

Underhill Farm Landmark Application
Submitted By
Yorktown Heritage Preservation Commission
August 17, 2023



Town Clerk's Office

OCT 19 2023

Diana L. Quast, Town Clerk
Town of Yorktown, New York

CONTENTS

Contents	2
Acknowledgements.....	4
1 Overview.....	4
2 Landmark Designation Scope.....	6
3 Property Information.....	6
4 Property Physical Features.....	7
4.1 Historic Landscape.....	7
4.1.1 Parklike Lawns, Formerly Farmland	8
4.1.2 Trees and Vegetation	8
4.1.3 Wetlands	8
4.1.4 Stone Walls.....	8
4.1.5 Entry Gates.....	11
4.1.6 Signage.....	12
4.1.7 Pond	14
4.1.8 Attempt to Sell Property Blocked Because of Wetlands	15
4.1.9 Property Ingress and Egress.....	15
4.2 Historic Main House.....	16
4.2.1 Federal Era Vernacular Farmhouse Wing.....	17
4.2.2 19 th Century Italianate Wing and Mansion.....	17
4.2.3 Modern Safety and Security Systems	20
4.3 Historic Contributing Outbuildings	21
4.3.1 Interrelationships of Buildings and Surrounding Area	29
5 Historic Personages.....	30
5.1 Historic Personages - The Underhill Era.....	30
5.1.1 Captain John Underhill (1609 - 1672)	31
5.1.2 Nathaniel Underhill (1663 - 1710).....	31
5.1.3 Abraham Underhill (1694 - 1750)	32
5.1.4 Isaac Underhill (1726 - 1814).....	32
5.1.5 Abraham I. Underhill (1763 - 1841).....	33
5.1.6 Edward Burroughs Underhill (1809 - 1888).....	33
5.1.7 Henry Clay Kear (1836 - 1919) and Edward Burroughs Kear (1866 - 1911)	35

Underhill Farm Landmark Application

5.2	Historic Personages – The Beaver Family and Beaver Conference Center	36
5.2.1	Family History	37
5.2.2	Dairy Farmers	37
5.2.3	Marriage to Jean Kier.....	37
5.2.4	Beaver Conference Center Established.....	38
5.2.5	Jean Beaver, Peace Activist	38
5.2.6	Beaver Ridge Apartment Complex for Senior Citizens.....	38
5.2.7	Post - Beaver Family Conference Era.....	39
5.3	Historic Personages – Soundview Preparatory School	39
5.3.1	Origins and Operations	39
5.3.2	Educational Philosophy and Curriculum	40
5.3.3	Adaptation of Historic Structures	41
5.3.4	School Leadership.....	41
5.3.5	Financial Challenges.....	42
5.3.6	Historic Recognition	42
5.3.7	Creditor Obligations and Sale of the School.....	43
5.3.8	Disposition of Assets	43
6	Abutting Properties (Addresses and Tax Map)	44
7	Deed History	46
7.1	Deed History - 370 Underhill Avenue, Yorktown, NY (Section 48.06, Parcel 1, Lot 30) 46	
7.2	Purchases and Sales – Property Owners	49
8	End Notes.....	65

ACKNOWLEDGEMENTS

The Yorktown Heritage Preservation Commission recognizes with appreciation Susan Underhill McMahon of the Underhill Society of America for her invaluable research into the histories of both the Underhill family and Underhill Farm as well as their collective contributions to the Yorktown of today.

1 OVERVIEW

Background

For many years, Underhill Farm, once known as “Floral Villa, Beaver Farm, Beaver Conference Center and the Soundview Preparatory School” has been a property of utmost historical significance to the Yorktown community and especially to the Yorktown Heritage Preservation Commission (YHPC). It is the job of the YHPC to ensure that our Town’s historic resources are preserved for future generations, preferably collaborating with property owners. The Town Board has the legal authority to assess and approve the Commission’s recommendation (1).

The following application has been prepared by members of the YHPC for the express purpose of proposing Underhill Farm, at 370 Underhill Avenue, as a new designated landmark in the Town of Yorktown, Westchester County, New York State.

Meets Federal and State Historic Significance Criteria

The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) has determined that the Underhill Farm property is eligible for listing in the State and National Registers of Historic Places, under:

Criterion A – for Abraham’s and Edward B. Underhill’s contributions to the settlement, agricultural and economic development of Yorktown and

Criterion C – as an intact example of a Federal-style farmhouse transformed into a large Italianate-style residence reflecting the evolution of changing architectural tastes in the second half of the nineteenth century (2).

Meets Local Historic Significance Criteria

The YHPC has determined that Underhill Farm property is eligible for local landmark designation under four of the five criteria used to determine historical and cultural importance (3).

Criterion 1 - Possesses special character or historic or aesthetic interest or value of the property as a part of the cultural, political, economic, or social history of the locality, region, state, or nation - As an historic property, for its importance in the formation of Yorktown, its agricultural legacy fueling economic development and its transition into an industrialized municipality. As well as its later uses as an internationally recognized conference

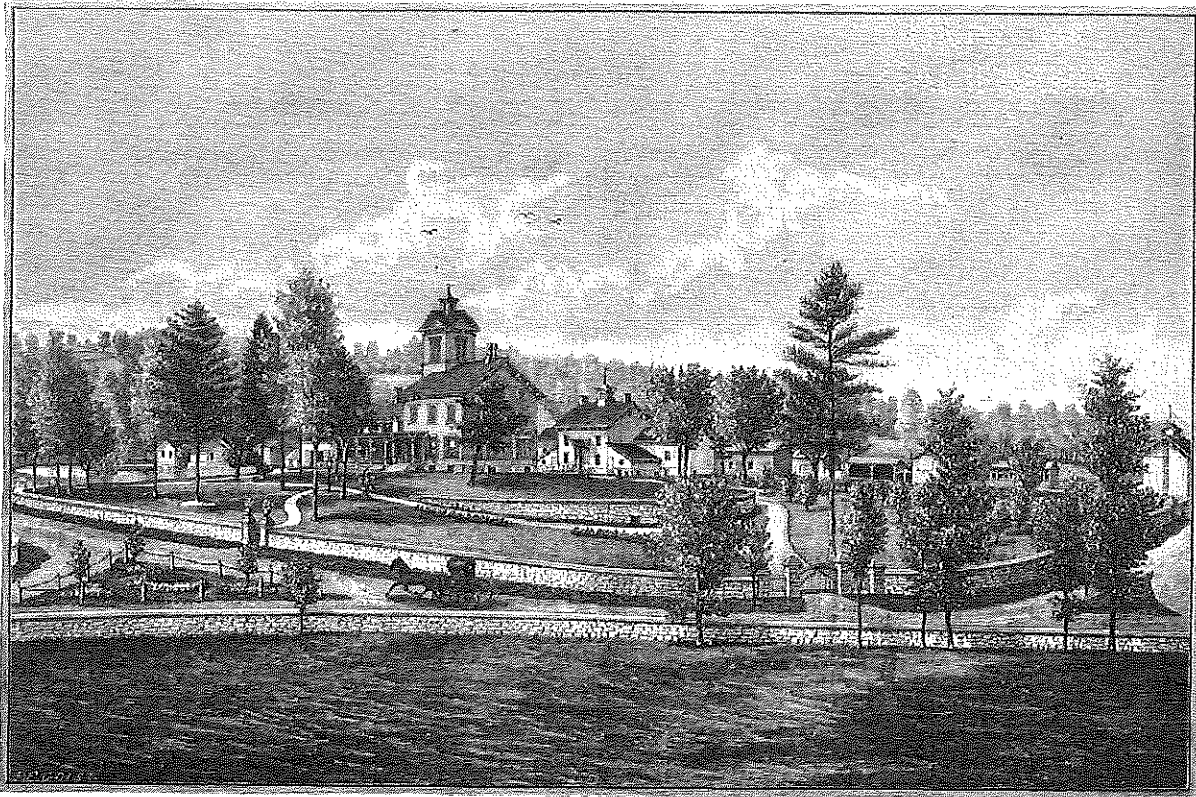
Underhill Farm Landmark Application

center specializing in social and political discourse, and as a private school serving students who flourish in small, non-competitive supportive settings.

Criterion 2 - Is identified with historic personages - For its direct association with Captain John Underhill, a leading figure in the settlement of colonial America, founder of the largest Underhill family in the U.S. and Canada, and his descendants who were instrumental in the development of central New York and specifically, Westchester County. For Isaac, Abraham I. and Edward B. Underhill's settlement, agricultural, economic, and civic development of Yorktown. As well as Edward B. Kear's civic leadership, Gilbert and Jean Beaver's humanitarian and social justice activism, and W. Glyn Hearn's commitment to a superior education without student competition against each other.

Criterion 3 - Embodies the distinguishing characteristics of an architectural style - For the main house as an intact example of a Federal-style farmhouse later transformed into a large Italianate-style residence reflecting the evolution of changing architectural tastes in the second half of the nineteenth century. For the interior's retention of period historic details such as substantial woodwork within the bay windows and arched entranceways, moldings and trims at the doors, windows, fireplace surrounds, staircase banister and newel posts and plaster ceiling medallions.

Criterion 5 - Because of the unique or singular physical characteristic, represents an established and familiar visual feature of the neighborhood - For the overall 13.8-acre farmland, the historic landscape features, parklike lawns, a small pond, mature trees and vegetation, surrounded by stone walls, and iron entry gate, and outbuildings (a former summer kitchen/root cellar, three residential cottages, a carriage house/horse barn, a chapel with bell tower, and carpenter's workshop) all retain period integrity to the property's past agricultural history. For its importance as a scenic gateway to Yorktown, the setting of one of the Town's last architectural treasures, the historic Italianate mansion, and a collective sense of place and established identity to the Town's history. As well as its almost 200 years of largely undeveloped and unaltered history, remaining much as depicted in the 1880's etching reproduced in J. Thomas Scharf's 1886 *History of Westchester County, New York* (4).



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

2 LANDMARK DESIGNATION SCOPE

This proposed landmark designation will cover the entire 13.8 acres of the property at 370 Underhill Avenue, including the vernacular farmhouse, the Italianate-style main building, both exterior and interior, seven contributing outbuildings and the historic landscape features – parklike lawns, mature trees and vegetation, small pond, stone walls, and iron entry gate. This scope designation is identical to the findings of the National Register of Historic Places Resource Evaluation completed on May 26, 2021, by the New York State Department of Parks, Recreation, and Historic Preservation and supported by the designation criteria defined in Section 198 of the Town Code of the Town of Yorktown.

3 PROPERTY INFORMATION

Property Location: Section: 48.06 Parcel: 1 Lot: 30

Street Address of Proposed Landmark or Site: 370 Underhill Avenue

Property Owner Name: Underhill Soundview LLC, Paul Guillaro, President

Property Owner Mailing Address: 10 Julia Lane, Suite 103, Cold Spring, NY 10516

Underhill Farm Landmark Application

Property E-Mail Address: pguillaro@unicorncontracting.com

Telephone Number: (845) 809-5969 Cold Spring Main Office

Proposed Landmark Name: Underhill Farm

Years of Landmark Importance: 1773, the first Underhill family member property purchase date to 2020, the closure date of Soundview Preparatory School

Any Other State, Town Applications or Permits Pending: TBD

4 PROPERTY PHYSICAL FEATURES

Located in Northern Westchester County, Underhill Farm is a 13.8-acre parcel which is located on the western perimeter of the Yorktown Heights Hamlet in a residential area. It is currently zoned R-3 Multi-Family Residential. Nearby geographic markers include NY State Route 202 to the North, the New Croton Reservoir to the South, Hilltop Hanover Farm to the east, and the Taconic State Parkway to the West. Street boundaries include Underhill Avenue as the primary frontage road where the main entrance to the property is located, Saw Mill River Road/NY State Route 118, and Glen Rock Street (5).

4.1 HISTORIC LANDSCAPE

Having originally been a farm estate of an estimated 240 acres and comprising a large portion of the current hamlet of Yorktown Heights, the property currently exists as a bucolic, parklike area with approximately 13.3 acres of open space of the total 13.8 acres. The main structure is located in the southeast portion of the property and surrounded by the ancillary buildings and vacant land. The eastern side of the site is primarily maintained landscape. The site is characterized by sloping topography that rises from NY State Route 118 to Glen Rock Street (6).

The site includes a watercourse which flows from west to east into an historic man-made pond, located to the west of the main building. A stone wall borders the property on both Underhill Avenue and NY State Route 118. A large section of the property is covered in mature trees. The western portion is undeveloped, with wetlands. A land survey conducted by Yorktown's Open Space Committee during Gilbert Beaver's ownership (ca. 2005) characterizes the property as "a unique example of an old farm village representing what Yorktown [used to be]" (7).

Based on historical records and a guided inspection of the property, there are land formation patterns which may indicate the possibility of buried foundations or other features that have previously existed on the site. This is supported by the number of outbuildings that can be seen in historic etchings and photographs of the property which are not still standing. This may indicate the presence of areas of value to archaeological research into the agricultural roots of Yorktown and its transitions to an industrialized municipality, as well as the legacy of the Underhill family.

There is long history of uses on this property. Therefore, ground disturbing activity associated with excavation, landscaping or construction may reveal or expose other archaeological

Underhill Farm Landmark Application

resources: human remains, Native American occupation, Revolutionary War French army encampments, Underground Railroad activity or tunnels connected with one or more outbuildings.

4.1.1 Parklike Lawns, Formerly Farmland

Historical documentation and oral histories describe the property as having been extremely rocky until the efforts of Abraham I. and Edward B. Underhill converted the property into smooth fertile pastures and meadows. The rocks were removed from the land during the initial clearing in the mid-1850s (8) and repurposed to construct the stone walls which still stand on the Underhill Avenue and Saw Mill River Road borders of the property.

In *The Cultivator & Country Gentleman*, J.J. Thomas states that “Some of the fields, which were formerly little else than rocks, bushes, muck and coarse grass, have been converted to smooth fertile meadows, yielding in some instances four tons of hay per acre. Other fields, that were so stony that one could walk across them without touching the earth, were now in handsome tillage” (9).

4.1.2 Trees and Vegetation

Approximately six acres of the 13.8-acre site are forested. There are over 700 hundred trees located on the Underhill Farm property. Approximately eighty-five percent are “protected trees” under the Town of Yorktown tree code (Chapter 270), representing close to 50 species. In addition, the western portion of the site, about seven acres, is still a “protected woodland” as defined in Chapter 270 (10). A variety of vegetation and ground cover are found around the main and ancillary structures, the pond and in the wetland area. The environmentally sensitive land provides a local wildlife habitat for deer, raccoons, squirrels, and birds.

4.1.3 Wetlands

There are three wetlands on the property. The largest watercourse, which is just over 10,000 square feet, meets the threshold for regulation under the U.S. Army Corps of Engineers. This wetland is considered a “water of the United States,” and is under the jurisdiction of the Corps who is responsible for protecting the nation’s aquatic environments, including oceans, rivers, lakes, streams, ponds and wetlands (11). This wetland is a recurring watercourse that flows from an outfall from Glen Rock Street with supplementary flow from groundwater discharge. This wetland flows into the onsite pond. There are two other wetlands on the property. One is just over 2000 square feet while the other is about 5700 square feet. Located west of the emergency access road serving the Beaver Ridge Apartment complex, their source of water is the runoff from the higher elevation to the west and northwest (12).

4.1.4 Stone Walls

The rocks removed from the land during the initial clearing in the mid-1800’s were used to fabricate the walls along both Underhill Avenue and NY State Route 118. The Underhill Avenue section is approximately 300 feet long and four feet high to the iron entry gate at the intersection of Underhill Avenue and NY State Route 118. The NY State Route 118 stone wall extends from this intersection and is approximately 210 feet long down Route 118, culminating with a six foot

Underhill Farm Landmark Application

high pillar. In addition, there is a stone retaining wall supporting the soil, approximately 75 feet long, configured in the southeast corner of the property.

The wall is comprised of multiple sizes of rectilinear shaped chiseled stones, configured in a random coursing pattern, finished with a four-inch flat, plain capstone varying in length from 24 to 36 inches. At about 160 feet on the Underhill Avenue side, the wall is interrupted by an eight and half foot deep x four feet wide opening to six concrete steps. The entry to the steps are bordered by stone walls with two eighteen-inch wide beveled capstones. The steps, across from the Cardinal Court entrance, lead to the lawn in front of the main building (a former driveway during the Underhill Farm era). Two 65 inch x 20 inch square pillars resting on cast stone or concrete bases establish the corners to the entrance. Each is adorned with a 15 inch high metal decorative planter with floral designs and four raised reptile/animal figures are affixed with screws. The planters are mounted on a two-tier base atop the pillar, the first is 10 inches high and the top 9 inches square. There may have been a gate to this entrance based on iron remnants protruding from the left side.



Underhill Farm Landmark Application



According to J.J. Thomas' observations in *The Cultivator & Country Gentleman*, "The farm of Edward B. Underhill, of Yorktown, contains two hundred and forty acres, and affords a fine sample of thorough, permanent improvement in the way of removing rocks and stones, erecting substantial farm walls, and in thorough under draining.

