

October 31, 2019

To: Mr. John Tegeder and Ms. Robyn Steinberg

**Reference: Your Application for Certificate of Appropriateness (CoA) for Rehabilitation of the Yorktown Railroad Station, Our 10/24/2019 YLPC Assessment to Approve the CoA, and the Certificate of Appropriateness (attached)**

Dear John and Robyn,

The Yorktown Landmarks Preservation Commission (YLPC) is pleased to issue the Certificate of Appropriateness (CoA), conditionally, for the proposed rehabilitation of the Yorktown Railroad Station.

We support your commitment to rehabilitate this critical structure in support of Yorktown's journey into the twentieth century.

Will you please clarify that the funding source has and / or will initiate the Section 14.09 review process with the New York State Office of Parks, Recreation and Historic Preservation.

Sincerely,

Linda R. Briggs  
Chairman,  
Yorktown Landmarks Preservation Commission  
CC: Ilan Gilbert, Supervisor  
Diana Quast, Town Clerk  
John Landi, Building Inspector  
John Tegeder, Planning Director  
YLPC Members

**Yorktown Landmarks Preservation Commission  
Certificate of Appropriateness  
For  
Yorktown Railroad Station**

This is a resolution adopted by the Town of Yorktown Landmarks Preservation Commission on October 31, 2019.

Whereas the entire property located at Commerce Street, Tax ID 37.19, Block 1, Lot 12, commonly known as the Yorktown Railroad Station, is one of fifteen officially town designated landmarks, having received its formal designation on November 16, 1976, according to the Yorktown Code, Section 198. Landmark Preservation; the structure was listed as the Yorktown Railroad Station on the State Register of Historic Places on January 26, 1981, and the National Register of Historic Places on March 19, 1981;

Whereas the Yorktown Landmarks Preservation Commission (YLPC) must issue a Certificate of Appropriateness which approves the proposed rehabilitation of the Yorktown Railroad Station to its historically accurate structure;

Whereas the owner, the Town of Yorktown, Planning Department, has submitted the required application and supporting materials, including architectural plans, and contractor bid specifications, for the proposed rehabilitation to secure a Certificate of Appropriateness;

Whereas it is acknowledged that the Secretary of Interior Standards for Rehabilitation for buildings listed on the National Register of Historic Places will be used to execute the rehabilitation plans. *Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.*

Whereas the YLPC believes that these standards demonstrate a commitment to a) **maintaining** and preserving the distinctive historic property elements, including materials, features, finishes, and construction techniques b) as necessary, **repairing** deteriorated or damaged historic structure elements with like materials, design, features, color, texture, and gentle treatments and finally, and c) when deterioration or damage precludes repair or architectural features are missing, **replacing** with new features that will match design, color, texture and where possible, materials.

Whereas due to years of neglect, vandalism, fire, rodent infestation and moisture penetration, the exterior and interior structures have suffered significant damage and deterioration. Based on our research, including numerous external site visits, scores of YLPC photos of the current conditions, numerous library, museum, Yorktown Historical Society archive and internet inquiries, discussion with Planning and the architect during a site visit, interpretation of the construction bid specs and the architectural plans, and review of historical photos provided by the architect, the YLPC believes that the Secretary of Interior Standards for Rehabilitation for buildings listed on the National Register of Historic Places will be applied in a fair, reasonable and practical manner to rehabilitate the Yorktown Train Station to its original historic structure and character;

Therefore, be it resolved, that the Town of Yorktown Landmarks Preservation Commission, after reviewing the submitted application and supporting materials and conducting an assessment to understand the original historic structure, voted to issue a Certificate of Appropriateness, pursuant to Section 198.5-7 of the Town of Yorktown Code, for the proposed rehabilitation of the Yorktown Train Station, with the following conditions:

*Provided for your review and approval:*

- 1) description of the multiple levels of paint testing and corresponding results performed by the architect and linkage of the test results directly to the paint colors selected
- 2) confirm whether the “grassy green” slate color and slate size specifications proposed in the contractor bid specs are a special order to reflect the original historic slate color and size
- 3) need for a site plan when removal of the cement apron at the foundation, perimeter excavation, sill rehabilitation, stone backfill and cement apron restoration are planned (implications for drainage?)

Be It Further Noted that this resolution shall function as the Certificate of Appropriateness for said rehabilitation;

Be It Noted, the Certificate of Appropriateness shall be valid for twelve (12) months, beginning on the date of this resolution, after which the owner must reapply if the owner still wishes to undertake the installation on the property.

Linda R. Briggs, Chairman

CC: Ilan Gilbert, Yorktown Supervisor

Diana Quast, Town Clerk

John Landi, Building Inspector

John Tegeder, Planning Director

YLPC Members