was prepared on January 24, 2022. The LOR included many of the stipulations recommended by Rohde.

The current Draft LOR includes several stipulations about the documentation and potential salvage of the ancillary buildings. This might be an area where the public could be involved with the final dispersal or donation of salvageable buildings or specific architectural elements.

It is recommended that a meeting with the Planning Department and the OPRHP should be conducted to ensure that an updated DRAFT LOR correctly reflects the most current development plans, the considerations of each agency, and represents input on file from the public. This will help establish a clear understanding of the historic resources that can be preserved and/or appropriately documented during the overall project as it moves forward.

In this memorandum, HPI has recommended some additional steps be conducted including:

- The investigation of additional judgmental STs and/or archaeological monitoring for historical shaft features, as the landscaping/construction activities are initiated in the immediate vicinity of the main house.
- Updating the field map for the site to include notations on the locations where testing could not be completed.
- Combining all of the responses made by HVCRC to questions from the public on historic research, along with any additional data potentially collected during the above recommended testing/monitoring, into an addendum to the HVCRC Phase IA/IB Study report on the site.
- Specific information to include when the documentation of the ancillary buildings is completed, including basic historical data collection and the documentation of the structures as recommended by OPRHP.
- The relocation of the parking from the front of the Main House to help maintain the appearance and setting of the historic building.
- The reduction of the eastern wing of the proposed residential/commercial structure to also help maintain the appearance and setting of the historic building.
- Input from the public on the final dispersal/donation of any salvageable buildings or architectural elements.
- Confirming that the final LOR represents what OPRHP and all parties have agreed to as the project moves forward.

HPI Authors:

Cece Saunders, MA, RPA, Archaeologist
 Sara Mascia, PhD, RPA, Historical Archaeologist
 Nora Lucas, MA, Architectural Historian