Underhill Farm Landmark Application

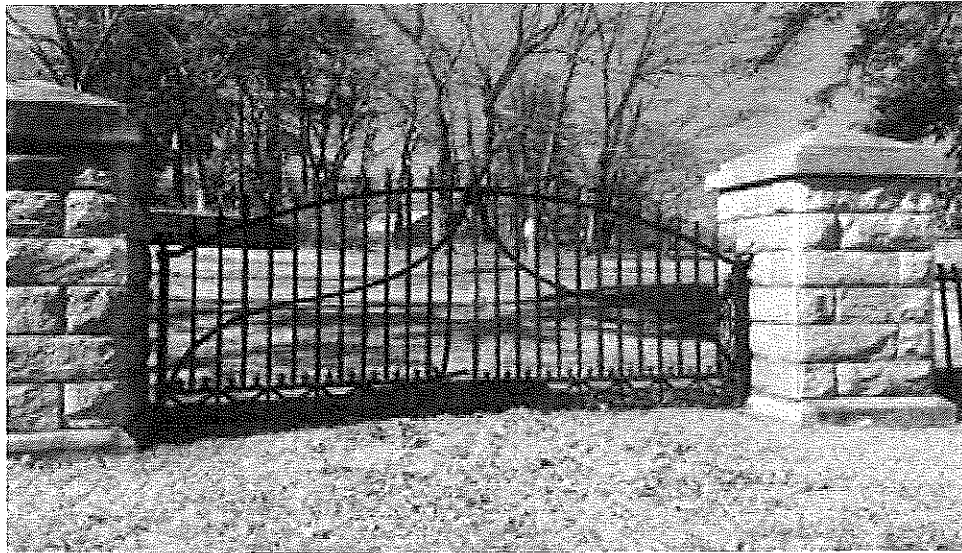
I saw no farm equal for the extent and perfection combined, of the stone walls which had been erected. While many others of adjacent places were distorted or tumbling down from the effects of frost, all these remained straight, even and perfect—being set in sufficient trenches filled with small stone, on which the walls were built. In mucky or wet places, these trenches in some cases were several feet deep, affording drainage to the land, as well as support to the walls resting on them. The larger blocks of stone, many of them weighing one or two tons, were placed at the bottom, which was generally three and half to four feet thick—the top was two feet thick, and finished with flat stone extending across. The height varied somewhat with the surface of the ground, so as to make the top a smooth, straight or handsomely curving line. Some of these walls had been built thirty years, and remained even, unimpaired, and unaffected by frost” (13).

4.1.5 Entry Gates

The entry gate at the intersection of Underhill Avenue and NY State Route 118 is configured in three sections and connected by four stone pillars, two small and two large; each of the pillars is affixed with a tetrahedron-shaped capstone; on both the left and right side of the iron gate, a smaller stone pillar, measuring about six feet high x 24 inches wide, including base and capstone, connects the larger stone pillar. The larger stone pillar is about eight feet tall x 32 inches wide, including base and capstone, and is connected by two horizontal cross members and 15 iron spindles with flat top finishes and decorative features at the spindle bases. The smaller pillars are mounted on two 30-inch square concrete bases while the larger pillars are mounted on two 44-inch square bases.

The center iron entry gate is about 11 feet long and fabricated with 24 spear-tipped one inch iron spindles connected with a double layer, curved iron bar at the top and an inverted bracket shaped iron bar from the bottom. A decorative row of 14 connecting designs are affixed to the bottom horizontal member. The gate opens in the center. Together, the end to end length of the gate (pillar end to pillar end) is approximately 34 feet. It appears that the gate opened to a road to the farm during the Underhill ownership days. Now, the gate opens to lawn. The entry to the main building where parking is located is configured with a section of curved iron spindles connecting a large stone pillar at the beginning of the stone wall.

Underhill Farm Landmark Application



4.1.6 Signage

At about 140 feet from the iron entry gate toward the entrance to parking off Underhill Avenue, a concrete sign is inset into the stone wall. Measuring 30 inches long by 17 inches wide, it states that the “walls, mansion house, barn & other works upon this place” were “designed by & constructed for” Edward B. Underhill with a completion date of 1881. Obviously, Edward B. Underhill, himself, believed that his property was a complex of buildings, structures and features.

Underhill Farm Landmark Application



Underhill Farm Landmark Application

4.1.7 Pond

There is also a pond on the property built by Edward B. Underhill. In the mid-1800's, Edward B. Underhill invested a few thousand dollars constructing a fishpond and a bathhouse (14). Given the prevalence of wetlands, a pond was a naturally regenerating resource to provide multiple water needs to the farm including crop irrigation and providing water to the residents and livestock. It also may have acted as a form of wetland remediation to prevent the property from flooding.

The pond is a 19th century engineering feat. According to *The Cultivator & Country Gentleman*, "The soil not being sufficiently impervious, one side of the pond was made of hewn masonry laid with hydraulic cement. Although ten years had elapsed, and this wall was exposed to the action of water and frost combined, it had remained quite uninjured, the trowel-like marks in the mortar now as hard as stone, being still viable. Most of the water lime used in the country would not endure such exposure, and the question arises, how was this success attained? On inquiry I learned that the best Kingston and Rosendale water lime was used, and the sand was obtained from a bed where freshet had washed it perfectly clean, and that it was sharp, and not rounded, as usually occurs with sanded of primitive regions" (15).

The pond is still a primary feature of the property today, which measures approximately 27,000 square feet or about half an acre. Over time, the formation of algae had become a problem causing a low level of dissolved oxygen in the water. This caused the properties past owners to introduce algae mitigation techniques including the currently installed fountain mechanism and a previous attempt to control the algae through the introduction of Tripod Carp (16).



Over the last 100 years, the formation of algae had become a problem which caused the level of dissolved oxygen in the water to decrease drastically. When the dissolved oxygen concentration is low the water becomes anoxic, and the pond sediment releases excess nutrients like phosphate into the water column which encourages the growth of algae. This drastically limits the viability of the pond as a water source (17).

Underhill Farm Landmark Application

During the Beaver Conference Center era (1952-2007), the management team initiated an experimental project with the New York Department of Environmental Conservation (DEC) to stock the pond with Tripod Carp, also called Asian carp, to mitigate algae. Working with the DEC, the Center secured these carp directly from southern China under the oversight of DEC security guards at John F. Kennedy International Airport. The DEC believed that the use of Tripod Carp would help to control nuisance algae blooms and aquatic vegetation in the farm pond. This species of carp are herbivores and feed off aquatic vegetation. They are classified as an invasive species and pose a significant threat to freshwater environments since they continuously consume vegetation and can have a major impact on the aquatic ecosystem. They reproduce and spread rapidly and can overtake an aquatic environment (18).

Outlined in a signed agreement the Center's obligation was to regularly inspect and account for the number of carp and to ensure that the drainage grate that was installed and working to block the migration and escape of the carp into other nearby water sources within the Croton Watershed. Additionally, the posting of a "No Fishing Sign; Environmental Experiment in Process" was required. When ownership of the property was transferred to the Soundview Preparatory School, maintaining this experiment was part of the signed agreement with Soundview (19).

4.1.8 Attempt to Sell Property Blocked Because of Wetlands

When Beaver Conference Center came upon hard times in 2004, the Gilbert Beaver Conference Center management team approached the Yorktown Town Board about selling a portion of the property along Glen Rock Street to subsidize the operation. They presented a proposal to divide and sell approximately six lots along the Glen Rock Street property boundary. The Town Engineer made a site visit and declared that the proposal could not go forward because the proposed land was wetlands (20).

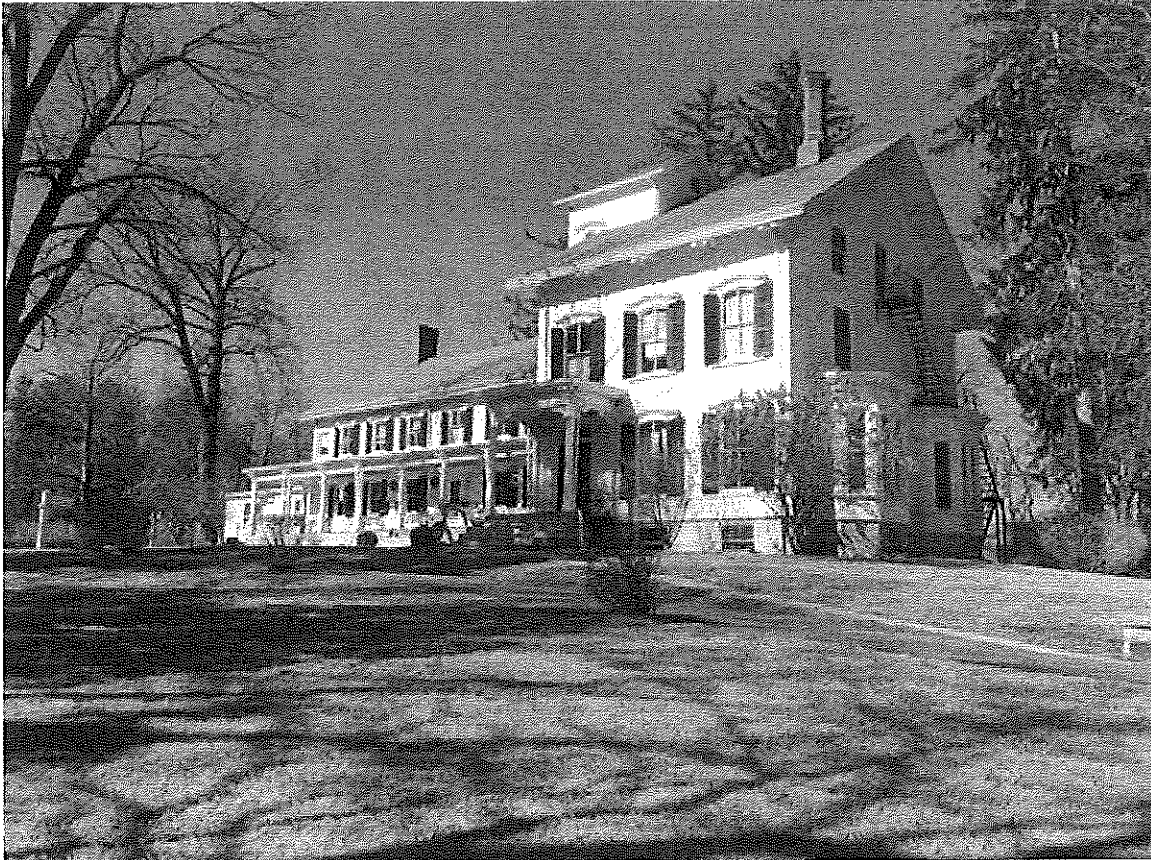
4.1.9 Property Ingress and Egress

Street boundaries include 1,228 feet of Underhill Avenue as the primary frontage road where the primary entrance to the property is located, 325 feet of Saw Mill River Road/NY State Route 118, and 1,053 feet of Glen Rock Street. Ingress and egress are available to the site via the main entrance on Underhill Avenue. Underhill Avenue is an east/west street with one lane of traffic in each direction. There is a secondary, gated access point on Underhill Avenue which is used as a utility access point and is connected to an unpaved road which runs directly into the wetland area (21).

Visitors can access the main building entering from Underhill Avenue by proceeding to the right at the entrance via a half circle asphalt one way driveway to the parking area; forty-four parking spaces are available at the site, located primarily on the side of the main house which faces Saw Mill River Road. Additional parking is located on the side of the main house, but it's only adequate for up to three or so cars safely (22).

4.2 HISTORIC MAIN HOUSE

The main house was constructed in two phases; the initial structure, started in 1828, was a Federal Style farmhouse, and an Italianate wing was subsequently added and completed in 1881 (23). The façade of the Federal Style wing of the house was remodeled to match the Italianate wing at the same time. The two structures combined are approximately 6,750 square feet (24).





4.2.1 Federal Era Vernacular Farmhouse Wing

The Federal Style, also known in some areas as the Adam Style, was the most popular architectural style in the United States from approximately 1780 through 1840. Hence, its designation as a “vernacular style” throughout the Hudson Valley and much of the North-Eastern United States. It evolved from the popularity of the Georgian Style from the colonial period. Federal Style houses are typically characterized by being simple multi-storied square or rectangular houses. They tend to employ understated design elements both inside and out, in a direct contrast to its more elaborate Georgian Style predecessors (25).

While the exterior of this older wing was remodeled in 1881 by Edward B. Underhill to match the new Italianate Style wing, the interior still reflects the vernacular farmhouse architecture of the federal era with lower ceilings and wide board pine floors. A simple brick fireplace is found in this section of the structure. The windows were updated in the 19th century to reflect the Italianate addition as well as the covered porch running the length of that portion of the building. The alterations made to this section of the building provide an excellent living example of a transitional period in American architectural tastes.

4.2.2 19th Century Italianate Wing and Mansion

The Italianate Style was part of a mid-19th century shift in American architectural design preferences. Made popular by architects like Calvert Vaux and landscape designers like Andrew Jackson Downing, the Italianate style was adapted from the styles of Italian villas during the medieval period as a part of the Picturesque (Romantic) Movement. It typically exhibited asymmetrical floor plans and celebrated the natural surrounding landscape (26).

Internally, the Italianate wing has two floors, an attic and a basement. It features high ceilings, stately wooden staircases, carved molding, paneling, and dark floors. It also includes elaborate

Underhill Farm Landmark Application

ceiling medallions, built-in bookcases, and imposing wooden and marble buffets. The wing has three marble and granite carved fireplaces. One of these fireplaces is believed to have been in what was possibly the library (where Edward B. Underhill's portrait still hangs, and used as the headmaster's office during Soundview's ownership) while another was in the dining room and the third in what is believed to be the master bedroom. The chandelier in the dining room ran on methane gas which was produced in the dairy barn and piped into a large tank housed in the basement. Only more recently was the chandelier retrofitted to run on electric power. The cornices and columns of the roof and front and rear porches are braced with decorative wooden brackets which are typical design elements of many Italianate structures.



Underhill Farm Landmark Application





The interior flooring is a wide board 19th century pine, with some linoleum and quarry tile visible. The walls are lath and plaster with textured and painted sheetrock in some places. The ceilings are a variety of surfaces including plaster and lath, textured and painted sheetrock, wood paneling, and suspended acoustical tile. Distinguishing characteristics include widely overhanging eaves under a decorative cornice with heavy brackets, tall windows slightly arched above, and a square cupola which offers views of the property and surrounding vistas. There is a one-story porch at the main entrance, which features paired doors with etched glass and a matching glass transom. (Italianate doors were the first to have large panes of glass in the door itself, rather than sidelights). The western façade of the Italianate addition features twin bay windows on the first floor.

Where no original lights remain, standard commercial fluorescent fixtures, hanging fixtures and recessed lighting have been used. Although some alterations to rooms have been made to adapt the spaces to their more modern uses, the main house retains its residential qualities. Work on this wing was completed in 1881. Edward Underhill named the property Floral Villa to celebrate its robust floral beauty (27).

4.2.3 Modern Safety and Security Systems

The main building is equipped with stairwells throughout the multi-story building which provide access to upper floors. The HVAC, electrical and plumbing systems are assumed to be in good working order; however, their adequacy for the building is unknown. The restrooms appear to be standard commercial grade; however, their adequacy for the property and compliance to local code is also unknown. The building is fully equipped with a fire suppression sprinkler system. The adequacy of the fire alarm system, fire exits, fire extinguishers, fire escapes and / or other fire protection measures to meet local fire marshal requirements is unknown. The building has mounted exterior and interior security cameras throughout (28).

4.3 HISTORIC CONTRIBUTING OUTBUILDINGS

When Edward B. Underhill died on April 17, 1888, the estate included a house, a barn, chapel with bell tower, carpenter's shop and several other outbuildings. These structures contribute to the property's historic significance and reflect the property's former agricultural history (29).

There were ten buildings situated on the parcel, the main building and nine outbuildings. Two of the outbuildings (known as the long red building and the small red building-See Overview of Structures table which follows) are no longer standing. Historical records allude that at least some of the buildings may have been constructed earlier or contemporaneously with the main historic building.

Due to remodeling and adaptive reuse by subsequent owners, the buildings have evolved to meet changing owner needs. For example, Peace Hall was used by the Underhill's to house smaller farm animals and sell eggs and milk to Yorktowners, and it was used by the Beaver Conference Center to hold retreats, meetings, and programs, hence the name Peace Hall, while the Soundview Preparatory School repurposed the building for a playhouse for student productions. Even with alternative adaptive reuses, the buildings still contribute to the historic significance of the property.

Underhill Farm Landmark Application

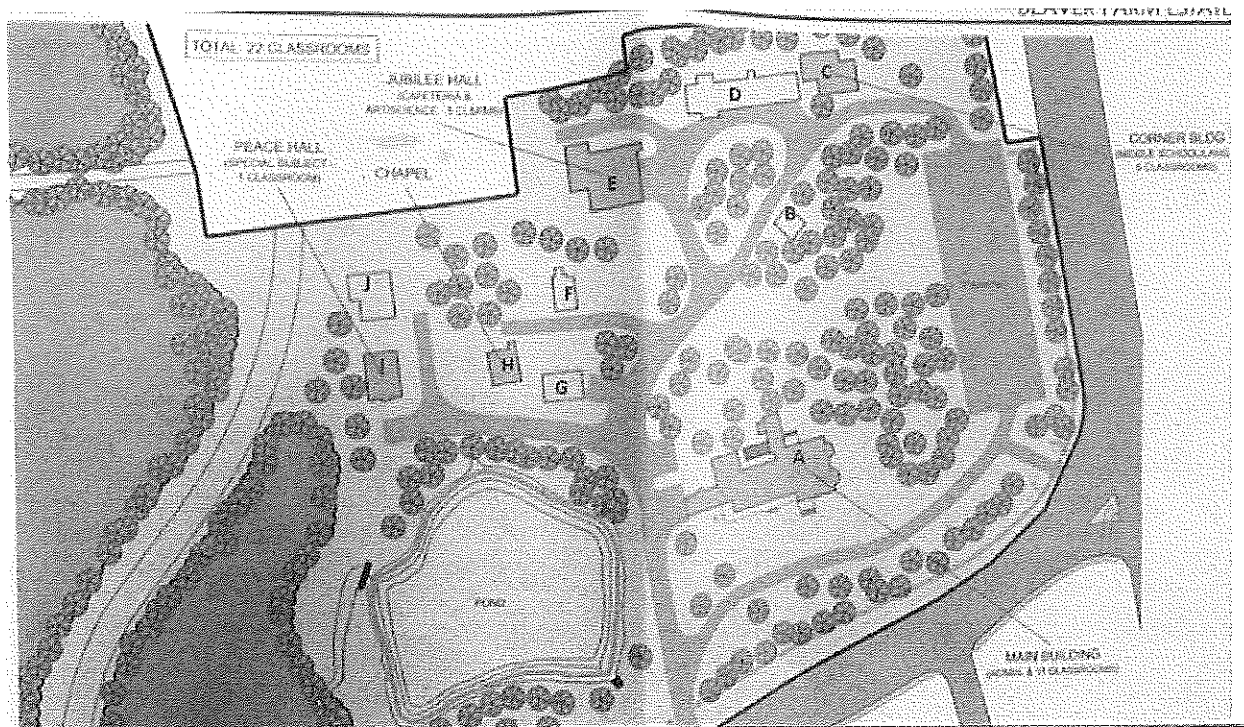
Overview of Structures – Underhill Farm (UF), Beaver Conference Center (BCC), Soundview Preparatory School (SPS)

