

Historic Preservation Meeting
Building Department Conference Room
70 Church Street
Monday December 16, 2024
7:00 p.m.

ROLL CALL

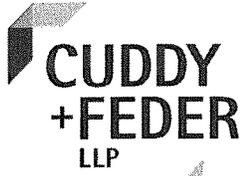
CALL OF THE AGENDA

COMMUNICATIONS

PUBLIC HEARING

1. Application for an extension of the Certificate of Appropriateness to redevelop the property at 52 North Broadway (Good Counsel Campus).

ADJOURNMENT



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William S. Null, Esq.
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11/08/2024

VIA EMAIL AND HAND DELIVERY

Robert Hoch, Esq., Chair, and
Members of the Historic Preservation Commission
City of White Plains
55 Main Street
White Plains, New York 10601

Re: Extension of Certificate of Appropriateness
52 North Broadway, White Plains, New York (the "Site")

Dear Chair Hoch and Members of the Historic Preservation Commission:

On behalf of WP Development NB LLC (the "Applicant"), we respectfully request an eighteen (18) month extension of the Certificate of Appropriateness ("COA") granted by the Historic Preservation Commission on November 10, 2021 authorizing the proposed adaptive reuse of the former Good Counsel Campus. As you know, last year, this Commission granted an 18-month extension to that initial COA. Given the challenges of the financial market and the complexities of the development, additional time is needed for the redevelopment of the Site, so we are requesting the Commission to grant an additional 18-month extension of the COA. For your convenience, copies of the COA and the Resolution granting the initial 18-month extension are enclosed.

Please note that no changes are proposed to the redevelopment project for the Site, nor are there any material changes to the underlying facts and circumstances that supported the granting of the COA at the time of its issuance. Therefore, the rationale for the issuance of the COA by the Historic Preservation Commission remains the same and would support the granting of the requested extension. For these reasons, we respectfully ask that this extension be granted or, alternatively, we ask that this Commission ratify and adopt the rationale supporting the COA in issuing a new COA, as such determination was reasonable and rational based on all the facts and circumstances known to this Commission, none of which has changed.

Thank you for your consideration in this matter.

Respectfully yours,


William S. Null

Enclosures

cc: John G. Callahan, Esq., Chief-of-Staff and Corporation Counsel; Jill Iannetta, City Clerk;
Christopher G. Gomez, Commissioner of Planning; Damon Amadio, Commissioner of Building;
Historic Preservation Commission; Messrs. Peter Duncan, Karl Mittermayr and Justin Winiarz

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } ss.:
CITY OF WHITE PLAINS }

I, the undersigned, Secretary of the City of White Plains Historic Preservation Commission do hereby certify that the attached Certificate of Appropriateness was approved by the Historic Preservation Commission of the City of White Plains, NY, by a vote of the majority of the members of the Commission held on November 10, 2021, and I do hereby certify the same to be a correct transcript herefrom and of the whole of said original.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of White Plains, NY, this 16th November 2021.

Jill Lannetta

Jill Lannetta
Secretary, Historic Preservation Commission

CERTIFIED COPY

of a(an)

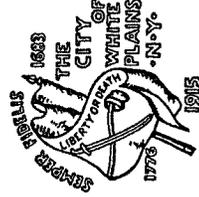
Certificate of Appropriateness
in relation to

52 North Broadway

CERTIFIED COPY

from the

CITY OF WHITE PLAINS
255 Main Street
White Plains, NY 10601



ADOPTED BY THE

HISTORIC PRESERVATION
COMMISSION

of the
CITY OF WHITE PLAINS

10th November 2021

WHEREAS, 52 North Broadway, White Plains, New York, also known as the Good Counsel Campus (the "Site") is a Local Historic Landmark pursuant to a designation by the White Plains Historic Preservation Commission ("Commission") dated February 21, 2018, under Chapter 9-6 of the Municipal Code of the City of White Plains ("City Code"); and

WHEREAS, by letter dated May 24, 2021, WP Development NB, LLC, the owner of the Site ("Applicant"), applied to the Commission for a Certificate of Appropriateness pursuant to Section 9-6-7 of the City Code for redevelopment of the Site (the "Application"); and

