

July 20, 2023

TUCKAHOE HISTORIC PRESERVATION COMMISSION

Village Hall – 6:30 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:	Jennie Steinhagen	Chairperson
	Peggy Belles	Member
	Greg Luisi	Member
	Samara Abrams	Member
	Ladislao Castellanos	Member

Also In Attendance:

Gary Gjertsen	Village Attorney
John Sullivan	

Chairperson Steinhagen announced the agenda as follows:

Item #1 – Approval of minutes from the May 24, 2023 meeting

Item #2 – To determine the approval or denial of a Certificate of Appropriateness application for the demolition of 230 White Plains Road aka “The Ward House”

Item #1 **Approval of minutes from the May 24, 2023 meeting**

Chairperson Steinhagen requested a motion to approve the minutes from the May 24, 2023 meeting.

Member Luisi motioned to approve the minutes from the May 24, 2023 meeting.

Member Belles seconded the motion, which was carried unanimously with a vote of 5-0.

Item #2 To determine the approval or denial of a Certificate of Appropriateness application for the demolition of 230 White Plains Road aka “The Ward House”

Chairperson Steinhagen asked member Belles to read the Historic Preservation Commission’s Resolution.

Member Belles offered the following resolution in the form of a motion.

CERTIFICATE OF APPROPRIATENESS RESOLUTION

Action by the Tuckahoe Historic Preservation Commission

A RESOLUTION TO DENY THE CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE

TUCKAHOE LOCAL LANDMARK AT:

230 White Plains Road, Tuckahoe, NY 10707

AKA: “The Ward House”

We, the duly appointed members of the Tuckahoe Historic Preservation Commission, do this 20th day of July 2023, adopt the following resolution:

WHEREAS on June 9, 2022, the Tuckahoe Historic Preservation Commission voted unanimously in favor of recommending to the Tuckahoe Village Board of Trustees that the property at 230 White Plains Road be designated a Tuckahoe local landmark; and

WHEREAS on August 8, 2022, the Tuckahoe Village Board of Trustees voted unanimously in favor of designating the property at 230 White Plains Road as a Tuckahoe local landmark; and

WHEREAS, as set forth in the Tuckahoe Historic Preservation Legislation, the Tuckahoe Historic Preservation Commission is responsible for the approval or disapproval of proposed changes to historic properties designated under the Tuckahoe Historic Preservation Legislation; and

WHEREAS, no person shall carry out any alteration, restoration, reconstruction, demolition, new construction, or relocation of a designated local landmark or property within a designated historic district without first obtaining a certificate of appropriateness that authorizes such work; and

WHEREAS, the Tuckahoe Historic Preservation Commission received a completed certificate of appropriateness application for the demolition of 230 White Plains Road from the Tuckahoe Building Department on April 10, 2023, and announced the opening of a Public Meeting for review and discussion of the application at its meeting on April 20, 2023; and

WHEREAS a Public Meeting on the certificate of appropriateness for the demolition of 230 White Plains Road was held on May 24, 2023 at Tuckahoe Village Hall; and

WHEREAS, per Section 7(c) of the Tuckahoe Historic Preservation Legislation, the approval of a certificate of appropriateness for a Tuckahoe local landmark is only permitted if the commission “determines that the proposed work will not have a substantial adverse effect on the aesthetic, historical, or architectural significance and value of the local landmark or historic district;” and

WHEREAS, Section 7(c)(3) of the Tuckahoe Historic Preservation Legislation provides that “a certificate of appropriateness for demolition, removal, or relocation of a local landmark shall only be approved if the commission determines that the applicant has established a hardship or if written reports from the building department and/or other licensed engineers or architects with experience in rehabilitation or reuse of historic structures have determined that the landmark presents an imminent and unavoidable threat to the public health, safety, and welfare; and

WHEREAS the Tuckahoe Historic Preservation Commission has made the following findings of fact concerning the proposed application:

“We find that no credible information was presented to the Tuckahoe Historic Preservation Commission to substantiate claims that the structure at 230 White Plains Road, Tuckahoe, NY, aka ‘The Ward House,’ presents an imminent and unavoidable threat to the public health, safety, and welfare. To the contrary, information was provided by a qualified historic preservation architect, from a review of the Certificate of Appropriateness application and materials provided by the New York State Historic Preservation Office, that the structure is stable. This assessment that the structure is stable was confirmed by the architectural firm hired by the owner of 230 White Plains Road at the Public Meeting on May 24, 2023.

Further, per Section 8(b) of the Tuckahoe Historic Preservation Legislation, ‘no owner or person with an interest in a local landmark or property included within a historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would produce a detrimental effect upon the property or the character of a historic district as a whole. Examples of such deterioration include:

- (1) All interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions to deteriorate, decay, or become damaged or otherwise to fall into a serious state of disrepair;
- (2) Deteriorated or inadequate foundation;
- (3) Defective or deteriorated flooring or floor supports;
- (4) Deterioration of walls or other vertical supports;
- (5) Deterioration of roofs or other horizontal members;
- (6) Deterioration of chimneys;
- (7) Deterioration or crumbling of exterior stucco, mortar, plaster, or facades.

(8) Ineffective or inadequate waterproofing of exterior walls, roofs, or chimneys, including windows or doors;

(9) Any fault or defect in the building or structure which compromises the life and character of the building or structure.

(10) Deterioration of any feature so as to create a hazardous condition, which could lead to the claim that demolition is necessary for the public safety.’

It is incumbent upon the owner of the Tuckahoe local landmark at 230 White Plains Road to ensure that the property does not fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would produce a detrimental effect upon the property or the character of a historic district as a whole.”

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Tuckahoe Historic Preservation Commission do this 20th day of July 2023 determine that the Certificate of Appropriateness application for the demolition of 230 White Plains Road, Tuckahoe, NY, is denied.

Member Abrams seconded the motion, and upon the roll, the resolution was passed with a vote of 5-0.

Chairperson Steinhagen stated that while the applicant’s certificate of appropriateness has been denied on health and safety grounds, the Commission has not addressed any potential economic hardship. Chairperson Steinhagen went on to say that the property owner is now eligible to submit an economic hardship application.

There being no further business before the Commission, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned.