

# Village of Tuckahoe Historic Preservation

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Tuckahoe Historic Preservation Commission

March 10, 2022

# Historic Preservation in Tuckahoe

- **May 2021:** Tuckahoe Historic Preservation Task Force created by Mayor Omayra Andino and the BoT with goals of: drafting HP legislation, and identifying sites and structures for potential landmarking
- **Summer 2021:**
  - Meetings held with local HP Commissions throughout Westchester County, and with NYS HP Office (SHPO). [22 of Westchester County's 43 municipalities already have HP.]
  - Historic Buildings Moratorium passed in August to recognize historical significance and value of Tuckahoe sites named in Tuckahoe Comprehensive Master Plans.
  - List of Tuckahoe sites and structures for potential landmarking posted at [tuckahoe.com](http://tuckahoe.com)
  - Various HP legislation drafts created. Final version submitted to Tuckahoe BoT in August.
- **September 2021:** Public comment period opened by BoT for HP legislation
- **January 10, 2022:** BoT unanimously approves HP legislation

# Tuckahoe Historic Preservation Legislation

**Section 2:** “it is hereby declared as a matter of public policy that the identification, protection, enhancement, and perpetuation of landmarks and historic districts are necessary to promote the cultural, economic, and general welfare of the public.”

## Section 3: Purpose

- (a) Protecting the buildings, structures, sites, monuments, streetscapes, and neighborhoods that represent **distinctive elements of the Village’s historic, cultural, and architectural heritage;**
- (b) Fostering **public knowledge of and civic pride** in the character of the Village and in the accomplishments of its past;
- (c) Protecting and enhancing the Village’s attractiveness, which supports and **stimulates the local economy;**
- (d) Ensuring the harmonious, orderly, and efficient growth and development of the Village;
- (e) **Conserving valuable material and energy resources** by ongoing use and maintenance of the existing built environment.

<https://www.tuckahoe.com/sites/g/files/vyhlf3941/f/pages/tuckahoehistoricpreservationlaw.pdf>

# Section 4: Historic Preservation Commission

## Duties and powers:

- (1) Recommending the **designation of local landmarks** and historic districts to the Board of Trustees for approval;
- (3) Maintaining an inventory and map of designated local landmarks and historic districts;
- (5) **Evaluating applications for certificates of appropriateness** for any alterations to the historic character, appearance, or fabric of local landmarks, or for demolition or removal of local landmarks (approve, approve with modifications, or deny);
- (9) Making recommendations to the Board of Trustees regarding the **adoption of financial incentives for owners of historic buildings**, and for awards recognizing outstanding preservation efforts by property owners;
- (10) Recommending to the Board of Trustees from time to time that the Village **apply for grants** from federal, state, and county agencies, private groups, and individuals and recommending how these grants, and budgetary appropriations, might be utilized to promote the preservation of historic buildings and district

# Section 5: Criteria for local landmarks

The commission may recommend for designation an individual property as a local individual landmark if it:

- (a) Possesses **special character or aesthetic value** as part of the **cultural, architectural, social, or economic history** of the Village; or
- (b) Is identified with **persons or events** significant in local, state, or national history; or
- (c) Is the **birthplace or grave** of a historical figure of outstanding importance; or
- (d) Embodies the distinguishing characteristics of a type, period, or method of **construction or design style**, or is a valuable example of the use of indigenous materials or craftsmanship; or
- (e) Is representative of the work of a **designer, architect, or builder**; or
- (f) Represents an established and familiar visual feature of the community by virtue of its **unique location or singular physical characteristic**; or
- (g) Has yielded or may be likely to yield information important to the **study of the prehistory or history of the region, state, or nation**.

# Section 5: Interior landmarks, Historic districts, Scenic landmarks

## Interior landmark:

The commission may recommend for designation the interior of a property as an interior landmark if such interior meets any of the criteria listed in Section 5(b), and

- (a) Is customarily open or accessible to the public; or
- (b) Is an interior into which the public is customarily invited.