WHEREAS, the Application proposes: (1) the retention of the Chapel of the Divine Compassion and Mapleton House; (2) the partial demolition/alteration of the Good Counsel Convent; and (3) the total demolition of six (6) other buildings on the Site¹, all said buildings considered contributing structures to the Site's status as a Local Historic Landmark; and

WHEREAS, pursuant to Sections 9-6-7(d) of the City Code, a duly noticed public hearing on the Application was held by the Commission on July 14th, August 19th, and September 14th, 2021 ("Hearing"), whereby the Applicant was given the opportunity to present testimony, and submit documents in support of the Application pursuant to the criteria in Sections 9-6-7(c)(1) and (2) of the City Code; and whereby the public was given the opportunity to be heard and submit documents for and against the Application at the Hearing; and

WHEREAS, after due deliberation, the Commission determined that the Applicant satisfied the criteria for granting the Application, in that the proposed partial demolition/alteration of the Convent, specifically "Option 3" designed by the architectural firm Perkins-Eastman and submitted to the Commission on November 10, 2021 ("Option 3"), meets the requirements of Subsections 9-6-7(c)(1)(a) and (b) of the City code; and the Applicant's analysis of the state of disrepair, economic hardships, lack of reasonable economic return, lack of adaptive uses, and lack of other interested purchasers for the six (6) other contributing buildings, satisfies the requirements of Section 9-6-7(c)(2) of the City Code.

THEREFORE, the Commission hereby APPROVES the Application, and grants the Applicant a Certificate of Appropriateness for its plans on the Site as submitted to the Commission, subject to the following conditions:

1. Applicant's plan for the Site meets the approval of all relevant governmental departments of the City of White Plains;
2. Applicant complies with all stipulations relating to the Site required by the New York State Office of Parks, Recreation and Historic Preservation including, but not limited to, a construction protection plan, the restoration of Mapleton House, creation of an interpretive exhibit about the history of the site, and an unanticipated discoveries plan;

¹ Tilford House, House of Nazareth, Heating Plant/Workshop, St. Anne's Cottage, Cooking School/Infirmary, and Carriage House/Stable.

3. Applicant consents to the redesignation of a new historic site or district under Chapter 9-6 of the City Code, consisting of the Chapel of the Divine Compassion, Mapleton House, the remaining portion of the Convent, and the front lawn of the Site, to be memorialized in description of said landmarked property to be provided by Applicant to the Commission no later than December 1, 2021;
4. Applicant agrees to comply with the "Chapel Preservation Covenant" made on the November 25, 2015 by the Sisters of the Divine Compassion of the State of New York and recorded with the Westchester County Clerk on December 11, 2015;
5. Applicant agrees to continue to maintain the exterior of the Chapel of the Divine Compassion and remaining portion of the Convent;
6. Applicant agrees that the Convent, upon the completion of partial demolition and alteration, will appear as it does in Option 3, as presented to the Commission on November 10, 2021; and
7. Applicant shall leave undisturbed the trees and plaque placed on or near the Site in memory of Lindsey M. Bonistall (March 20, 1985 – May 1, 2005).

VOTE: Aye -4

Nay-0

Absent-1



Robert Hoch, Chairman

DATE: November 10, 2021

**RESOLUTION OF THE HISTORIC PRESERVATION
COMMISSION OF THE CITY OF WHITE PLAINS GRANTING
AN APPLICATION SEEKING AN EXTENSION OF THE
CERTIFICATE OF APPROPRIATENESS FOR THE
DEVELOPMENT SITE LOCATED AT 52 NORTH BROADWAY**

WHEREAS, 52 North Broadway, White Plains, New York, also known as Good Counsel Campus (the “Site”) is an Historic Landmark pursuant to a designation by the White Plains Historic Preservation Commission (“Commission”) dated February 21, 2018, under Chapter 9-6, entitled “Historic Preservation” of the Municipal Code of the City of White Plains (Municipal Code); and

WHEREAS, by letter dated May 24, 2021, WP Development NB, LLC the owner of the Site (“Applicant”), applied to the Commission for a Certificate of Appropriateness pursuant to Section 9-6-7, entitled “Certificate of Appropriateness for alteration, demolition, or new construction affecting landmarks or historic districts” for redevelopment of the Site; and