ID	Structure	Color	Adapted Name	Stories	Sq Ft	Uses By Former Owner
A*	Main House: vernacular farm- house with Italianate-style addition	White		1 to 3	6,750	UF-residence BCC-operations SPS-operations, classrooms
B	Very Small Building	Red		1	288	UF-summer kitchen, root cellar BCC- SPS-design thinking studio, storage
C*	Residential Cottage	White		2	1,375	BCC-residential cottage SPS-middle school classrooms
D	Long Building (Demolished)	Red		2	2,125	UF-barn, garage, storage
E	Art/Science/Cafeteria/ Classroom Building	Red	Jubilee Hall	2	3,262	BCC-horse barn, housed cattle, serve meals SPS-science, art classrooms
F	Small Building (Demolished)	Red		1	642	
G	Large Barn	Red		2	1,252	SPS-storage facility
H*	Chapel	Brown/ Rust		2	500	UF-ice house BCC-religious ceremonies, weddings, funerals SPS-music conservatory, recording studio
I*	Barn/Residential Cottage	Red	Peace Hall	1	760	UF-center of operations, small animals located here, sold eggs and milk BCC-residential cottage, retreat meeting facility SPS-playhouse
J	House	White		2	2,062	UF-residence of farm foreman, Kear family
					18,836	

*Used as classrooms up to the school closing, February 2020

Map Showing the Locations of the Structures on the Underhill Farm Property

Directional lines to buildings indicate locations of classrooms until close of school, February 2020

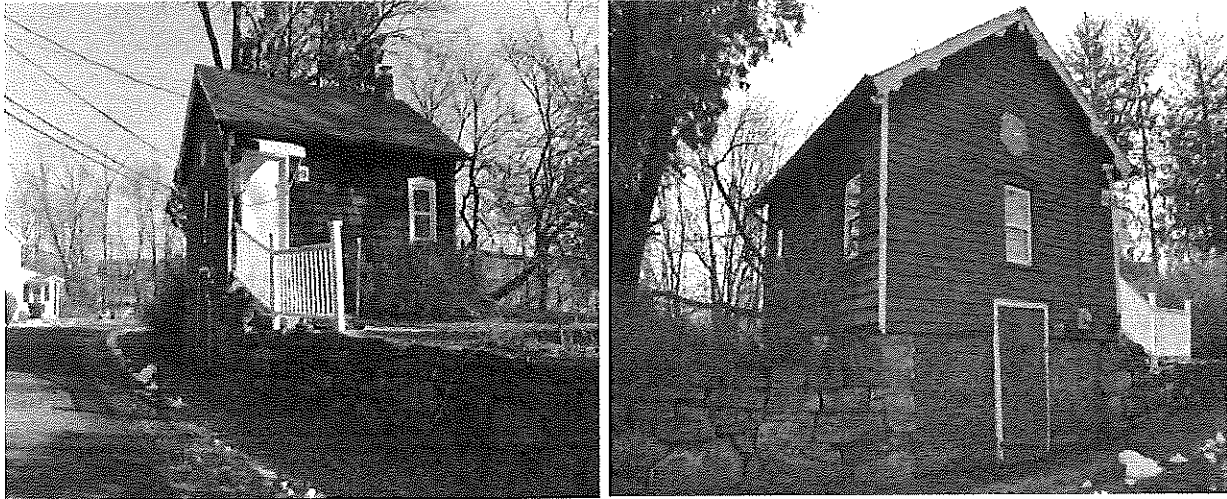


Building A – Main House – The main building is a two-hundred year old structure, initially a vernacular farmhouse expanded to include a 19th century Italianate wing. The Italianate is a three-story square, with a half-story tower, and was completed by Edward in 1881. The structure served as the center of operations for Beaver Conference Center and later the Soundview Preparatory School. Refer to Section 4.2 for further details.

Building B – Workshop/Summer Kitchen – Based on location, this structure may have been a workshop, summer kitchen, root cellar and storage area; this structure became a design-thinking studio in 2018-2019 for the Soundview Preparatory School. The studio provided the students’ access to high and low technology resources to create solutions to challenges in the Art and Design Thinking classes.

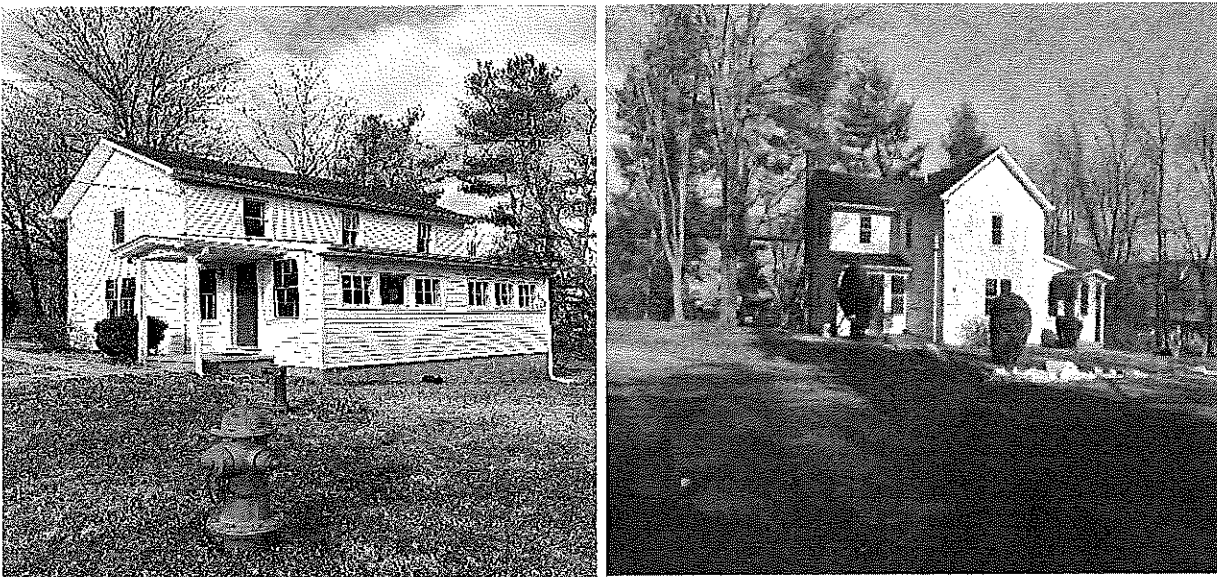
Underhill Farm Landmark Application

The building foundation is built into grade with a stone foundation while the western basement wall is constructed of brick. The upper portion is wood frame with a slate tile roof, wooden shingles affixed on the northern and southern sides with wooden channel siding applied on the east and west sides. It features a brick chimney, wooden railing to the main entry door, and decorative cornices located along the western gable.



Building C – Residential Cottage – Originally a cottage, it was used as a residential building by the Beaver Conference Center and later converted into a middle school building by the Soundview Preparatory School which taught grades 6 through 12; it contained two classrooms on the main floor, three smaller rooms on the 2nd floor and two bathrooms.

An L-shaped structure with a gable that includes an eastern facing structure and an enclosed doorway on the southwestern side. The building is covered with vinyl siding, asphalt shingles and a chimney fabricated of cinderblock.

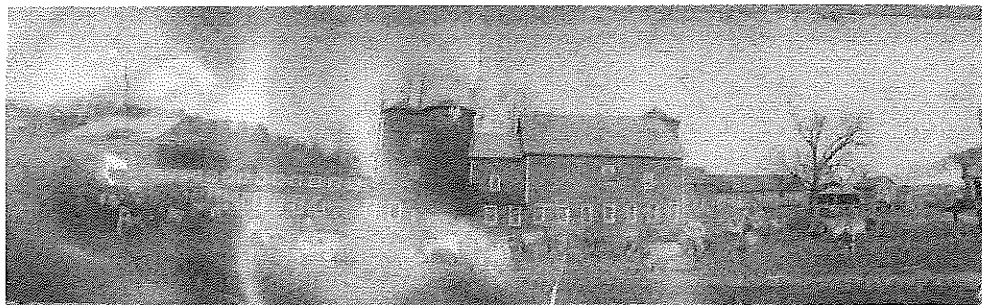
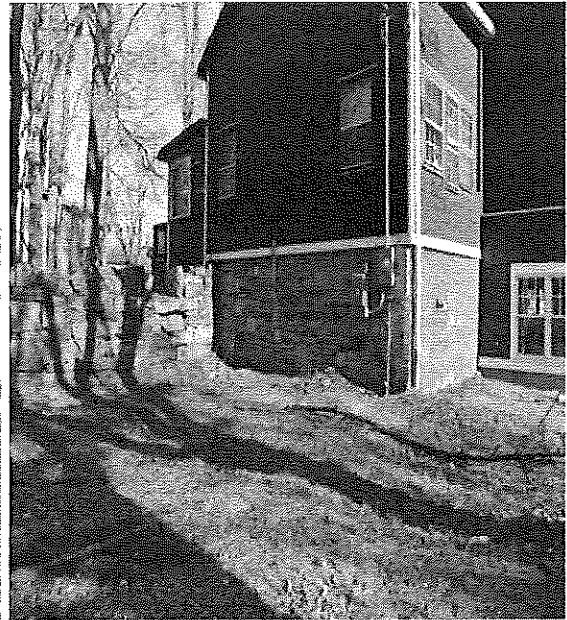


Underhill Farm Landmark Application

Building D – Long Red Building – This building was, by all indications, a barn and garage and later used for storage. It was demolished during the summer of 2016. It is unknown as to why the building was demolished and by whom. No photo available.

Building E – Art / Science / Cafeteria / Classroom Building – This building was originally a barn used when the farm was Bellefonte Farm, and it housed the prize Ayrshire cattle. The cattle were all sold by Gilbert Beaver before it became the Beaver Conference Center. It was used as a horse barn and carriage house. In the 1950's Jean Beaver took down two-thirds of the barn and used the lumber for converting and remodeling. It was used by the Beaver Conference Center to serve meals to those attending their retreats. The building was renovated in 2012. The second floor was used for science and art classrooms by the Soundview Preparatory School, such as a STEAM summer (music) camp. The local Alcoholics Anonymous organization used the building for meetings. Over the years, the structure became known as Jubilee Hall.

The exterior siding is fabricated of batten and board and wood clapboard. A porch was added to the northern side and heating and air conditioning installed.

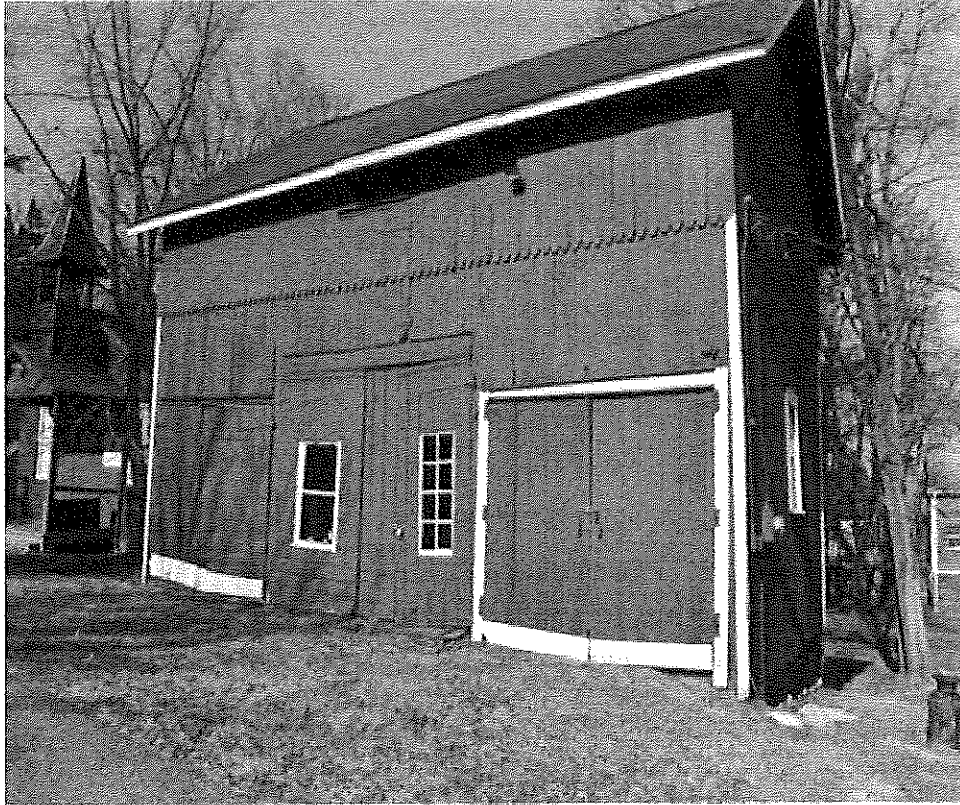


Underhill Farm Landmark Application

Building F – Small Red Barn – No longer standing, it is believed this was a one-story wood frame building. It is unknown as to why the building was demolished around 2016 and by whom. No photo available.

Building G – Barn / Carpenter’s Workshop – This building was a carpenter’s workshop. It was most recently used by the Soundview Preparatory School as a carriage house and to store school equipment.

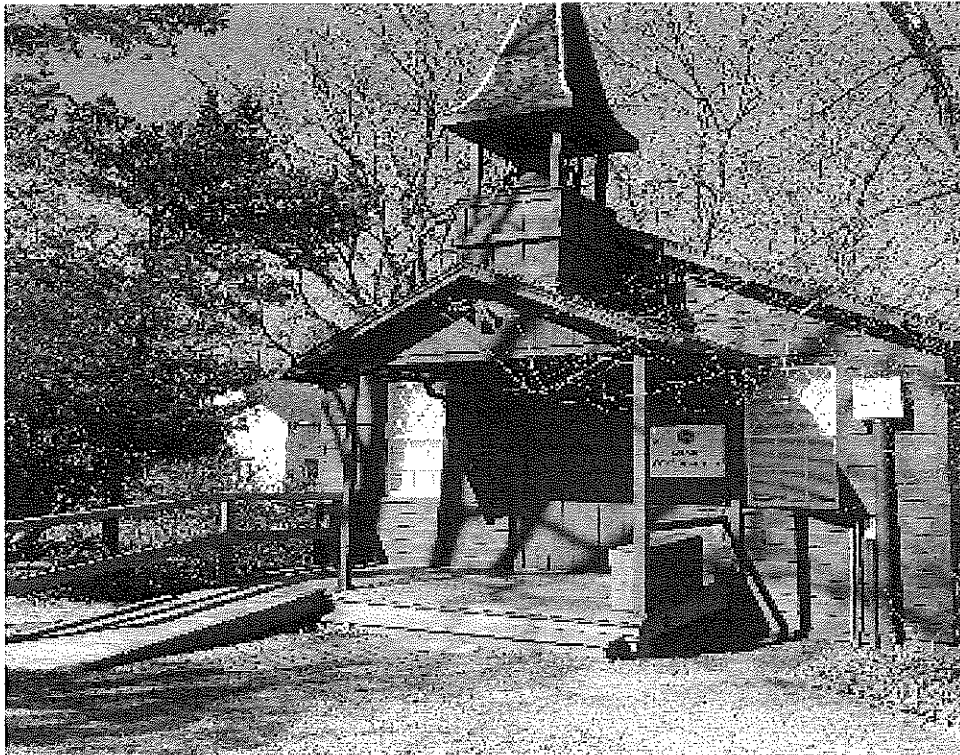
The barn has a slate roof and electricity.



Underhill Farm Landmark Application

Building H – Chapel with Bell Tower – This structure was originally an icehouse in the winter. Chopped ice from the pond was brought to the building and food was stored for the Underhill family. Jean Beaver turned the building into a chapel for the Beaver Conference Center and it was used for weddings, funerals and ecumenical purposes. Pews were brought in and a bell tower added. It was repurposed by the Soundview Preparatory School as a music conservatory room and recording studio. Pews from the chapel were moved into the Playhouse, Building I.

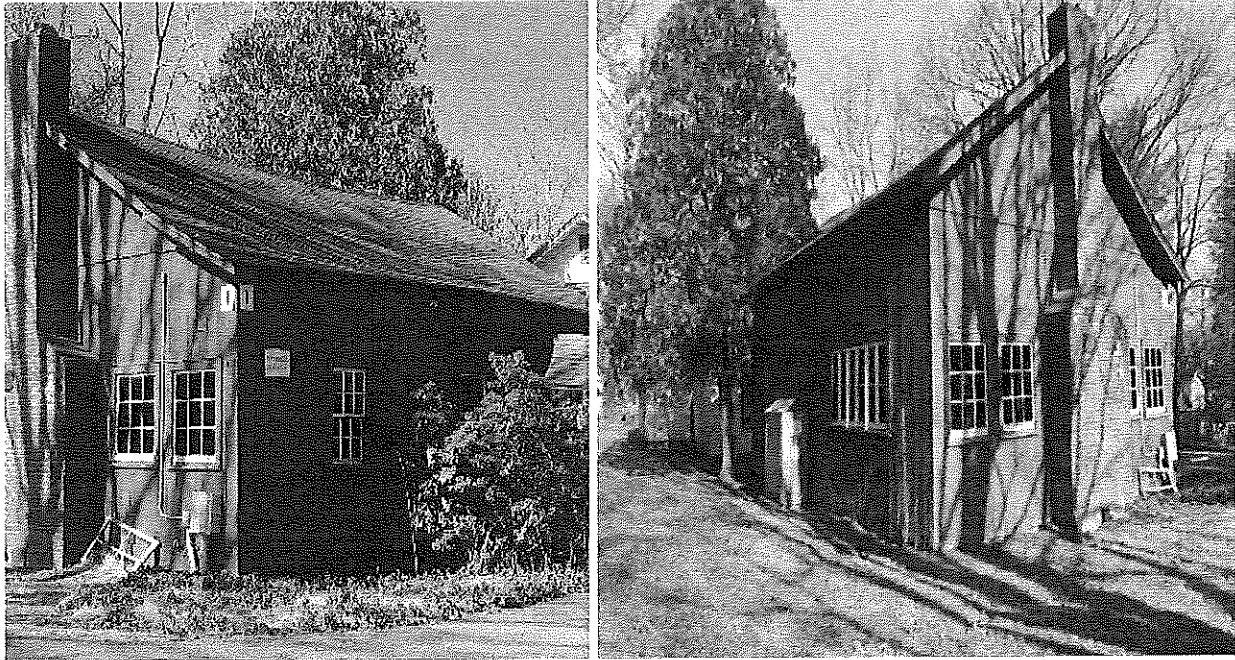
This building is built into the grade and has access to the second level. The roof is covered with asphalt shingles and the bell is operational.