## Historic districts:

- (a) The commission may recommend for designation a group of properties as a historic district if a majority of properties therein meet one or more of the criteria for designation as a local landmark.
- (b) The historic district may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as local landmarks, nevertheless contribute to the overall visual characteristics of the landmarks located within the historic district.
- (c) Districts may be geographic or thematic in nature, or represent a unique quality particular to the Village of Tuckahoe.

## Scenic landmark:

The commission may recommend for designation a landscape feature or group of features. Recommendations for designation must be accompanied by such historical and architectural information as is required by the commission to make an informed recommendation concerning the application.

# Local landmarking → Process (step-by-step)

## Process initiated

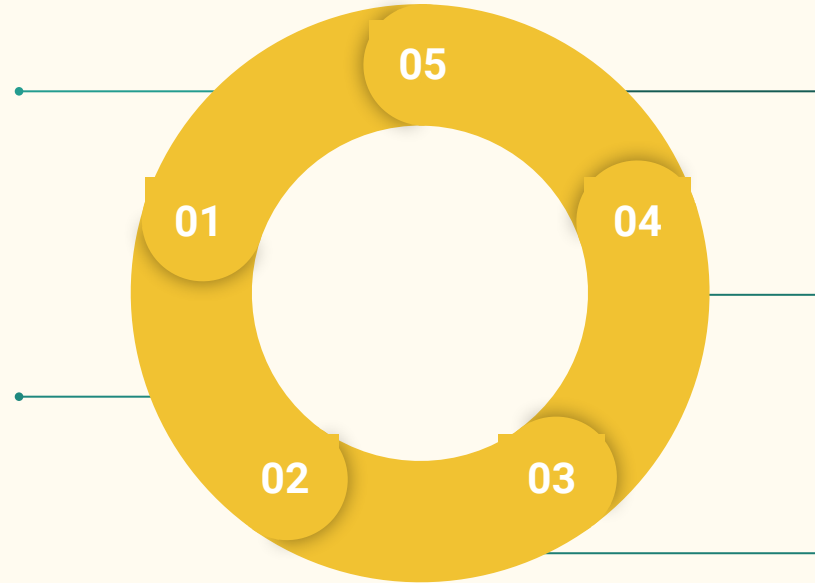
Landmark nomination form is filled out and as much historical information as possible provided to/by THPC (form at tuckahoe.com). THPC reviews. Emphasis must be placed on criteria justification.

## THPC accepts or does not accept nomination form

If the THPC determines that the nomination appears to meet the required criteria, the THPC accepts the nomination and schedules a public meeting.\*\* If nomination not accepted, process stops. All parties involved are notified.

\*\*Once the THPC has accepted a landmark nomination, no building permits may be issued for the site or structure under consideration.

Note: There is an appeals process.



## BoT public hearing

BoT holds a public hearing (as many as needed) to acknowledge the THPC's process and consideration, and prepare to vote to either approve or disapprove the local landmark.

## THPC makes a recommendation to BoT

If THPC determines that the nominated local landmark meets the required criteria, they recommend to the BoT that BoT holds a public hearing, and vote, to approve the local landmark.

## THPC holds public meeting

THPC holds a public hearing (as many as needed) to discuss the local landmark nomination and if it meets the criteria necessary to justify the landmarking.

# Section 7: Certificate of appropriateness

## Work permits

The building department shall not issue a building permit for proposed work to a local landmark until a certificate of appropriateness has first been approved by the Historic Preservation Commission. The certificate of appropriateness shall be a prerequisite to obtaining any building permit that may be required by any other ordinance or code of the Village. Furthermore, no work authorized by a certificate of appropriateness shall be commenced until the applicant obtains all required approval from other Village boards or commissions.

