

GOTHAM

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February 1, 2021

Irvington Architectural Review Board
Main Street
Irvington, New York 10533

IPB No. 2020-24

Re: Single Family Residence
34 Lewis Road
Cathryn Devons and Robert Pordy

Dear Members of the Architectural Review Board:

This letter is to request that this submission be reviewed by the Architectural Review Board (ARB) at its next available meeting, which we anticipate is February 22, 2021. Pending the ARB review, the drawings will be completed to be the Construction Documents for the project. **The drawings submitted for the ARB should not be reviewed for the Building Permit.**

A full set of the required documents was submitted for the January 25, 2021, including a set of 10 drawings prepared by Gotham Design & Community Development Ltd. under the supervision of Laura Wakefield, R.A., dated as submitted to the Architectural Review Board December 22, 2020.

At the January 25 meeting, several suggestions were made addressing the exterior elevations of the house. We have considered those suggestions carefully. Submitted with this letter, please find two sheets of revised elevations, Sheets A-3.1 and A-3.2, dated as submitted to the Architectural Review Board February 1, 2021.

The following changes have been made to those elevations:

1. The exterior wall material has been changed from stucco to board and batten on the east side of the building from the interior corner with the bedroom wing to the corner of the garage and on the west side of the building from the north edge of the office/gym projection to the interior corner with the living room. This has been limited to the first floor and lower level. While there was discussion about the garage and other areas also being the board and batten, we feel that increasing the area of board and batten beyond what is shown would be overwhelming and change the character of the house in the wrong direction. Introducing the board and batten as proposed balances nicely with the stone and stucco and eliminates the metal paneling on the walls previously shown.
2. The color of the stucco proposed has changed from Mindful Grey to Intellectual Grey. Intellectual Grey is a darker and warmer tone. The color of the board and batten is proposed to be Benjamin Moore Iron Mountain which is a deep, warm, and dark color that will work well with the Intellectual Grey and be appropriate in this wooded setting.
3. Subtle changes have been made to several of the windows. On the first floor of the east facade, the windows have been raised to align with the bottom of the wood band, this has increased the height of several of the windows, while others simply moved up. On the garage, the small windows have similarly been raised up to align with the bottom of the wood band. On the west facade, the transom windows above the dining room doors have been removed and this door has been changed from a 7 foot height with swinging doors to an 8 foot height with sliding doors. The kitchen window then aligns with the top of the sliding doors so they work together. These are the only two openings in that portion of the wall that is board and batten. The other doors and windows that have the transoms are located in the stucco, which should make it more comfortable that they are not the same. The deck on the second floor projects out above those two openings, which reinforces the difference.