Underhill Farm Landmark Application

Building 1 – Small Barn / Residential Cottage / Playhouse – This structure was once considered the center of the farm; the smaller farm animals, such as lambs, were housed here; eggs and milk were sold out of this structure to Yorktowners and transported on the train to New York City and the surroundings areas. The Beaver Conference Center used the hall for a residential cottage and then for retreat meetings and programs, hence the name Peace Hall. Soundview Preparatory School called this the Soundview Playhouse. Chapel pews were moved into this structure.

The building has an asphalt roof, vertical wood siding, and a brick chimney on the southern side of the structure.



Underhill Farm Landmark Application

Building J – Residential Building – Originally, this building was believed to be the home of the Underhill family’s farm foreman, Henry C. Kear and the farm housekeeper, his wife, Catherine F. Kear, and their children; therefore, it is possibly the childhood home of their son, historically important Yorktown personage, Edward B. Kear.

The roof is covered with asphalt shingles and the siding is board and batten. The structure features a brick chimney.



The uses by the former owners, physical descriptions and features, and photos of the building structures were compiled from numerous sources (30).

4.3.1 Interrelationships of Buildings and Surrounding Area

When entering the Yorktown Heights Hamlet from the Croton Harmon Train Station or the Taconic Parkway, the Underhill Farm property is on the left, just before the intersection and traffic light at Route 118 and Underhill Avenue. This property has stood there since the 18th century, beginning as a colonial farm, and expanding in the 19th century to include the main Italianate structure. The adjacent land to the north, south, and west side is now residential, including the Beaver Ridge Housing complex which was once part of the Floral Villa property. To the east, retail and commercial establishments make up what is now the bulk of the Yorktown Heights hamlet. The parklike grounds remain almost exactly as they were since the time of Edward. B. Underhill’s ownership except for the paving of roads and parking areas.

5 HISTORIC PERSONAGES

5.1 HISTORIC PERSONAGES - THE UNDERHILL ERA

Overview

The Underhill Farm in Yorktown is symbolic of the cultural legacy bestowed by the Underhill family on the history, agriculture, and economy of Westchester County, New York from the late 1600's to today. The historic significance of the entire 13.8-acre property is worthy of preservation.

Captain John Underhill, patriarch of the American branch of the family, was an important figure in the early colonization of New England and New York. After arriving in Massachusetts and heading up the militia of the Massachusetts Bay Colony, Captain John held many positions in the American colonies, eventually leading him to reside in Long Island.

The migration of the Underhill family from Long Island to Westchester County began in 1685 when Nathaniel, second son of Captain John, bought meadowland in the town of Westchester, now part of East Bronx. From there his descendants purchased parcels of land and settled throughout Westchester County. They developed various trades and professions such as carpenters, farmers, millers (who became members of the New York Flour Exchange), and winemakers (who cultivated one of the largest vineyards in this county for winemaking), a President of the Westchester County Agricultural Society, and brick manufacturers. An Underhill was also the first woman bank director in Westchester County. The Underhill family descendants migrated from the Bronx to White Plains and on to Croton Point and Yorktown. The family has had a huge impact on Westchester County and especially Yorktown.

It is imperative that the Underhill Farm property be preserved both for today's community, and also, so that future generations and visitors can understand the important contributions the family has made to Yorktown and Westchester County.

Yorktown Underhill Family Linkage to Founder of the Underhill Family in America

The owners of the Underhill farm are descendants of John Underhill who is considered the founder of the oldest and largest Underhill family in the United States. The Underhills were among Yorktown's founding colonial families.

- Captain John Underhill (1609-1672) – patriarch and founder of the Underhill family in the United States
 - Nathaniel Underhill (1663-1710) – son of John and the first Underhill to settle in Westchester County
 - Abraham Underhill (1694-1750) - son of Nathaniel
 - Isaac Underhill (1726-1814) – son of Abraham and first Underhill to settle in Yorktown
 - Abraham I. Underhill (1763-1841) – son of Isaac
 - Edward B Underhill (1809-1888) – only child of Abraham I.

Source: Underhill Society of America, Assistant Genealogist (31)

5.1.1 Captain John Underhill (1609 - 1672)

Captain John Underhill was the founder of the oldest and largest Underhill family in the United States and Canada. He was born in the Netherlands to English parents and eventually became a professional soldier. He was brought to Massachusetts in 1630 to train the Massachusetts Bay Colony militia. Captain Underhill served during the Pequot War (1636-37) including the siege and massacre at Mistick Fort (1637), and Kieft's War (1643-45). He was a member of the General Courts (Legislatures) of Massachusetts Bay and New Haven, the Council of New Netherlands, and the Hempstead Convention of 1665. He also held several political titles including Selectman of Boston, Governor of Dover, New Hampshire, Sheriff of Flushing, High Constable, and Undersheriff of North Riding of Yorkshire on Long Island. He was the author of *Newes from America*, published in London in 1638, which was the most complete contemporary published account of the Pequot War of 1636-1637 (32).

Captain Underhill was an early colonial settler whose great-grandfather was Hugh Underhill. He came to America with the Winthrop fleet and was the first paid military officer in an English North American colony. Captain Underhill organized and trained the militia of the Massachusetts Bay Colony. In 1635 he and the militia sailed to Block Island, Rhode Island, to punish local Indians for the murder of a group of traders (33). In 1636, the General Court of the Massachusetts Bay Colony ordered its militia into three regiments: North, South, and East. Captain Underhill was in the South Regiment. This 1636 action was the start of the National Guard (34). In 1637, Captain Underhill served in the war that erupted between English trading groups in Massachusetts Bay Colony and the Pequot Nation (35). The Pequot War left over 1400 Pequot men, women, and children either dead or enslaved, with approximately 700 being killed the massacre at Mistick Fort alone (36). In 1644, he was hired to recruit militia on Long Island to fight against the Indians and in Connecticut in a conflict that would come to be known as Kieft's War. His forces killed more than 1,000 native people throughout Connecticut and lower New York, including almost 700 Kitchewank in the Nanichkestiwac Massacre, on the present-day border of Katonah and Pound Ridge (37).

In 1667, Captain John Underhill was awarded over 150 acres in the Oyster Bay area where he retired. He named it "Killingsworth" and lived there until his death. He was buried in the Underhill Burying Ground that is on that same land. In 1908, President Theodore Roosevelt dedicated a monument to Captain John Underhill which sits near his grave (38). Captain John Underhill and his wife, Elizabeth, had four children; their second, Nathaniel, settled in Westchester County.

5.1.2 Nathaniel Underhill (1663 - 1710)

Nathaniel was the second son of Captain John Underhill and his second wife, Elizabeth Feake. He was the first member of the Underhill family to move to Westchester County and work as a carpenter.

Underhill Farm Landmark Application

On January 8, 1685, Nathaniel purchased land near the bridge of Westchester “upon ffrogs neck”. This was acknowledged in a February 4, 1686 Westchester County deed (39). In 1687 Nathaniel purchased additional land in the Town of Westchester, now part of The Bronx, from John Cromwell (40), and John Hunt (41).

The Westchester County Land Records show that on January 23, 1709/10, Nathaniel sold all his properties in the Town of Westchester to his son, Nathaniel Jr. (42), reserving interest in the sheep pasture (43). Nathaniel and his wife, Mary Ferris, had five children who were all born on the farm in the Town of Westchester.

5.1.3 Abraham Underhill (1694 - 1750)

Abraham was the third son of Nathaniel and father of Isaac of Yorktown. He married Hannah Cromwell in New Castle in 1715. Abraham was the forefather of the Croton Point Underhills who began successful brick manufacturing, horticulture and wine businesses on what is now Teller’s Point, a part of Croton Point Park owned by Westchester County (44).

He eventually sold his property in the Town of Westchester and moved to White Plains where he lived among other members of The Religious Society of Friends and became a meeting leader at the Purchase meeting. He spent the rest of his life in White Plains (45). He and his wife raised six children on the farm, most of whom remained in the New Castle, White Plains, and Cortlandt Manor areas.

5.1.4 Isaac Underhill (1726 - 1814)

Isaac was the third son of Abraham and Hannah Cromwell Underhill of White Plains. He married Sarah Field in Harrison, New York, in 1756. The fourth generation descendant of Captain John Underhill, Isaac was the first Underhill to settle in Yorktown. Before moving to Yorktown before the Revolutionary War from the White Plains area, he cleared the land for his brothers Jacob and Abraham in Nanahagan, now Mount Pleasant (46). According to some accounts, Isaac’s farm was the first in the area to be cleared and made ready for crops and grazing. He grew crops of corn for milling and oats for his livestock (47). Isaac and Sarah raised 11 children on the farm; all of the children were educated at the Amawalk Quaker Meeting House.

Isaac and his family lived on the farm throughout the Revolutionary War. Their home still stands at the corner of Hanover Street and California Road. The Isaac Underhill home bears great historical significance. It was here that British Major John Andre, with his guide Joshua Hett Smith, stopped for breakfast on September 23, 1780. Having schemed in a treason plot with American General Benedict Arnold, commander at West Point, to turn the plans to the fort over to the British in New York City, Andre, dressed as a civilian, had the plans to West Point hidden in his boot. After eating breakfast with Andre on the Underhill’s back porch, Smith, who was afraid there were “Cowboys” below the Croton River, parted company with Andre. Andre was only fifteen miles away from British forces in White Plains but he decided to take a different route than the one suggested by Smith, and was shortly captured in Tarrytown by John Pauling, Isaac Van Wart and David Williams. They found the plans to West Point in Andre’s boot. He

was charged with being a spy for the British and hanged in Tarrytown on October 2, 1780 ending what has become a nationally famous treason plot (48).

According to Abraham I. Underhill, Isaac's second son, the Isaac Underhill Home was famous in another way during the Revolutionary War. The home served as the temporary quarters for Comte de Rochambeau, commander of the 5000 plus member French army encamped in Yorktown in 1782; "Rochambeau, while in our neighborhood, had his headquarters at my father's house. The generals always dined together, dining alternately at each other's quarters; once a week, they dined at our house"(49).

In addition, George Washington's troops passed the home. Abraham I. states: "During the Revolutionary War the main body of Washington's army on its way from White Plains to New Jersey passed the house going from Pines Bridge to Peekskill. I frequently saw Washington pass during the time, so that I knew him as well as I did anybody" (50).

In 1799, when Isaac was 73 years old, he and Sarah bequeathed 270 acres to their three sons, Robert, Abraham I. and Joshua; each received 90 acres (51).

5.1.5 Abraham I. Underhill (1763 - 1841)

Isaac's second son, Abraham I., born on June 27, 1763, operated a network of several mills in Croton with his brother Robert, supplying large amounts of flour, known as Croton Mills Superfine Flour, to the New York market (52) from land leased from the Van Cortland's in 1792 (53). Following the expiration of the lease, Abraham I. retired to his extensive farm in Yorktown.

The Underhill Farm was considered the "best cultivated in Yorktown, if not in the county" (54). Some sources claim that this was because he was the first to introduce the iron plow to Westchester County, but no primary evidence has been found to support this. The farm was stocked with the finest breeds of cattle and horses. Abraham was an early importer of merino sheep, well known for their abundant and prized fine wool. In 1828, Town of Yorktown Records show that Abraham I. owned almost 400 acres, fueling economic development in Yorktown. He continued to invest in land throughout central New York and Pennsylvania and the value of that land increased over time (55).

He was married to Rebecca Field in 1805 in Croton. They had one child, Edward Burroughs Underhill. Abraham I., like his father Isaac, died without a will. His estate was probated on June 21, 1841, with his only child, Edward, inheriting his parents' family farm.

5.1.6 Edward Burroughs Underhill (1809 - 1888)

Edward, the only son of Abraham I. and his wife Rebecca, inherited his wealth from his parents. He took over his father's Yorktown farm, and following in his footsteps, continued its agricultural legacy. The Underhill Farm encompassed approximately 240 acres including a large portion of the current day hamlet of Yorktown Heights. In 1867, *The Cultivator & Country Gentleman* magazine described the farm as a "fine example of thorough, permanent improvement in the way of removing rocks and stones, erecting substantial farm wall, and in thorough underdraining (56). It was also noted that the pond had been constructed with an

Underhill Farm Landmark Application

impressive system of organized trench drainage and the layered construction of the then 30-year-old “perfectly” erect stone walls (57). Over one hundred and eighty-five years later, those stone walls still stand as strong as they did when they were first constructed. A variety of crops including corn, oats, wheat, and clover were planted and rotated on the farm. He believed the fertility of the soil was likely due to the large quantity of feldspar that it contained. Attesting to the robustness of the farmland, mulberry trees still grow on the property today (58). In 1828, he began construction of a new Italianate-style residence which was completed in 1881. He lived his entire life in Yorktown on the Underhill farm estate, so named Floral Villa for its exquisite beauty. His farm was run by foreman, Henry C. Kear, whose family also lived and worked on the farm.

Edward became an active Yorktown citizen, investing in the community and local businesses. He was an agriculturalist, educational advocate, philanthropist, and civic leader. He was a member of the Agricultural and Horticultural Society of Westchester County where he represented Yorktown as its vice-president (59). He was also instrumental in the improvement and construction of local roads.

Edward quickly realized the importance of the new revolutionary technology of railway transportation and invested thousands of dollars in the railways such as the Northern Pacific, Central Pacific, Illinois Central Railroad, the Manhattan Elevated, and the New York and Harlem Railroad (60). In 1870, he sold land to the New York and Boston Railroad Company which allowed them to lay the first tracks in the Yorktown area. This line eventually came under the control of the New York Central Railroad, Putnam Division (also known as “The Old Put”). This new rail transportation line enabled Yorktown residents to buy and sell goods more easily and local businesses, such as the many dairy farms in the town, to sell directly to markets in New York City. The railroad line operated until May 28, 1958.

Edward also acquired a knowledge of medicine and appreciated the value of education. Despite his humble formal education, he saw the value of science and amassed an impressive mineral and fossil collection that was valued in 1916 to be worth \$5,000. This mineral and fossil collection was later willed to Amherst College in Massachusetts which granted him an honorary Master-of Arts (61). He also collected Native American relics and natural history specimens (62).

He was deeply concerned with providing for the welfare of members of his household staff. Not only did he bequeath to them most of his property and belongings, but he also worked to secure the education of his housekeeper’s teen-aged son, Edward Burroughs Kear, who read to him for over a dozen years after Underhill went blind. Edward B. Kear would go on to serve as Yorktown Supervisor, Town Clerk, Justice of the Peace and Justice of the Courts of Sessions, as well as County Registrar of Deeds (63), in addition to founding the Yorktown Telephone company and serving as one of its directors (64).

Edward’s generosity and concern for his fellow citizens continued long after he died in 1888. According to his will, Underhill left \$500 to the New York Institute of the Blind, the New York Society for the Prevention of Cruelty to Children, and the American Society for the Prevention of Cruelty to Animals (65). He left funds to Quaker organizations, specifically the Trustees of the

Underhill Farm Landmark Application

Yorktown Preparative Meeting and the Representative Meeting of New York Yearly Meeting of Friends (Orthodox) for the promotion and endurance of the gospel ministry (66). Another fund bearing his name was organized through the Quaker Book and Tracts Committee in 1886. It sought to promote temperance causes, discouraging not only the use of alcohol but tobacco. Some of this money was subsequently given to the Oakwood Friends School in Poughkeepsie for educational purposes (67). Edward's will also states that he left property, funds, and permission to quarry stones from his land to build a Protestant Church in the area, while leaving the branch denomination unrestricted (68).

In his will, Edward did not neglect his local community. He left \$3,000 for the building of a Town Hall edifice, though he stipulated that the townspeople match \$1,500 of his donation and that the structure be built within three years of his death (69). He hoped it would be erected near the railroad and, also, include a public library. However, Yorktown's Town Hall was not built until the mid-1930s under The New Deal's Public Works Administration, but it was constructed near the railway, adjacent to the Underhill property (70).

5.1.7 Henry Clay Kear (1836 - 1919) and Edward Burroughs Kear (1866 - 1911)

Due to his various professional affiliations and land holdings in other areas, along with his philanthropy, Edward B. Underhill most likely traveled frequently. He required the services of a skilled staff who would ensure the smooth and continued operations of the Floral Villa home and 240 acres of farmland. The Kear family filled that position for the Underhills. Henry Clay Kear served as foreman and overseer for the farm and property, and his Irish-born wife Catherine Farmer Kear served as housekeeper. The Kears are known to have lived on the property and many sources believe their home was the little white frame house that still stands behind the main house. Their son William was born on the property in 1864, followed in 1866 by the birth of Edward Burroughs Kear, believed by some to have been named in tribute to his family's long-time friend and employer. During his time working for the Underhills, Henry Clay Kear also served as an inaugural trustee of the Mohansic Methodist Episcopal Church in 1876.

Edward B. Kear spent his childhood on the farm. During his teenage years, he would spend time reading to Edward B. Underhill, who had gradually become blind. Young Edward became Underhill's protégé and received an excellent education at the Chappaqua Institute, the Hackettstown Institute and Eastman's Business College as a result (71).

After college, Edward B. Kear returned to Yorktown and soon became immersed in public affairs. Well-liked and trusted, he served in a variety of public offices such as Town Clerk, and Justice of the Peace. In 1896, he was elected Town Supervisor, a post he held until his election as County Register of Deeds in 1907. Edward was also a Director of the Yorktown Telephone Company (72). He was known for his kindness and generosity and was described by associates as "having a disposition of velvet" and the "judicial mind of a supreme court justice" (73). In the same year that he assumed the duties of Yorktown Town Supervisor, he married Josephine Reynolds of Croton Lake.