## Criteria for issuing a certificate of appropriateness

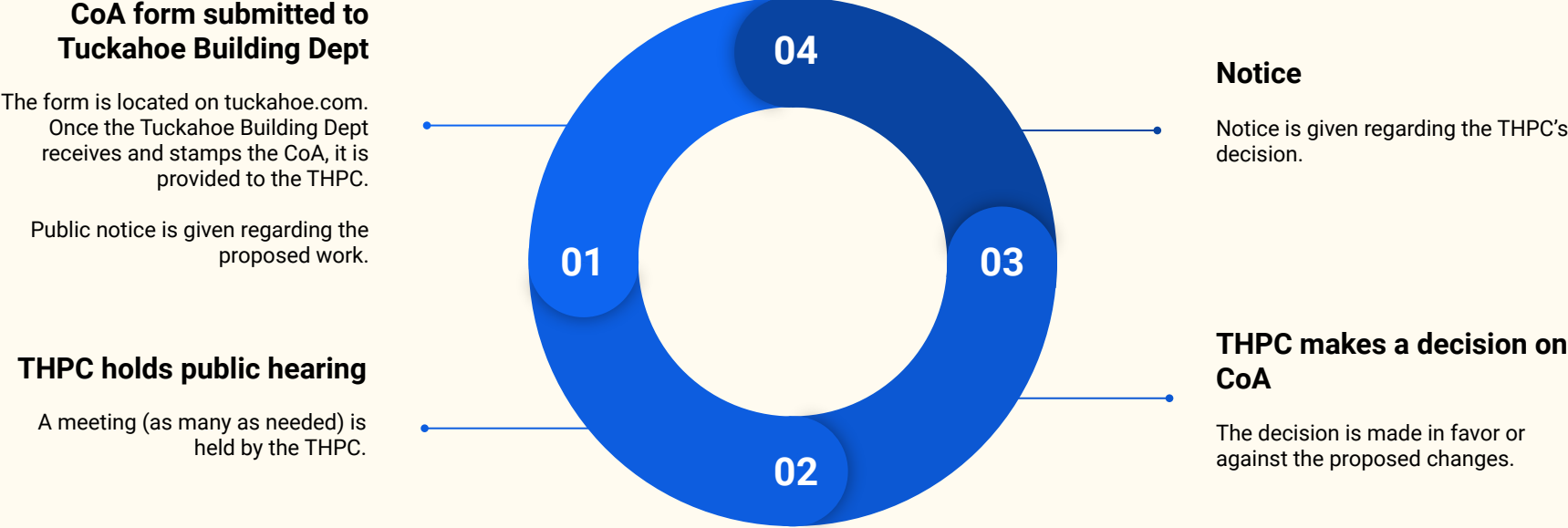
The commission shall approve a certificate of appropriateness only if it determines that the proposed work will not have a substantial adverse effect on the aesthetic, historical, or architectural significance and value of the local landmark or historic district. The commission's decision to approve, approve with modifications, or deny an application for a certificate of appropriateness will be guided by the...Secretary of the Interior's Standards for Rehabilitation.

# Section 8: Ordinary maintenance; repair

Nothing in this local law shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a local landmark or property within a historic district that does not involve a change in design, building materials, color or outward appearance.



# Certificate of appropriateness → Process (step-by-step)

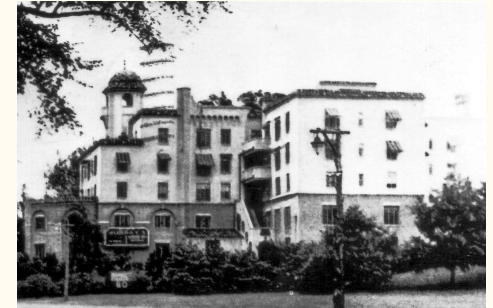


Note: No demo permits.

Note: There is a hardship criteria.

# Potential landmarks

- Ward House & Crawford Monument
- Rivervue Building (historic Hodgman Rubber/Burroughs Wellcome/Revlon)
- Generoso Pope Building (historic Village Hall)
- Samuels Fee's Washington Hotel
- Parkway Casino
- Village Hall (historic Assumption School, Main Street School)
- Immaculate Conception Church
- Assumption Church and Father Fata Hall
- Korean Methodist Church (historic Genesis Synagogue)
- Shiloh Baptist Church
- Masonic Temple



[https://www.tuckahoe.com/historical  
-preservation-commission](https://www.tuckahoe.com/historical-preservation-commission)