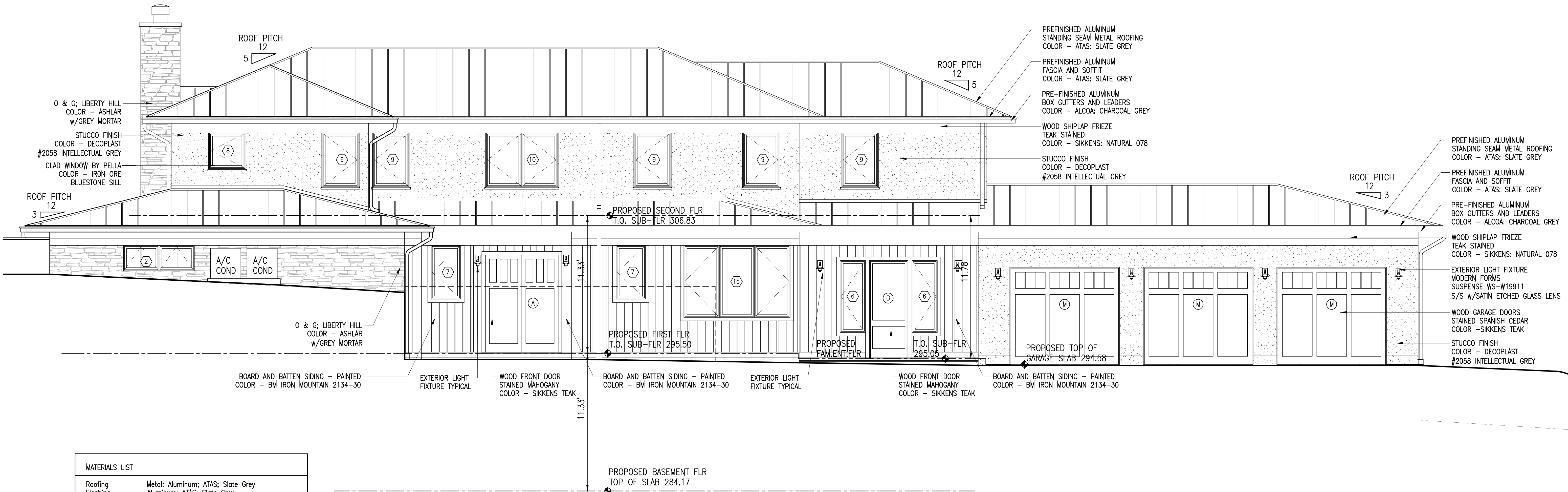
Letter to the Irvington Architectural Review Board
Re: Devons Pordy Residence
February 1, 2021
Page two of two.

4. A stone base has been added below the windows on the lower level on the west and south facades. This helps tie the elevations and materials together.
5. Concrete pedestal bases have been provided for the deck posts, which are steel. These posts have been increased in size, as has the beam above, which allows the post that was in front of the doors below the dining room doors to be removed.

We look forward to reviewing these changes to the design with you at your February 22, 2021 Board meeting.

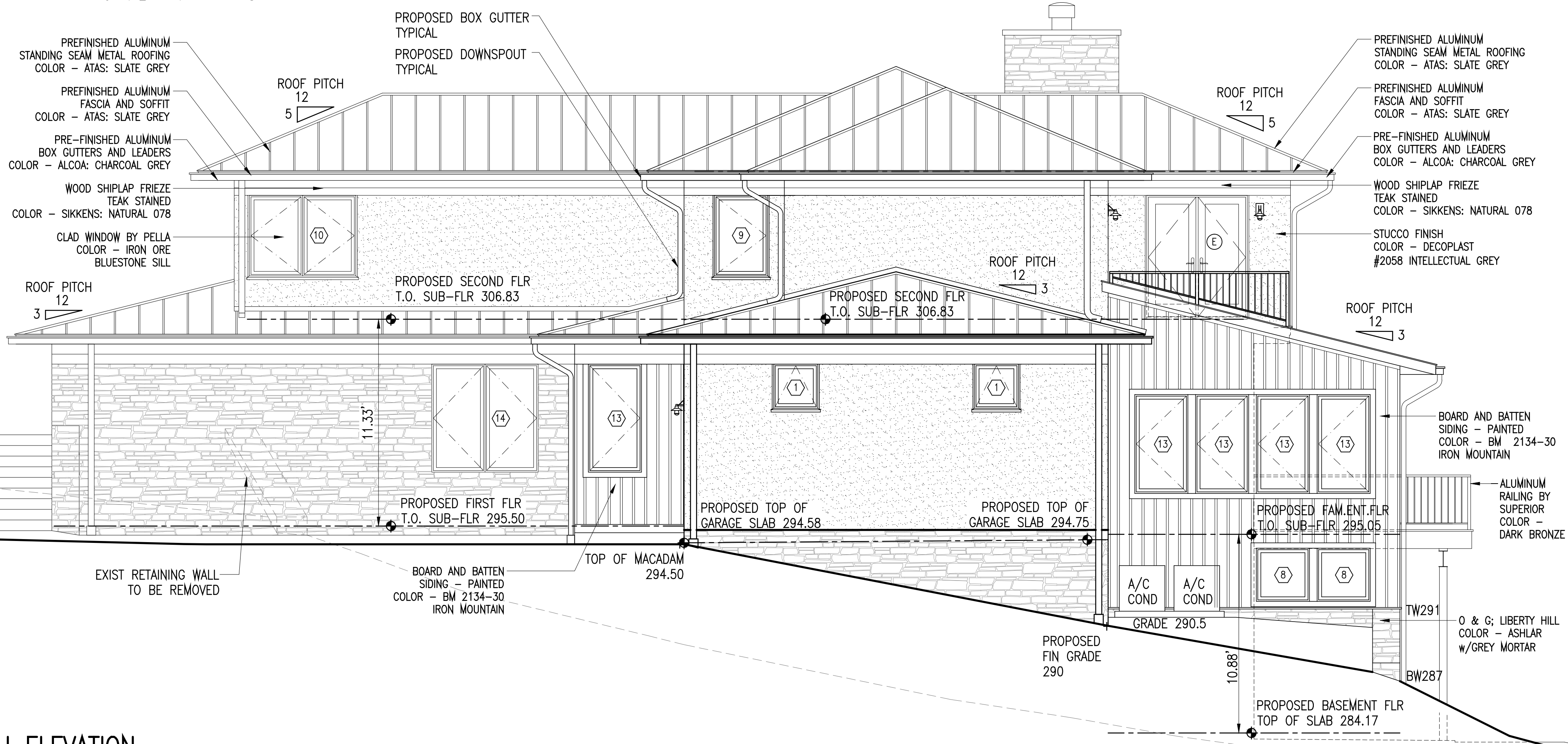
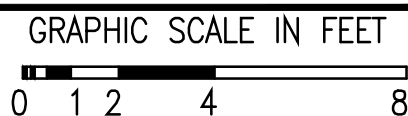
Thank you for your time and attention,