When Edward B. Underhill died in 1888, instructions left in his will stated that his real estate holdings be sold off over a period of years and the proceeds allotted into twenty-four equal

parcels. His blood relatives and certain charities would receive most of his bequest, but he also left two portions to William and Edward B. Kear (74).

Around the turn of the 20th century, Yorktown Town Supervisor, Edward B. Kear purchased a plot of land which was once part of his mentor's estate and, in 1907 built a large home for his family on the same street on which he had always lived, today called Underhill Avenue (75). The family moved into their new home in December of 1907. Unfortunately, Edward B. Kear died suddenly in 1911 at the age of 44, just four years after moving into his new home.

5.2 HISTORIC PERSONAGES – THE BEAVER FAMILY AND BEAVER CONFERENCE CENTER

Overview

While it was an important agricultural farm of the Hudson Valley, the Underhill estate and most of its buildings have survived due to remodeling and the different adaptive reuses of its various owners. Following Underhill ownership, the property was sold to Anne Simonton Beaver. She and her husband, Gilbert Addams Beaver, took over approximately 240 acres, 175 of which were tillable. The rest of the land was woodland and pasture.

The couple started Bellefonte Farm, which later became known as Beaver Conference Farm, on the property around 1910. It was known for its prized Ayrshire cattle (76). The Beavers were also important suppliers of milk and butter.

In the early 1920s, Gilbert and his second wife, Jean, began inviting seminarians to the homestead to discuss topics of justice and peace. It was described in the *Beaver Conference Center Newsletter, Vol. I, No. 1* as an “ecumenical retreat and conference center dedicated to God’s justice and peace in the world.” It was also noted in the Newsletter that the farm was richly blessed by a history of social action, and it was a place for healing to begin. They invited people to “retreat to reality” within the rooms and quiet spaces of the Beaver Conference Farm.

In 1928, the Ayrshire cattle were sold off and the retreat began to take precedence. In 1957, the Beaver Conference Farm was officially incorporated as a retreat center (77).

In the mid-1980s, the assets of “370 Underhill” were willed to an endowment fund to further their mission of humanitarian justice. In 1986, United Methodist Church minister, Reverend Schuyler Barber-Rhodes and his wife, Carole, took over leadership of the farm. Both had completed theological studies at Drew University. Under their leadership, the farm then became the Gilbert Beaver Conference Center. The couple offered weekend retreats. The guests would stay in a cottage on the grounds or in the main farmhouse. Their meals would be served in the renovated barn that was named “Jubilee Hall” (78). They hosted community lectures and programs (79). Its mission statement said that it was a “spirit-led interfaith gathering place committed to seeking justice, making peace, and creating wholeness through knowledge, reflection, and action in our local and wider communities” (80).

5.2.1 Family History

Born in Bellefonte, Centre County, Pennsylvania, on January 1, 1869, to James Addams Beaver and Mary Allison McAllister, Gilbert Addams Beaver was the second of five siblings, all brothers, Nelson, High, Thomas and James. Gilbert's father was a Pennsylvania Superior Court Justice and the 20th Governor of Pennsylvania (81). In 1890 Gilbert graduated from State College in Bellefonte, PA. At 27, Gilbert married Judge Simonton's daughter, Anne Mack Simonton, age 26, on May 12, 1896 (82).

Gilbert was a leader in the Presbyterian Church and served as a pioneer leader of the YMCA, presiding at many YMCA conventions (83). During his time with the YMCA, he had many speaking engagements in Pennsylvania and New York. For example, John D. Rockefeller was to lead a Young Men's Bible Class at the Fifth Avenue Baptist Church in New York City, but due to illness, Gilbert Beaver led the class instead (84). In the YMCA he last served as executive of intercollegiate activities of the NY YMCA and left that position in 1909. Gilbert also served as Executive Secretary of the Fellowship of Reconciliation which was predicated on a dream of living in a just world with social equality for all (85).

Gilbert served on the Yorktown Heights Town Board, was a Justice of the Peace in the 1920's and was a leader in zoning activities (86). He also authored a book entitled *Christ and Community... an exploration of co-operative fellowship* published in 1950 by the YMCA Association Press.

Gilbert and Anne had one daughter, Katharine Simonton Beaver, who died when she was just 21 years old in 1918. Anne died on July 4, 1919, and Gilbert died April 12, 1952, in Yorktown. Gilbert, Anne, and Katharine are all buried in the Union Cemetery, Bellefonte, Pennsylvania.

5.2.2 Dairy Farmers

In 1907, the Kear's, long-time employees and friends of Abraham I. and Edward B. Underhill, sold the property to Anne Simonton Beaver, Gilbert's first wife. Around that same year, the Beavers migrated from Pennsylvania to Westchester County where they took over the farm. In the transfer of the property, strict provisions in the deed were stipulated regarding the activities that were prohibited: blacksmith shop, carpenter's workshop, manufacturing, or livery stables, nor cowshed, pig pen, bone boiling or similar establishments. In addition, malt liquor could not be sold or stored on the property. Gilbert continued the farming tradition established by Edward Underhill with help from his farm manager, H. R. Palmer. The Beavers named the property Bellefonte Farm, and it became recognized for its prized Ayrshire cattle. Gilbert consulted with leading breeders in selecting their sires and cows. Their cattle were known for their profitable milk production and line breeding (87).

In June 1928 all of the Ayrshire cattle were sold. An advertisement stated that the sale was made necessary by the sale of land for development purposes (88). Upon Anne's passing in 1919, Gilbert inherited the property from her.

5.2.3 Marriage to Jean Kier

On June 27, 1925, at the age of 56, Gilbert married his second wife, Jean Claderwood Kier, in Yorktown. She was a long-time Yorktown resident and committed social worker whose social

Underhill Farm Landmark Application

consciousness blended well with Gilbert's. She was born in Tennessee in 1890 and died August 17, 1985, in Yorktown. She is also interred in the Union Cemetery, Bellefonte, Pennsylvania (89).

When Gilbert's health forced him to stop travelling for the YMCA, he and Jean began to bring students to the farm for fellowship and study. From that point on, the farm became host to many students, theologians, and religious activists. Among them were Harry Emerson Fosdick and Dr. John R. Mott (90).

Upon Gilbert's death in 1952, the property was transferred to Jean and she continued as Administrator of the Gilbert Beaver Conference Farm (91). Jean resided on the farm for 60 years.

5.2.4 Beaver Conference Center Established

After Gilbert's death in 1952, Jean Kier Beaver established the Gilbert Beaver Conference Farm Inc. as per Gilbert's will. It was officially incorporated as a retreat center in 1957. It became a gathering place committed to seeking justice and making peace, hosting retreats, lectures, and programs in many of the outbuildings, for people from all over the world. It offered weekend retreats, community lectures and other programs.

Jean took down two-thirds of the barn that was used previously for the Ayrshire cattle and used the lumber for converting and remodeling the structures. The icehouse was made into a rustic chapel. The milk house became a small dormitory. The one-time carriage house was made into a rustic dining room with a dormitory for seven above it (92).

As her husband had requested, when Jean died in 1985, her will stated that all of her holdings were to go to an endowment fund to keep alive the mission of humanitarian justice.

5.2.5 Jean Beaver, Peace Activist

Jean was a graduate of Mount Holyoke College's Class of 1912, and Teacher's College, Columbia University. She was an early suffragette, active in educational and social work in New York City prior to marrying Gilbert.

During her years at Beaver Conference Farm and later, Beaver Conference Center, she was known to have sheltered and found housing for refugees from Europe who wanted to raise their families in peace. After Gilbert died in 1952, she began a new life as an advocate for peace and the rights of senior citizens. She hosted religious and community leaders to generate ideas to improve and safeguard the quality of life at home and in the world. As a result of her fight for human unity, she received the 1983 United Presbyterian Peace Fellowship Award (93).

5.2.6 Beaver Ridge Apartment Complex for Senior Citizens

Jean Kier Beaver led a 10-year effort to build affordable housing for senior and disabled citizens. The result was a 160 plus-unit housing complex on land carved from the Conference Center and located off Route 118 and Underhill Avenue (94).

5.2.7 Post - Beaver Family Conference Era

Over the years, the land around the estate was sold off and in the 1980's, the Beavers willed the assets of 370 Underhill Avenue to an endowment. After Jean Kier Beaver's death in 1985, the conference farm continued to operate under the guidance of a board of directors (95).

In 1988 the directors of the Beaver Conference Center were Rev. Schuyler Barber-Rhodes and his wife, Carole. He was a minister of the United Methodist Church. At the time, their statement of purpose was "to function as an ecumenical retreat and conference center dedicated to God's justice and peace throughout the world." When they assumed leadership, they instituted a three-pronged ministry. They offered weekend retreats which featured religious leaders. They opened the farm to groups that ran their own retreats, and they presented community outreach lectures and programs. The Center also rented apartments in the main house and cottages (96).

Other directors followed and by 1996, the Beaver Conference Center was hosting approximately 250 overnight guests with 1,475 guests who used the facility. It also ran an "Angel Fund" for family emergencies, a holiday clothing drive, spearheading an interfaith holiday display, and providing "common ground" for diverse religious and cultural groups to meet and get to know one another. Scouts, school and fraternal organizations routinely joined the farm-sponsored projects to accomplish things that would be impossible for any of them working alone (97).

During the Gilbert Beaver Conference Center era, the management team initiated an experimental project with the Department of Environmental Conservation (DEC) to stock the pond with Asian carp to mitigate algae, with agreement obligations to regularly account for the carp and block their migration into the Croton Reservoir System.

Apart from the rental income from cottages and apartments on the property, the Beaver Conference Center was maintained through donations. They sold the Turkey Mountain property in 2001 to the State of New York and used those funds to help maintain the Center until the property was sold.

In 2007 the Beaver Conference Center organization sold the remaining thirteen plus acres to the Westchester County Industrial Development Agency which immediately sold it to the Soundview Preparatory School (98).

On August 17, 2011, the Town of Yorktown received a \$48,750 grant from The Gilbert Beaver Farm, Inc. to purchase handicapped accessible playground equipment that can be used by all children. This one-time memorial contribution was made in the names of Gilbert and Jean Beaver, former Yorktown residents and philanthropists (99).

5.3 HISTORIC PERSONAGES – SOUNDVIEW PREPARATORY SCHOOL

5.3.1 Origins and Operations

The Soundview Preparatory School (AKA Soundview or school) was founded in the spring of 1989 by W. Glyn Hearn. "It is our school's mission to provide a college-preparatory education in a supportive, non-competitive environment that requires rigorous application to academics, instills respect for ethical values, and fosters self-confidence by helping each student feel

recognized and valued” (100). Originally located behind the historic Union Church in Pocantico Hills (built by John D. Rockefeller Jr. in 1921) and subsequently at the Northern Westchester Center for the Arts in Mt. Kisco, the thirteen plus acres that comprised the remainder of the original Underhill Farm were purchased by the school from the Beaver Conference Farm organization in 2008. Nineteen years after its founding, Soundview moved its operation to the pastoral campus on Underhill Avenue in Yorktown.

Soundview initially opened as a high school, and subsequently added grades six through eight. Receiving its non-profit 501(c)(3) status in December 1994, the school was classified as a Secondary, High School (Educational Institution and Related Activity) under the National Taxonomy of Exempt Entities. Specifically, it was defined as an organization for any of the following purposes: religious, educational, charitable, scientific, literary, testing for public safety, fostering national or international amateur sports competition (if it doesn't provide athletic facilities or equipment), or the prevention of cruelty to children or animals. In accordance with IRS guidelines, the school filed a Form 990 tax return annually (Employer Identification Number: 13-3516633) as a nonprofit entity. Donations to the school were tax deductible (101).

The school operated as an independent private co-ed day school that served up to 80 students in an academic year at its peak. The organization structure included a head of school, director of admissions, faculty and staff with a Board of Trustees providing oversight. The school was accredited by the New York State Association of Independent Schools. Students came to Soundview from New York City and Westchester, Putnam and Rockland Counties in New York and Fairfield County in Connecticut. The school had no endowment and relied on donations and tuition to sustain its annual operating budget, which varied annually depending upon student enrollment. In 2019-2020, tuition ranged from \$39K annually for grades 6-8 and \$43.2K a year for grades 9-12, to fund its operations (102).

5.3.2 Educational Philosophy and Curriculum

Founded on the principle that students flourish in small, supportive, and non-competitive educational settings, founder Hearn vowed to establish a more personal school experience, one that develops confidence and ethical values as well as provides traditional college preparation without cut-throat competition. Soundview students came to the school from public or private schools for a variety of reasons: aging out of their current schools, matriculating from grammar school into high school or their families wanting a greater level of individualized attention for their children. Hearn's philosophy was to encourage academic achievement without competition, e.g., no honor roll and no valedictorian (103).

The school curriculum was delivered through about twenty classrooms across the 13-plus acre campus. Small classes characterized the Soundview experience; the school catered to students who desired a greater level of personalized attention than could be provided by public schools. Informed by Hearn's childhood educational experiences, the school featured 5-10 students per class and a student to teacher ratio of 5:1 to ensure that each student received the proper attention to thrive (104).

Underhill Farm Landmark Application

The school offered and encouraged a rigorous college preparatory curriculum, including ten AP courses, Art, Biology, Calculus, Chemistry, Computer Science, English, European History, Literature, Psychology and U.S. History as well as a strong fine arts program. The vast majority of students from its inception in 1989 to 2020 went on to college (105).

In addition to the personal attention that Soundview students received, the school fostered a strong sense of community between peers and faculty with an array of electives and extracurricular activities. These activities provided ample opportunities for students to get involved, develop confidence, and find their passion. The school sponsored numerous clubs or organizations, including the Foreign Language Club, Literary Magazine, Math Club, Mock Trial, Community Service, Music Club, Outdoors Club, Politics Club and Technology Club. The Bulldogs were the school mascot, colors blue and white and students participated in four sports: basketball, soccer, track and field, and Ultimate Frisbee. Rivals included The Montfort Academy in Mt. Vernon, Rockland County Day School, Congers, and the Harvey School, in Katonah. The school published both a newspaper, The Bulldog Report, and yearbook. Students enjoyed annual traditions, such as Back to School Picnic, Talent Show, and Texas Day in honor of founder Hearn's home state. Student alumni regularly returned to enjoy these traditions as well as celebrate graduations of the departing classes (106).

5.3.3 Adaptation of Historic Structures

During its operation, the school converted many of the buildings and rooms on the property to suit various educational needs. In 2012, the school undertook the renovation of the historic barn. School officials strived to retain its historical structure during the six months of planning and construction; the work was completed by KG&D Architects of Mt. Kisco and MCJ Construction of Yorktown. The barn was repurposed as the lunchroom and assembly hall. The chapel, with a bell tower cupola, was converted into a music room. Design thinking and ceramic studios were established in two other outbuildings. The exterior of the main mansion was painted. The property still includes a carpenter's workshop, and several other buildings, most of which are original to the Underhill's ownership. The original pond was also unaffected by Soundview's occupation of the property (107).

5.3.4 School Leadership

During its thirty-one-year history, the school was led by three heads of school, founder Hearn (1989-2017), Dr. Ken Cotrone (2017-2019) and Tom Curley (2019-close). After serving as Soundview's Executive Director since July 2016, the Board of Trustees appointed Cotrone to lead the school in May 2017. Cotrone drew on his doctoral research on *The Relationship Between Academic Stress and School Culture* and introduced the Flexible Support Center (FSC) in the fall of 2017. Over time, the challenge of tailoring education offerings to various learning styles and the difficulty in attracting students who were well served by the concept led to a serious imbalance between operating costs (primarily mortgage and payroll) and revenue (108).

Following Hearn's retirement in February 2017, and Mary Ivanyi's, Director of Admissions/Chief Financial Officer, retirement in December 2018, and Cotrone's departure in February 2019, the school was faced with significant leadership and institutional knowledge voids. In April 2019, the Board of Trustees hired Tom Curley, previously Director, Curriculum

& Technology at the Wooster School in Danbury, CT (2011-2018), as Interim Head of School. He was retained as Head of School beginning July 2019 and charged with articulating and executing an updated mission consistent with the founder's vision as well as "financially righting" the fiscally challenged school (109).

5.3.5 Financial Challenges

Over the school's thirty-year history, revenue, operating costs and net profit fluctuated regularly, depending on student enrollment. For the fiscal year ending June 2019, total revenue was \$3,346K with a net income of \$-23K. In the fiscal years ending June 2018 and 2017, revenue was \$1,967K and \$2,091K respectively, with losses of \$-380K and \$-387K. Soundview stopped paying its \$2.3M mortgage in 2018. In 2019, board members collectively donated \$594K to the school and tried unsuccessfully to restructure its mortgage agreement with the Bank of America. Throughout the second half of 2019, the Board of Trustees and the Headmaster engaged in a number of efforts, including fund raising, boosting enrollment from feeder schools (normally a lifeline for the school—eight new students were needed to fund the shortfall in 2019-2020 and the school only attracted one), philanthropic contributions, and exploring alliances with other educational institutions. However, they were unable to raise the \$150K required to keep the school open (110).

The school announced it was closing for good on January 31, 2020, to the shock and dismay of teachers, parents and students. Students and parents were notified of the decision via an email. At the time of its closing in early 2020, students were still attending classes in the main and adapted outbuildings on the campus. Soundview had 47 students, 13 full and part time faculty members and 8 full or part time staff members. School officials committed to working with parents to ensure that seniors would meet their graduation requirements and receive their recommendation letters. The school educated and graduated its 2020 senior class while the remaining students were placed in other schools (111).

5.3.6 Historic Recognition

In mid-November 2019, members of the former Yorktown Landmarks Preservation Commission (YLPC), now Yorktown Heritage Preservation Commission (YHPC), met with the Soundview Head of School and Director of Admissions for a site visit and discussions regarding the recognition, celebration, and designation of the property. In addition to receiving a tour of the main mansion and outbuildings, a joint historic preservation project for the site was discussed. On May 7, 2020, the head of school communicated that the school had closed and expressed his regret that the students were not able to work with us to pursue landmarking (112).