WHEREAS, the Application proposes: (1) the retention of the Chapel of the Divine Compassion and Mapleton House; (2) the partial demolition/alteration of the Good Counsel Convent; and (3) the total demolition of six (6) other buildings on the Site, all said buildings considered contributing structures to the Site’s status as an Historic Landmark; and

WHEREAS, a duly noticed public hearing on the Application was held by the Commission on July 14, 2021, August 19, 2021, and September 14, 2021, whereby the Applicant was given the opportunity to present testimony, and submit documents in support of the Application pursuant to the criteria in Section 9-6-7(c)(1) and (2); and whereby the public was given the opportunity to be heard and submit documents for and against the Application at the hearings; and

WHEREAS, after due deliberation, the Commission determined that the Applicant satisfied the criteria for granting the Application, and satisfied the requirements for Section 9-6-7(c)(2); and

WHEREAS, at its November 21, 2021 meeting, the Commission in a unanimous vote granted the application and issued a Certificate of Appropriateness for a period of 18 months to the applicant, subject to certain conditions cited in its approval resolution (the “Conditions”), specifically:

1. Applicant’s plan for the Site meets the approval of all relevant governmental departments of the City of White Plains;
2. Applicant complies with all stipulations relating to the Site required by the New York State Office of Parks, Recreation and Historic Preservation including, but not limited to, a construction protection plan, the restoration of Mapleton House, creation of an interpretive exhibit about the history of the site, and an unanticipated discoveries plan;
3. Applicant consents to the redesignation of a new historic site or district under Chapter 9-6 of the City Code, consisting of the Chapel of the Divine Compassion, Mapleton House, the remaining portion of the Convent, and the front lawn of the Site, to be memorialized in description of said landmarked property to be provided by Applicant to the Commission no later than December 1, 2021;
4. Applicant agrees to comply with the “Chapel Preservation Covenant” made on the November 25, 2015 by the Sisters of the Divine Compassion of the State of New York and recorded with the Westchester County Clerk on December 11, 2015;
5. Applicant agrees to continue to maintain the exterior of the Chapel of the Divine Compassion and remaining portion of the Convent;
6. Applicant agrees that the Convent, upon the completion of partial demolition and alteration, will appear as it does in Option 3, as presented to the Commission on November 10, 2021; and
7. Applicant shall leave undisturbed the trees and plaque placed on or near the Site in memory of Lindsey M. Bonistall (March 20, 1985 – May 1, 2005).

; and

WHEREAS, on or about February 24, 2023, attorney William Null submitted a written request to the City on behalf of the Applicant to extend the Certificate of Appropriateness previously approved by the Historic Preservation Commission on November 21, 2021; and

WHEREAS, a duly noticed regular meeting of the Historic Preservation Commission was held on Wednesday, March 8, 2023 at which time the Commission considered the Applicant's extension request; and

WHEREAS, a onetime 18-month extension of a Certificate of Appropriateness may be granted by the Commission pursuant to the section 9-6-7 (e) of the Municipal Code; and

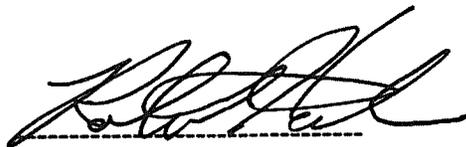
WHEREAS, there are no changes proposed to the parameters of the project; and

WHEREAS, there are no material changes to the facts and circumstance existing at the time of the issuance of the Certificate of Appropriateness that would otherwise affect the rationale for the issuance of the Historic Preservation Commission's decision; and

WHEREAS, a motion to extend the Certificate of Appropriateness was made and in a unanimous vote the extension was granted for a period of 18 months; and

BE IT RESOLVED, that the Historic Preservation Commission based on a review of the record and determination made here grants Mr. Null's application on behalf of WP Development NB. LLC, for an 18-month extension of the Certificate of Appropriateness for the development of the site located at 52 North Broadway, White Plains, New York, subject to the Conditions in the Commission's original approval of November 21, 2021.

Dated: June 16, 2023

A handwritten signature in black ink, appearing to read 'Robert Hoch', written over a horizontal dashed line.

Robert Hoch, Commissioner