In June 2020, Soundview's history teacher, in partnership with the YLPC, presented the historic significance of the property to the Town Board. The Town Board unanimously approved the proposed application to the William G. Pomeroy Foundation to apply for a roadside marker to recognize the historic significance of the Underhill Farm property to be installed in the southwest corner of the campus. In addition, the Soundview Board of Trustees granted a letter of permission to apply as well. On January 21, 2021, the grant application for the marker was denied because the property was sold, and the owner approval letter was no longer valid (113).

5.3.7 Creditor Obligations and Sale of the School

The school found itself in a difficult position, faced with the reality that it could not continue operating with sustained operating costs out of balance with student enrollment and revenue generation. While recognizing the property's historical significance, it was concerned that historically marking the property would restrict its market value and impede the ability to satisfy numerous bank and creditor obligations (\$2.3M mortgage expense and \$300K tuition refund to seventeen families who pre-paid full tuition for the 2019-2020 academic year).

When the school announced its closure, the school was initially contacted by Unicorn Contracting, Inc., a local developer, who had recently built a medical facility across the street. The Trustees decided to defer discussions with any potential buyers until after exploring whether the Town of Yorktown was interested in the property. Town offices are across the street and Trustees hoped there could be a use for the property in the public interest. The president of the board of trustees and head of school met in March 2020 at Soundview with Town officials. The supervisor indicated that the Town was interested in the property. In April 2020, the supervisor informed the Trustees that the Town was not in a position to acquire the Soundview property and introduced Unicorn Contracting as a potential buyer indicating that a zoning change would be made to facilitate a possible sale, a benefit to both Soundview and the developer (114).

On May 22, 2020, Soundview entered into a contract for sale with Unicorn Contracting, Inc. Kirby Eisner & Curley, LLC represented the school and David M. Gladstone handled the transaction for Unicorn. The sales price was \$2.5M, with a \$350K contingency (item 8 Purchase Price, Contract for Sale) to be paid by Unicorn to Soundview providing Unicorn received the necessary zoning from the Town of Yorktown or its boards or agencies from R-1 residential to R-3 multi-family.

On August 19, 2020, Soundview filed for Chapter 11 bankruptcy to expedite the sale and repay its creditors, asking the court to approve the sale. The Contract for Sale was amended with the purchase price stipulated as \$2.85M (in line with the \$3M appraisal price assessed in June 2020), and item 8 was deleted from the contract. Additional savings were realized because real-estate agents were not involved. On September 22, 2020, the Bankruptcy Court, Southern District of New York, authorized the private sale of the Underhill property to Unicorn for \$2.85M and the sale was consummated on October 15, 2020 (115).

5.3.8 Disposition of Assets

The headmaster engaged in a concerted effort to disburse (sell or give away) the Soundview classroom furnishings (tables, desks, chairs, books) to other independent schools, including the Harvey School, Longview School and the San Miguel Academy of Newburgh. There were no archival files redeployed. Student records were given to the Town of Yorktown School District (116).

6 ABUTTING PROPERTIES (ADDRESSES AND TAX MAP) (117)

37.18-1-55
HOFFMANN, ANTHONY & ANN M
1846 ALLAN CT.
YORKTOWN HGTS., NY 10598

48.06-1-33
TOWN OF YORKTOWN
363 UNDERHILL AVE.
YORKTOWN HGTS., NY 10598

37.18-1-13
SOVJANI, JOHN IRREVOCABLE
TRUST & SOVJANI, INEZ K.
IRREVOCABLE TRUST
1867 GLEN ROCK ST.
YORKTOWN HGTS., NY 10598

37.18-1-12
BARTOLINI, FRANK
IRREVOCABLE TRUST &
BARTOLINI, ORSOLA
IRREVOCABLE TRUST
1821 GLEN ROCK ST.

48.06-1-29
DOLLED, STEPHEN & SUSAN
1801 GLEN ROCK ST.
YORKTOWN HGTS., NY 10598

48.06-1-27
STREANY, JOSEPH P. JR. &
MAINIERO, JILLIAN M.
466 UNDERHILL AVE.
YORKTOWN HEIGHTS, NY 10598

37.18-1-54
RONDEL, DMITRIY & YANA
1995 ALLAN AVE.
YORKTOWN HGTS., NY 10598

37.18-1-48
HUANG, HAIYAN
1872 GLEN ROCK ST.
YORKTOWN HGTS., NY 10598

37.18-1-50
BEAVERIDGE HOUSING CO.
C/O MIDLAND LOAN SERVICES
TAX DEPARTMENT
P.O. BOX 25965
SHAWNEE MISSION, KS 66225-5

37.18-1-11
SCHMIDT, ALFONS &
MARJORIE
1815 GLEN ROCK ST.
YORKTOWN HGTS., NY 10598

48.06-1-26
SANTOS, ANTHONY
REVOCABLE TRUST
C/O KASHYAP BAKHAJ
MORRISON, BROWN ET AL.
1450 BRICKELL AVE.

48.06-1-47
REICHERT, ANITA T.
439 UNDERHILL AVE.
YORKTOWN HGTS., NY 10598

48.06-1-30
UNDERHILL SOUNDVIEW LLC
10 JULIA LN.
COLD SPRING, NY 10516

37.18-1-57
GAGLIANO, SALVATORE TRUST
1839 ALLAN CT
YORKTOWN HGTS., NY 10598

37.18-1-56
UP YANG, SEUNG & PARK.
JINRYOUNG
1840 ALLAN CT.
YORKTOWN HGTS., NY 10598

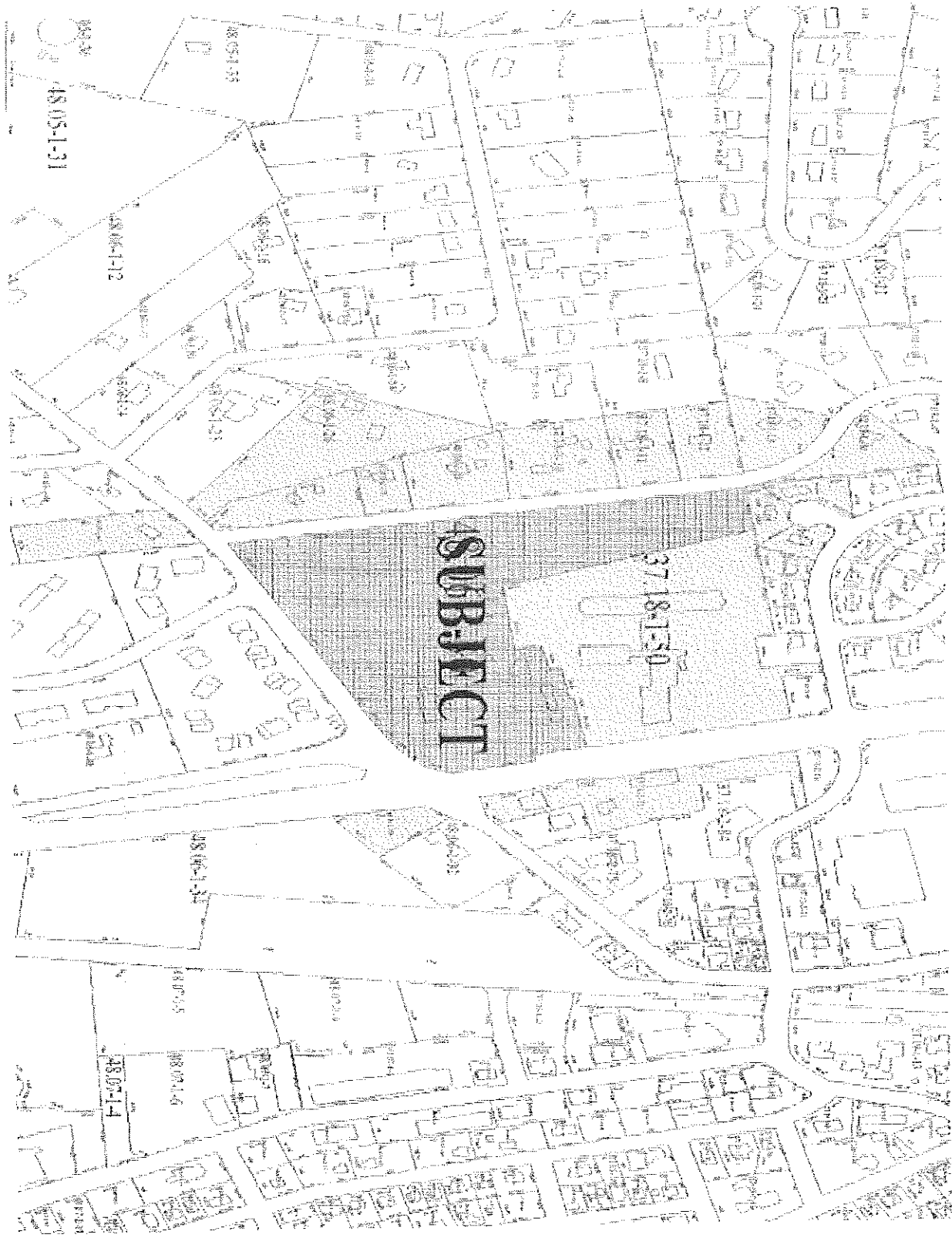
37.18-1-10
TROMBETTA, GABRIELLE
1811 GLEN ROCK ST.
YORKTOWN HGTS., NY 10598

48.06-1-28
CHERON, RUDOLPH & DONNA
1777 GLEN ROCK ST.
YORKTOWN HGTS, NY 10598

37.18-2-73
KEAR UNDERHILL ASSOC LLC
10 JULIA LANE, STE 101
COLD SPRING, NY 10516

FELDER MANAGEMENT GROUP INC (FMO)
50 PLAINFIELD RD.
BOCA RATON FL, NY 19577

Underhill Farm Landmark Application



7 DEED HISTORY (118)

7.1 DEED HISTORY - 370 UNDERHILL AVENUE, YORKTOWN, NY (SECTION 48.06, PARCEL 1, LOT 30)

From (Grantor/ Seller/1st)	To (Grantee/ Buyer/2nd)	Date of Actual Deed	Liber/ Control #	Page	Acres	Comments Via Deed
Soundview Preparatory School	Underhill Soundview LLC	October 15, 2020	603033719		13.8	
Westchester County Industrial Development Agency	Soundview Preparatory School	June 29, 2007	471920299		13.8	
Gilbert Beaver Conference Farm	Westchester County Industrial Development Agency	June 29, 2007	471920274		13.8	
Jean Kier Beaver	Gilbert Beaver Conference Farm	October 8, 1957	5850	57	45	
Gilbert A. Beaver	Jean Kier Beaver (Gilbert A. Beaver's second wife)	October 1, 1952	5146	169	45	Property is transferred to Jean Kier Beaver upon Gilbert A. Beaver's death on April 12, 1952
Anne Simonton Beaver (Gilbert Beaver's first wife)	Gilbert A. Beaver	September 23, 1919 (date of Decree Admitting Will)	Will Liber 201	Will page 476	255	Property is transferred to Gilbert A. Beaver upon his first wife's Anne Simonton Beaver's death
Henry C. Kear	Anne Simonton Beaver (Gilbert Beaver's first wife)	March 1, 1907	1792	195	255	"Being a part of the same premises conveyed to the said Henry C. Kear by James Wood, Abraham S. Underhill and Robert Underhill under the last Will and Testament of Edward B. Underhill deceased." Describes some restrictions on building

Underhill Farm Landmark Application

From (Grantor/ Seller/1st)	To (Grantee/ Buyer/2nd)	Date of Actual Deed	Liber/ Control #	Page	Acres	Comments Via Deed
James Wood, Abraham S. and Robert Underhill	Henry C. Kear	April 3, 1896	1428	411	260.6 5	Executors under the last will of Edward B. Underhill (grandchildren of Abraham I.'s brothers or cousins of Edward B. Underhill); Edward died on April 17, 1888
Abraham I. Underhill	Edward B. Underhill	1841			220	Edward B. Underhill inherits 220 acres land from his father; Abraham I. died in 1841 according to Find a Grave/ Ancestry.com; acres according to Town of Yorktown Records Center, Assessor Record
Various parties with Abraham I. Underhill from 1799 to 1830	Abraham I. Underhill					Abraham I. Underhill held approx. 812.73 acres in Yorktown, NY, sold 442.17 acres of it over various dates and held approx. 370.56 acres in Yorktown at the time of his death 5 May 1841.
Joshua Underhill and Mary Underhill (wife)	Abraham I. Underhill	September 17, 1814	S	149 349	129	Joshua (who lives in New York City) sells his share of the original land from his father, Isaac to his brother, Abraham I.
Robert Underhill and Mary Underhill (wife)	Abraham I. Underhill and Joshua	September 12, 1814	T	146	258	Robert sells his share of the original land from his father Isaac to his brothers, Abraham I. and Joshua

Underhill Farm Landmark Application

From (Grantor/ Seller/1st)	To (Grantee/ Buyer/2nd)	Date of Actual Deed	Liber/ Control #	Page	Acres	Comments Via Deed
Isaac and Sarah Underhill (wife)	Robert Underhill, Abraham I. Underhill, Joshua Underhill	January 22, 1799	R	200	270	Isaac and Sarah Underhill bequeath 90 acres each to their three sons, Robert, Abraham I and Joshua; Abraham I later acquired the land from his brothers and added even more land
Benjamin Lewis	Isaac Underhill	May 10, 1773	I	24	139	Isaac was the first Underhill to settle in Yorktown; he purchased the land when the area was controlled by the British and the local land was controlled by Van Cortlandts/Skinners

7.2 PURCHASES AND SALES – PROPERTY OWNERS

Nathaniel Underhill (1663 - 1710) land purchased and sold in Westchester Co., NY

From (Grantor/Seller)	To (Grantee/Buyer)	Date Signed	Liber	Page
John Turner and wife Sarah	Nathaniel Underhill 3 acres ("meadow near the bridge of Westchester "upon frogs neck") <u>Bronx area</u>	8 Jan 1685 Date Recorded 4 Feb 1686	A	116
John Winter and wife Humy	Nathaniel Underhill 4 acres ("meadow more or less lying beyond the Redd Hill") <u>Bronx area</u>	18 Mar 1686 Date Recorded 6 Aug 1686	A	100
Martha and Thomas Mollinex	Nathaniel Underhill 3 acres ("meadow more or less lying upon Frogs Neck by the Redd Hill") <u>Bronx area</u>	18 Aug 1686 Date Recorded 23 Aug 1686	A	98
John Cromwell and wife Elizabeth	Nathaniel Underhill 8 acres of upland and 6 acres of meadow <u>Bronx area</u>	22 Jan 1686 Date Recorded 1 Feb 1688	A Dup A	214 Dup 217
John Hunt and wife Grace	Nathaniel Underhill 8 acres of upland 2 ½ acres of meadow <u>Bronx area</u>	22 Jan 1686 Date Recorded 1 Feb 1688	A	216

Underhill Farm Landmark Application

From (Grantor/Seller)	To (Grantee/Buyer)	Date Signed	Liber	Page
John Jennings and wife Mary	Nathaniel Underhill 6 acres of upland <u>Bronx area</u>	19 Jan 1686 Date Recorded 11 Feb 1688	A	221
John Jennings and wife Mary	Nathaniel Underhill 5 acres of upland <u>Bronx area</u>	18 Mar 1685/6 Date Recorded 11 Feb 1688	Liber A	223
Nathaniel Underhill and wife Mary	Joseph Taylor 4 acres (meadow lying beyond Redd Hill) <u>Bronx area</u>	13 Jun 1687 Date Recorded 8 Sept 1699	C	25
Nathaniel Underhill	Thomas Gague 8 acres of upland previously bought from John Cromwell <u>Bronx area</u>	14 Mar 1692/1693 Date Recorded 15 Mar 1692	B	136
Nathaniel Underhill and wife Mary	Israel Honeywell 14 acres of salt meadow w/option to buy back <u>Castle Hill Neck</u>	23 Nov 1693 Date Recorded 13 Dec 1693	B	162
Nathaniel Underhill and wife Mary	William Hallett Jr. 14 acres of salt meadow <u>Castle Hill Neck</u>	22 May 1696 Date Recorded 15 Aug 1696	B	299- 300
Nathaniel Underhill and wife Mary	John Jennings 6 acres of upland <u>Castle Hill Neck</u>	12 Nov 1697 Date Recorded 17 Mar 1698	B	367

Underhill Farm Landmark Application

From (Grantor/Seller)	To (Grantee/Buyer)	Date Signed	Liber	Page
Nathaniel Underhill and wife Mary	Joseph Bayles 5 acres of upland <u>Bronx area</u>	14 Oct 1697 Date Recorded 25 Jan 1699	B	383
Nathaniel Underhill and wife Mary	John Haden or Hadden Sr 5.5 acres of salt meadow ("East of Froggs Neck") <u>Bronx area</u>	21 Jan 1699 Date Recorded 28 Jan 1699	B	384
Nathaniel Underhill Sr.	Nathaniel Underhill Jr. All land owned with exception of Sheep Pasture in Bronx area.	23 Jan 1710 Date Recorded 2 Feb 1710	D	50

Underhill Farm Landmark Application

Isaac Underhill (1726 - 1814) land purchased and sold in Yorktown, Westchester Co., NY

From (Grantor/Seller)	To (Grantee/Buyer)	Date Signed	Liber	Page
Benjamin Lewis and wife Ame/Amy	Isaac Underhill Two pieces of land - 139.4 acre minus 1 acre & 50.768 acre = 189.168 acres* (139 40/100 acres & 50.75 acres and *includes 3 rods) <u>Manor of Cortlandt/Yorktown</u>	10 May 1773 Dated Recorded 16 May 1775	I	24
Isaac Underhill and wife Sarah	Robert, Abraham I., and Joshua 270 acres (divided by 3 = 90 acres ea.) To include oxen, cattle, sheep, hay. <u>Yorktown</u>	22 Jan 1799 Date Recorded 31 Jan 1815	R	200

Underhill Farm Landmark Application

Abraham I. Underhill (1763 - 1841) land purchased and sold in Westchester Co., NY

From (Grantor/Seller)	To (Grantee/Buyer)	Date of Agreement	Liber	Page
Phillip Van Cortlandt	Abraham I., Robert, and Joshua Underhill <u>Croton Point, Cortlandt, NY</u> 70 acres – 21-year lease	18 Feb 1792 Date Recorded 1 Jul 1793	L	216
Mary Underhill, sister	Abraham I. Underhill <u>Yorktown, NY</u> 170 acres Mary Underhill, sister, sells to brother, Abraham I. prior to her marriage. This was a farm she and her brothers, Robert and Joshua had originally purchased from Jesse and David Hallock under Liber L Page 277.	12 Jun 1793 Date Recorded 1 Jul 1793	L	214-216
Isaac and Sarah Underhill	Joshua, Robert, and Abraham I. Underhill <u>Yorktown, NY</u> 270 Acres (div by 3 = 90 acres each) This agreement included cattle, sheep, oxen, farm buildings and left furnishings and a home for Isaac and wife to live in.	22 Jan 1799 Dated Recorded 31 Jan 1815	R	200

Underhill Farm Landmark Application

From (Grantor/Seller)	To (Grantee/Buyer)	Date of Agreement	Liber	Page
Moses Underhill and wife Anna via executors	Abraham I. (J.) Underhill <u>Yorktown, NY</u> 40 acres Farm No. 11 in Lot No. 4 Abraham "J" on record but "I" in land records.	20 Apr 1812 Date Recorded 16 Oct 1817	S	352
Robert Underhill and wife Mary	Abraham I. and Joshua Underhill <u>Yorktown, NY</u> 258.90 acres* (div by 2 = 129.45 acres ea. * Includes 3 roods 26 poles) (Part of the Isaac Underhill farm with rights reserved by Isaac Underhill while living)	12 Sep 1814 Dated Recorded 28 Jul 1818	T	146-148
Joshua Underhill and wife Mary I.	Abraham I. (J.) Underhill <u>Yorktown, NY</u> 129.30 acres* (5 parcels/pieces of land. * Includes 8 sq. rods) (Part of the farm originally owned by Isaac Underhill. Mentions premises conveyed lying at the foot or bottom of Turkey Mountain. This is where Joshua sells to brother Abraham I. the 129 acres that he received under Liber T Pages 146-148.)	17 Sep 1814 Date Recorded 16 Oct 1817	S	349-352

Underhill Farm Landmark Application

From (Grantor/Seller)	To (Grantee/Buyer)	Date of Agreement	Liber	Page
Isaac Mekeel	Abraham I. (J.) Underhill <u>Yorktown, NY</u> 123.38 acres* (2 parcels/pieces of land * Includes 22 rods)	1 Jan 1816 Date Recorded 23 Apr 1824	X	316
John Lounsbury and wife	Abraham I. (J.) Underhill, Caleb Underhill, and a Robert P. Lee <u>Yorktown, NY</u> 6.5 acres (div by 3 = 2.17 acres ea.)	14 Sep 1822 Date Recorded 5 Nov 1823	X	57
Isaac Cock and wife	Abraham I. (J.) Underhill, Caleb Underhill, and a Robert P. Lee <u>Yorktown, NY</u> 47.90 acres* (div by 3 = 15.97 acres ea. * includes 3 roods and 24 perches)	9 Apr 1823 Date Recorded 5 Nov 1823	X	58
Benjamin Foreman and others	Abraham I. (J.) Underhill, Caleb Underhill, and a Robert P. Lee <u>Yorktown, NY</u> 116.60 acres* (div by 3 = 38.86 acres ea. * includes 2 roods and 16 perches)	29 Apr 1823 Date Recorded 5 Nov 1823	X	60

Underhill Farm Landmark Application

From (Grantor/Seller)	To (Grantee/Buyer)	Date of Agreement	Liber	Page
John Lounsbury & David M Hyatt, executors of Gilbert Foreman estate	Abraham I. (J.) Underhill, Caleb Underhill, and a Robert P. Lee <u>Yorktown, NY</u> 116.60 acres (div by 3 = 38.86 acres ea. * includes 2 roods and 16 perches)	5 May 1823 Date Recorded 5 Nov 1823	X	62
Morris Hadden and wife Sally	Abraham I. (J.) Underhill, Caleb Underhill, and a Robert P. Lee <u>Yorktown, NY</u> 13.25 acres (div by 3 = 4.42 acres ea.)	5 May 1823 Date Recorded 5 Nov 1823	X	64
Nathaniel Strang and wife Sarah	Abraham I. (J.) Underhill and Robert P. Lee <u>Yorktown, NY</u> 60.64 acres* (divided by 2 = 30.32 acres ea. *Includes 2 roods and 22 perches)	1 May 1828 Dated Recorded 5 May 1828	33	134
David Dorsett and wife Catherine	Abraham I. Underhill <u>Peekskill, NY</u> "70 Square Rods" = less than ½ acre (0.4375 acre)	11 May 1830 Date Recorded 9 Jun 1830	39	292

Underhill Farm Landmark Application

From (Grantor/Seller)	To (Grantee/Buyer)	Date of Agreement	Liber	Page
Abraham I. and wife Rebecca F. Underhill	Joshua Underhill <u>Yorktown, NY</u> 127.28 acres * (3 parcels/pieces of land. *includes 1 rood 4 poles) Mentions Turkey Mountain. “as the path now runs of one rod wide to the foot of Turkey Mountain and also through and upon the paths on the above said Turkey Mountain”	17 Sep 1814 Date Recorded 18 Jul 1818	T	149- 152
Abraham I. (J.) Underhill and wife Rebecca	William Horton <u>New Castle/Mount Pleasant</u> 7 acres	11 Jan 1828 Date Recorded 19 Mar 1828	32	50
Abraham I. (J.) Underhill and wife Rebecca F. and brother Caleb and wife and a Robert Lee and wife	Willet and Aaron Underhill <u>Yorktown, NY</u> 184.25 acres* (* includes 5 roods 40 perches) (sale of purchases made under Liber X Page 57, Liber X Page 58 Liber X Page 62, Liber X Page 64)	6 Apr 1829 Date Recorded 11 May 1829	36	43

Underhill Farm Landmark Application

From (Grantor/Seller)	To (Grantee/Buyer)	Date of Agreement	Liber	Page
Abraham I. (J.) Underhill and wife Rebecca F. and brother Caleb and wife and a Robert Lee and wife	Willet and Aaron Underhill <u>Yorktown, NY</u> 60.64 acres* (* includes 2 roods and 22 perches) (part of the farm previously occupied by Gilbert Foreman, deceased)	1 May 1830 Date Recorded 3 Jul 1830	39	366
Abraham I. (J.) Underhill and wife Rebecca	Jeremiah Mabee <u>Peekskill</u> "70 Square Rods" = less than ½ acre (0.4375 acre) (sale of purchase under Liber 39 Page 292)	1 May 1832 Date Recorded 25 May 1832	45	484
Abraham I. (J.) Underhill and wife Rebecca	Richard Mott Underhill <u>Yorktown, NY</u> 60 acres (part of the farm previously owned and occupied by Isaac Underhill)	13 Apr 1836 Date Recorded 18 Feb 1837	71	534
Abraham I. (J.) Underhill and wife Rebecca	Wright Frost and Jordan P. Frost <u>Yorktown, NY</u> 10 acres	28 Apr 1841 Date Recorded 30 Sep 1841	94	528

Underhill Farm Landmark Application

Edward B. Underhill (1809 - 1888) land purchased and sold in Yorktown, Westchester Co, NY

Note: It appears that Edward B. Underhill inherited approximately 370.56 acres of land in and around the area of Underhill Farm, 370 Underhill Ave., Yorktown, NY from his father Abraham I. Underhill who died 5 May 1841.

From (Grantor/Seller)	To (Grantee/Buyer)	Date of Agreement	Liber	Page
George MeKeel and others	Edward B. Underhill, Aaron Underhill, Isaac Mekeel, and others <u>Yorktown, NY</u> Abt. 1 acre	9 Nov 1832 Date Recorded 25 Oct 1833	52	195
Richard M. Underhill	Edward B. Underhill <u>Yorktown, NY</u> 25 acres	28 Dec 1861 Date Recorded 31 Dec 1861	471	90
George MeKeel and wife Sarah S.	Edward B. Underhill <u>Yorktown, NY</u> 8 acres	19 May 1868 Date Recorded 27 May 1868	677	249
Sarah A. Bellafouille	Edward B. Underhill <u>Yorktown, NY</u> 135 acres	1 Apr 1873 Date Recorded 7 May 1873	832	407
Bernardus Fleurwellin	Edward B. Underhill <u>Yorktown, NY</u> 15 and 127/100s acres	27 Jun 1873 Date Recorded 2 Mar 1874	866	261
John J. Roake	Edward B. Underhill Yorktown, NY unable to decipher amount of land purchased	7 Jan 1887 Date Recorded 11 Jan 1887	1099	240

Underhill Farm Landmark Application

From (Grantor/Seller)	To (Grantee/Buyer)	Date of Agreement	Liber	Page
Edward B. Underhill, Aaron Underhill, Isaac Mekeel, and others	George MeKeel and others <u>Yorktown, NY</u> Abt. 1 acre (As joint tenants - For use by Monthly Meeting of Amawalk	9 Nov 1832 Date Recorded 25 Oct 1833	52	197
Edward B. Underhill and Henry Wood	To (Grantee/Buyer) Jessie F. Ferris <u>Yorktown, NY</u> 129 acres (based on release of 1862 Judgement)	2 Apr 1867 Date Recorded 5 Apr 1867	630	123
Edward B. Underhill	N.Y. & Boston R.R. Co. <u>Yorktown, NY</u> 4 Rods or 0.025 acres	10 Aug 1869 Date Recorded 3 Aug 1870	751	14-50 Ref Pages 20-21 and Page 42 for Edward B.
Edward B. Underhill	N.Y. City & Northern R.R. Co. <u>Yorktown, NY</u> Agreement to use of land and water from brook near his house to lay pipe to Railroad Station for safety and benefit of Yorktown community	21 Jan 1882 Date Recorded 24 Jan 1882	1006	5

Underhill Farm Landmark Application

From (Grantor/Seller)	To (Grantee/Buyer)	Date of Agreement	Liber	Page
Edward B. Underhill	<p>Margaret A. McGrath</p> <p><u>Yorktown, NY</u></p> <p>7,470 sq ft of land or 0.17148760 acre (the parcel of ground situated at the Yorktown Station, corner of Underhill Ave. and Broad St.)</p>	<p>6 May 1884</p> <p>Date Recorded</p> <p>18 Jan 1884</p>	1047	299
Edward B. Underhill	<p>Deborah Roake</p> <p><u>Yorktown, NY</u></p> <p>(all that lot on plot of ground at Yorktown Station situated at intersection of Broad St. and Mohansic Ave.)</p>	<p>7 Jan 1887</p> <p>Date Recorded</p> <p>11 Jan 1887</p>	1101	169
Edward B. Underhill	<p>John J. Roake</p> <p><u>Yorktown, NY</u></p> <p>(all that lot on plot of ground at Yorktown Station situated at intersection of Broad St. and Mohansic Ave.)</p>	<p>26 Oct 1885</p> <p>Date Recorded</p> <p>11 Jan 1887</p>	1101	170
Exrs. of Edward B. Underhill	<p>Theodore F. Tompkins</p> <p><u>Yorktown, NY</u></p> <p>(All of lot or parcel of ground situated at Yorktown Station adjoining Putnam R.R. land and near Underhill Ave.)</p>	<p>3 Apr 1896</p> <p>Date Recorded</p> <p>18 May 1896</p>	1429	142

Underhill Farm Landmark Application

From (Grantor/Seller)	To (Grantee/Buyer)	Date of Agreement	Liber	Page
Exrs. of Edward B. Underhill	Henry C. Kear <u>Yorktown, NY</u> 254 65/100 acres (Notes that 6 acres of 260 65/100 were previously sold to the N.Y. and Boston R.R. Co.)	3 Apr 1896 Date Recorded 28 May 1896	1428	411
Exrs. of Edward B. Underhill	Edward C. Neil <u>Yorktown, NY</u> (All of lot or parcel of ground situated at Yorktown Heights on northerly side of Mohansic Avenue and street running along Putnam R.R. etc.)	3 Apr 1896 Date Recorded 18 Jun 1896	1432	170
Exrs. of Edward B. Underhill	Catherine F. Kear <u>Yorktown, NY</u> Northerly side of Mohansic Ave.	2 Mar 1898 Date Recorded 4 Apr 1898	1486	478
Exrs. of Edward B. Underhill	Catherine F. Kear <u>Yorktown, NY</u> Parcel of land at Yorktown Station	10 Jan 1900 Date Recorded 22 Jan 1900	1541	26
Exrs. of Edward B. Underhill	Edward B. Kear <u>Yorktown, NY</u> Parcel of land at Yorktown Station	16 Jan 1900 Date Recorded 22 Jan 1900	1541	28

Underhill Farm Landmark Application

Henry C. Kear (1836 - 1919) and Edward B. Kear land (Underhill Farm) sold in Yorktown, Westchester Co., NY to the Beaver family

From (Grantor/Seller)	To (Grantee/Buyer)	Date of Agreement	Liber	Page
Exrs. of Edward B. Underhill	Henry C. Kear <u>Yorktown, NY</u> 254 65/100 acres (Notes that 6 acres of 260 65/100 were previously sold to the N.Y. and Boston R.R. Co.)	3 Apr 1896 Date Recorded 28 May 1896	1428	411
Exrs. of Edward B. Underhill	Catherine F. Kear <u>Yorktown, NY</u> Northerly side of Mohansic Ave.	2 Mar 1898 Date Recorded 4 Apr 1898	1486	478
Exrs. of Edward B. Underhill	Catherine F. Kear <u>Yorktown, NY</u> Parcel of land at Yorktown Station	10 Jan 1900 Date Recorded 22 Jan 1900	1541	Page 26
Exrs. of Edward B. Underhill	Edward B. Kear <u>Yorktown, NY</u> Parcel of land at Yorktown Station	16 Jan 1900 Date Recorded 22 Jan 1900	1541	Page 28
Henry C. Kear and wife Catherine	Anne S. Beaver (includes numerous restrictive covenants)	1 Mar 1907 Date Recorded 4 Mar 1907	1792 Ref. 3461	195 Ref. 119
Edward B. Kear and wife Josephine	Ann S. Beaver (certain premises on the northerly side of Underhill Ave)	2 May 1907 Date Recorded 6 May 1907	1800	231

Underhill Farm Landmark Application

From (Grantor/Seller)	To (Grantee/Buyer)	Date of Agreement	Liber	Page
Henry C. Kear	Ann S. Beaver Right of way	30 Nov 1912 Date Recorded 4 Dec 1912	2008	Page 116
Gilbert A. Beaver	Gilbert Beaver Conference Center	1 Oct 1952 Date Recorded 17 Oct 1952	5146	169
Jean K. Beaver	Gilbert Beaver Conference Center (conveyed all land received from Henry C. Kear Liber 1792 Page 195)	8 Oct 1958 Date Recorded 15 Oct 1958	5850	57
Gilbert Beaver Conference Farm	Zenon Krol and Isabelle Krol	14 Oct 1958 Date Recorded 15 Oct 1958	5850	Page 60
Gilbert Beaver Conference Farm	Beaveridge Housing	Date Recorded 3 Dec 1979	07602	00633
Gilbert Beaver Conference Farm	Westchester County Industrial Development Agency	Date Recorded 17 Jul 2007	47192 0274	N/A
Westchester County Industrial Development Agency	Soundview Preparatory School	Date Recorded 17 Jul 2007	47192 0299	N/A

Land sale/purchase and deed information was gathered with assistance from Susan Underhill McMahon, Assistant Genealogist for the Underhill Society of America and Adam Fetzer of the YHPC. Information was gathered from Westchester County Records Online website <https://wro.westchesterclerk.com/>

8 END NOTES

Underhill Farm Landmark Application

- (1) Town of Yorktown, New York. Historic Preservation Code 198-4. <https://ecode360.com/6851490>.
- (2) Letter of State and National Register Eligibility, May 26, 2021. New York State Office of Parks, Recreation, & Historic Preservation (NYS OPRHP). National Register Criteria for Evaluation. <https://parks.ny.gov/shpo/national>.
- (3) Town of Yorktown, New York. Historic Preservation Code 198-3 and 198-4. <https://ecode360.com/6851490>.
- (4) Thomas J. Scharf. [1886] History of Westchester County, New York. Volume II (Camden, N.J.: Picton Press. Originally published Philadelphia, PA: L.E. Preston, 1992), pp. 458-459.
- (5) CBRE Valuation & Advisory Services. Appraisal Report- Soundview Preparatory School. New York, June 16, 2020. File No. 20-047NE-2385. p.18.
- (6) Westchester County, New York. Date 1773. Liber I, page 24. Date 1799. Liber R, page 200. Westchester County Records and Archive Center. CBRE Valuation & Advisory Services. Appraisal Report- Soundview Preparatory School. New York, June 16, 2020. File No. 20-047NE-2385. p.22.
- (7) Yorktown, N. Y. Open Space Committee. 2005. Land Evaluation Survey for Section 48.06 Block 1 Lot 30 – Gilbert Beaver, owner.
- (8) J.J. Thomas. “Farming in Westchester.” *The Cultivator & Country Gentleman*. Vol. 30, No. 777. December 5, 1867. p. 361.
- (9) Ibid.
- (10) Tim Miller Associates. Applicant’s Full Environmental Assessment Form, Section 4.0 Trees. May 8, 2023, p. 4-1. Full Environmental Assessment Form, December 9, 2020, dated Planning Department, March 16, 2002.
- (11) Army Corps of Engineers. <https://www.usace.army.mil/Missions/Environmental/>.
- (12) Town of Yorktown. Lead Agency. Planning Board. SEQRA Negative Declaration. Wetlands and Watercourses, July 17, 2023, pp. 23-24.
- (13) J.J. Thomas. “Farming in Westchester.” *The Cultivator & Country Gentleman*. Vol. 30, No. 777. December 5, 1867. p. 361.
- (14) Ibid.
- (15) Ibid.
- (16) Nonnie Braddock, Administrator- Beaver Conference Center), Telephone Interviews. Dates: December 23, 2021, December 21, 2021, January 5, 2021, and January 8, 2021. Town of Yorktown. Lead Agency. Planning Board. SEQRA Negative Declaration. Wetlands and Watercourses, July 17, 2023, pp. 23-24.
- (17) The Pond Guy. <https://www.thepondguy.com/learning-center/what-is-algae>.
- (18) Nonnie Braddock, Administrator- Beaver Conference Center), Telephone Interviews. Dates: December 23, 2021, December 21, 2021, January 5, 2021, and January 8, 2021.

(19) Ibid.

(20) Ibid.

(21) CBRE Valuation & Advisory Services. Appraisal Report- Soundview Preparatory School. New York, June 16, 2020. File No. 20-047NE-2385. p. 18.

(22) CBRE Valuation & Advisory Services. Appraisal Report- Soundview Preparatory School. New York, June 16, 2020. File No. 20-047NE-2385. p. 22.

(23) Thomas J. Scharf. [1886] History of Westchester County, New York. Volume II (Camden, N.J.: Picton Press. Originally published Philadelphia, PA: L.E. Preston, 1992), pp. 459-460. Frederic Shonnard, and Walter Whipple Spooner. History of Westchester County: From Its Earliest Settlement to the Year 1900. New York: The New York History Company. 1900.

(24) CBRE Valuation & Advisory Services. Appraisal Report- Soundview Preparatory School. New York, June 16, 2020. File No. 20-047NE-2385. p. 22.

(25) Virginia Savage McAlester. A Field Guide to American Houses. New York, Alfred A. Knopf Publishing, 1984. pp. 217-232. Pennsylvania Historical and Museum Commission. PHMC Federal Style 1780-1820. August 25, 2015.

<http://www.phmc.state.pa.us/portal/communities/architecture/styles/federal.html>. Carole Rifkind and Carole Levine. Mansions, Mills, and Main Streets. New York: Schocken Books. 1975. p. 56.

(26) Virginia Savage McAlester. A Field Guide to American Houses. New York, Alfred A. Knopf Publishing, 1984. pp. 283-302. Meghan White. What is Italianate Architecture? National Trust for Historic Preservation. April 16, 2019. <https://savingplaces.org/stories/what-is-italianate-architecture#>.

(27) Thomas J. Scharf. [1886] History of Westchester County, New York. Volume II (Camden, N.J.: Picton Press. Originally published Philadelphia, PA: L.E. Preston, 1992), pp. 458-459.

(28) CBRE Valuation & Advisory Services. Appraisal Report- Soundview Preparatory School. New York, June 16, 2020. File No. 20-047NE-2385. p.24.

(29) Letter of State and National Register Eligibility, May 26, 2021. New York State Office of Parks, Recreation, and Historic Preservation (NYS OPRHP). National Register Criteria for Evaluation. <https://parks.ny.gov/shpo/national>.

(30) Nonnie Braddock, Administrator- Beaver Conference Center, Telephone Interview. Dates: December 23, 2021, December 27, 2021, January 5, 2021, and January 8, 2021; CBRE Valuation & Advisory Services. Appraisal Report- Soundview Preparatory School. New York, June 16, 2020. File No. 20-047NE-2385. pp.22-25; Beth Selig. Historic Building Assessment, Soundview-Underhill Farm Project, February 2021. Hudson Valley Cultural Resources, Ltd. pp. 15-17 & Appendix A- pp.1-12.

(31) Josephine C. Frost. Underhill Genealogy, Vol. II. Published Privately- Myron C. Taylor, Underhill Society of America. Oyster Bay, N.Y., 1992. 68 (4):76. Edwin Deats and Harry Macy, Jr. Underhill Genealogy. Vol. V. Baltimore, Maryland: Gateway Press, Inc. 1980. p. 66.

(32) N. Robert Underhill. "Family Founder". The Underhill Society of America. Accessed January 29, 2021. Accessed February 4, 2021. The Underhill Society of America- Family Founder.

(33) Captain Robert K. Wright, Jr. 116th Military History Detachment Virginia Army National Guard, Massachusetts Militia Roots: A Bibliographic Study, 19 July 1986, NGB-85-179A, April 1989, U.S. Government Printing Office:1990. pp.725-947. Accessed February 4, 2021. <https://history.army.mil/reference/mamil/MAMIL.HTM>.

(34) Ibid.

(35) Ibid.

(36) Evan T. Pritchard. Native New Yorkers: The Legacy of the Algonquin People of New York. San Francisco, CA: Council Oak Books, 2007. p.271; "Pequot War." Mashantucket (Western) Pequot Tribal Nation. Accessed February 4, 2021. <https://www.mptn-nsn.gov/pequotwar.aspx>. Major John Mason. 1736. A Brief History of the Pequot War: Especially of the Memorable Taking of their Fort at Mistick in Connecticut in 1637. Boston: S. Kneeland and T. Green in Queen-street.

(37) Evan T. Pritchard. Native New Yorkers: The Legacy of the Algonquin People of New York. San Francisco, CA: Council Oak Books, 2007. pp.145-146; "Kieft's War." Wikipedia.com. Last updated January 6, 2021. Accessed February 4, 2021. Kieft's War- Wikipedia; Jordan Baker, Jordan. Kieft's War Against Native People: A Primer. July 2, 2020. <https://www.newyorkalmanack.com/2020/07/kiefts-war-against-native-people-a-primer/>.

(38) N. Robert Underhill. "Family Founder". The Underhill Society of America. Accessed January 29, 2021. Accessed February 4, 2021. The Underhill Society of America- Family Founder.

(39) Westchester County, New York. 1686. Liber A, Page 116. Westchester County Records and Archive Center.

(40) Westchester County, New York. 1687. Liber A, Page 214. Westchester County Records and Archives Center.

(41) Westchester County, New York. 1687. Liber A, Page 216. Westchester County Records and Archives Center; Josephine C. Frost. Underhill Genealogy, Vol. II, Published Privately- Myron C. Taylor, Underhill Society of America, Oyster Bay, N.Y., 1932, pp. 64-65.

(42) Westchester County, New York.1709/1710. Liber D, Page 50. Westchester County Records and Archives Center.

(43) Josephine C. Frost. Underhill Genealogy, Vol. II, Published Privately- Myron C. Taylor, Underhill Society of America, Oyster Bay, N.Y., 1932, pp. 64-65.

(44) Arnold Pickman. "Cultural Resources Survey: Croton Point Park, Westchester County, N.Y." Cultural Resources Survey. 2004.

(45) N. Robert Underhill. "Underhill: An Old Westchester Name." Westchester Historian. Fall 1992. 68 (4):76.

(46) Josephine C. Frost. Underhill Genealogy, Vol. II, Privately Published- Myron C. Taylor, Underhill Society of America. Oyster Bay, N.Y., 1932. p.64; Robert Bolton. A History of the County of Westchester: From Its First Settlement to the Present Time. Vol. II. New York: A.S. Gould, 1848. p.698.

- (47) N. Robert Underhill. "Underhill: An Old Westchester Name." Westchester Historian. Fall 1992, 68 (4):76.
- (48) Josephine C. Frost. Underhill Genealogy, Vol. II, Privately Published- Myron C. Taylor, Underhill Society of America. Oyster Bay, N.Y., 1932. p.64.
- (49) Josephine C. Frost. Underhill Genealogy, Vol. II, Privately Published- Myron C. Taylor, Underhill Society of America. Oyster Bay, N.Y., 1932. p. 64; Robert Bolton. A History of the County of Westchester: From Its First Settlement to the Present Time. Vol. II. New York: A.S. Gould, 1848. p.699.
- (50) Josephine C. Frost. Underhill Genealogy, Vol. II, Privately Published- Myron C. Taylor, Underhill Society of America. Oyster Bay, N.Y., 1932. pp.208-209.
- (51) Westchester County, New York. 1799. Liber R, Page 200. Westchester County Records and Archives Center.
- (52) N. Robert Underhill. "Underhill: An Old Westchester Name". Westchester Historian. Fall 1992, 68 (4): 76.
- (53) Westchester County, New York. 1792. Liber L, Page 216. Westchester County Records and Archives Center.
- (54) J.J. Thomas. "Farming in Westchester." The Cultivator and the Country Gentleman. Vol. 30, No.777. December 5, 1867, p. 361; Thomas J. Scharf. [1886] History of Westchester County, Vol. II. (Camden, NJ: Picton Press, Originally Published in Philadelphia, PA: L.E. Preston, 1992). p.460
- (55) Town of Yorktown Records Center. Assessor Records, 1828. Thomas J. Scharf. [1886] History of Westchester County, Vol. II. (Camden, NJ: Picton Press, Originally Published in Philadelphia, PA: L.E. Preston, 1992). p.460.
- (56) J.J. Thomas. "Farming in Westchester." The Cultivator and the Country Gentleman. Vol. 30, No.777. December 5, 1867, p.361.
- (57) Ibid.
- (58) Ibid.
- (59) R.T. Underhill. "Agricultural and Horticultural Society of Westchester County." Eastern State Journal, April 29, 1847: 2.
- (60) Ibid.
- (61) Thomas J. Scharf. [1886] History of Westchester County, Vol. II. (Camden, N.J.: Picton Press, Originally Published in Philadelphia, PA: L.E. Preston, 1992). p.460; Howard I. Heitner. "The History of the Edward B. Underhill Collection and the Role of S.C.H. Bailey" Matrix, Spring 2000, 27.
- (62) Westchester County, New York. 1888. "E.B. Underhill Probate File." [1888], Will Inventory Appraisal; Westchester County Records and Archives Center, 15.
- (63) Henry T. Smith. Westchester County in History. Manual and Civil List, Vol. 2: Edward Kear. Published by Henry T. Smith, White Plains, N.Y., 1912. Page 295.

- (64) The American Telephone Journal. New York. Volume 6, 1902, 76. Harvard University. Digitized July 7, 2008. Accessed February 4, 2021. The American Telephone Journal- Google Books.
- (65) Westchester County, New York. "E.B. Underhill Probate File", [October 28, 1888], Will of Edward B. Underhill; Westchester County Records and Archives Center, 13.
- (66) "New York Yearly Meeting: Trust Funds Descriptions." New York Yearly Meeting of the Religious Society of Friends. Revised July 2019. Search "Underhill". Accessed February 4, 2021. <https://www.nyym.org/sites/default/files/TrustFundDescriptions.pdf>.
- (67) Ibid.
- (68) Westchester County, New York. "E.B. Underhill Probate File", [October 23, 1888], Will of Edward B. Underhill; Westchester County Records and Archives Center, 15.
- (69) Westchester County, New York. "E.B. Underhill Probate File", [October 23, 1888], Will of Edward B. Underhill; Westchester County Records and Archives Center, 14.
- (70) "Town Hall- Yorktown Heights, N.Y." Living New Deal.org. Published November 26, 2014. Accessed February 4, 2020. Town Hall- Yorktown Heights NY- Living New Deal.
- (71) Henry T. Smith. Westchester County in History. Manual and Civil List, Edward Kear. Published by Henry T. Smith, White Plains, NY, 1912. Page 295.
- (72) The American Telephone Journal. New York. Volume 6, 1902, 76. Harvard University.
- (73) Henry T. Smith. Westchester County in History. Manual and Civil List, Edward Kear. Published by Henry T. Smith, White Plains, NY, 1912. Page 295.
- (74) Westchester County, New York. "E.B. Underhill Probate File", [October 23, 1888], Will of Edward B. Underhill; Westchester County Records and Archives Center, 13.
- (75) Westchester County, New York. 1907. Liber 241, Page 28. Westchester County Records and Archives Center.
- (76) Yorktown Museum, Yorktown, N.Y. Bellefonte Farm/Beaver Conference Farm. Catalogued Collection.
- (77) Yorktown Museum, Yorktown, NY. Beaver Conference Center Newsletter, Vol. 1, No. 1. Catalogued Collection.
- (78) Lynn Ames. "The View from the Beaver Conference Farm; For those in Spiritual Need, a Retreat Dedicated to Peace." New York Times. October 23, 1988. Accessed February 4, 2021.
- (79) Ibid.
- (80) Great Nonprofits. n.d. Gilbert Beaver Conference Farm, Inc. <https://greatnonprofits.org/org/gilbert-beaver-conference-farm-inc>.
- (81) The News-Journal, Lancaster, PA. James Addams Beaver. February 2, 1914, obituary.
- (82) Harrisburg Telegraph, Harrisburg, PA. Gilbert Beaver/Anne Simonton. May 12, 1896, marriage notice.
- (83) Harrisburg Telegraph, Harrisburg, PA. October 19, 1894.
- (84) Harrisburg Daily Independent, Harrisburg, PA. October 20, 1902.

- (85) Yorktown Museum, Yorktown, NY. Beaver Conference Center Newsletter, Vol. 1, No. 1. Catalogued Collection.
- (86) New York Times. Gilbert Addams Beaver. April 19, 1952, obituary.
- (87) Yorktown Museum, Yorktown, NY. "Bellefonte Ayrshires" from a condensed article from "The Ayrshire Digest, September 1924". Catalogued Collection.
- (88) Yorktown Museum, Yorktown, NY. Advertising Auction Poster. Catalogued Collection.
- (89) The Evening Star, Peekskill, NY. Jean Beaver obituary, August 19, 1985.
- (90) Yorktown Museum, Yorktown, NY. Beaver Conference Center Newsletter, Vol. 1, No.1. Catalogued Collection.
- (91) Ibid.
- (92) Yorktown Museum, Yorktown, NY. Church Article. Catalogued Collection.
- (93) North County News. Jean Beaver obituary, August 21-27, 1985.
- (94) The Evening Star, Peekskill, NY. Beaver Ridge Apartment Complex for Seniors. August 19, 1985.
- (95) Gannett Westchester Newspapers, December 31, 1985.
- (96) Lynn Ames. "The View from the Beaver Conference Farm; For those in Spiritual Need, A Retreat Dedicated to Peace." New York Times. October 23, 1988.
- (97) The Daily Times, Mamaroneck, NY. October 23, 1988, page 2.
- (98) Westchester County, New York. 2007. Liber 471920294 and Liber 471920299. Westchester County Records and Archives Center.
- (99) Bazzo at Work! (Wordpress.com)- "This Just In: Press Release from Yorktown Supervisor: YORKTOWN RECEIVES GRANT FROM THE GILBERT BEAVER FARM. 2011.
- (100) New York State Art Teachers Association (NYSATA) News – Digital Edition. Volume 48, No. 3, Winter 2019, p.47.
- (101) Nonprofit Explorer, Research Tax-Exempt Organizations, Pro Publica, Inc. c. 2021.
- (102) Tom Curley. Interview, former Headmaster, Soundview Preparatory School, July 13, 2021; Kelly Fairweather. Interview former Chairman of the Board, Soundview Preparatory School, October 5, 2021.
- (103) Ibid.
- (104) Ibid.
- (105) Ibid.
- (106) Ibid.
- (107) Rick Pezzullo. Historic Barn Restored at Soundview School. The Examiner News, October 20, 2012.

- (108) Brian Marschhauser. Soundview Prep in Yorktown Hires New Director. TAPinto Yorktown, Yorktown News, August 4, 2016; Rick Pezzullo. New Head of School Appointed to Lead Soundview Prep, The Examiner News, May 1, 2017.
- (109) Mary Ivanyi. Interview, former Director of Admissions, Chief Financial Officer, Soundview Preparatory School, September 16, 2021.
- (110) Tom Curley. Interview, former Headmaster, Soundview Preparatory School, July 13, 2021; Kelly Fairweather. Interview former Chairman of the Board, Soundview Preparatory School, October 5, 2021.
- (111) Michael McKinney. Soundview Preparatory School in Yorktown Closes After More Than Three Decades, Lohud. February 4, 2020; News 12 Staff. Sudden Closure of Soundview Preparatory School in Yorktown Shocks Parents, Teachers. February 3, 2020.
- (112) Tom Curley. Interview, former Headmaster, Soundview Preparatory School, July, 13, 2021; Karen Teich. Interview, former Director of Admissions, Soundview Preparatory School.
- (113) Town of Yorktown, NY. William G. Pomeroy grant application for Underhill Farm marker. May-June 2020.
- (114) Kelly Fairweather. Interview, former Chairman of the Board, Soundview Preparatory School. October 5, 2021.
- (115) Kelly Fairweather. Interview, former Chairman of the Board, Soundview Preparatory School. October 5, 2021. Contract for Sale, May 22, 2020. Exhibit A, page 4 of 16, 8. Additional Payment, 8a, b, and c. Amendment to Real Estate Contract for Sale, August 19, 2020, Pages 1 and 2. Purchase Price. Order, United States Bankruptcy Court, Southern District of New York, April 19, 2020, page 1. Brian Marschhauser. Soundview Sold to Private Developer; 165 Residential Units Proposed. TAPinto Yorktown, Yorktown News, December 14, 2020, Updated February 18, 2021.
- (116) Tom Curley. Interview, former Headmaster, Soundview Preparatory School, July 13, 2021.
- (117) Town of Yorktown, NY Assessors Office. Abutting Properties. 363 Underhill Avenue, Yorktown, NY. July 2023.
- (118) Westchester County, NY. Years 1773-2020. Westchester County Archives and Records Center; Ancestry.com. 2023. Historical records including Population Census records, <http://www.ancestry.com/>; Historic Maps: Anonymous, c. 1770. *A finished map outline indicating the principal Landholders in the County, among who are: Stephen DeLancey, John Schuyler, John Milon, Smauel Bayard, Henry Beekman, Andrew Johnston, William Skinner, Philip ver Plank, Philip Cortlandt, Joh. Krankheite*. Library of Congress and the Clements Library at the University of Michigan; G. Baneker, c. 1734 / 1886 Cortlandt Manor Map. New York Public Library Digital Collections. <https://digitalcollections.nypl.org/items/617d9bc7-e18f-cde4-e040-e00a18064ebc>; F. W. Beers, 1868, *Atlas of New York and Vicinity, From Actual Surveys*, F.W. Beers, A.D. Ellis & G.G. soule, New York; G.W. Bromely & Co. 1911, *Atlas of Westchester County, New York*. Volume 2. G.W. Bromley & Co., Philadelphia. Map available at <https://digitalcollections.nypl.org/items/a66286fc-e834-0953-e040-e00a180655af>; Neff & Sidney, 1851, *Map of Westchester County New York, from Actual Surveys*. Newell s. Brown, Philadelphia.

Underhill Farm Landmark Application