Paddy Steinschneider
As Agent for Cathryn Devons and Robert Pordy, Owner



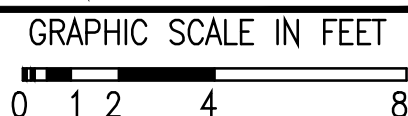
EAST ELEVATION

SCALE : 1/4" = 1'-0"

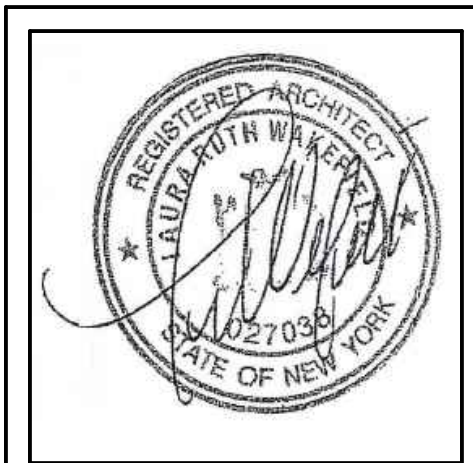


NORTH ELEVATION

SCALE : 1/4" = 1'-0"



MATERIALS LIST	
Roofing	Metal: Aluminum; ATAS; Slate Grey
Flashing	Aluminum; ATAS; Slate Grey
Gutters/Leaders	Metal: Aluminum; Alcoa; Charcoal Grey
Eaves	Azek; Aluminum; ATAS; Slate Grey
Soffits	Metal: Aluminum; ATAS; Slate Grey
Stone	O&G; Liberty Hill; Ashlar w/ grey mortar
Stucco	DecoPlast; Intellectual Grey; #2058
Wood	Shiplap; Teak; Stained; Sikkens 078 Natural
Windows	Clad; Pella; Iron Ore
Entry Doors	Wood; Mahogany; Stained; Sikkens Teak
French Doors	Clad; Pella; Iron Ore
Garage Doors	Wood; Spanish Cedar; Stained; Sikkens Teak
Decking	Ipe; Messmer's UV Plus Deck Stain
Deck Structure	Framing; Messmer's UV Plus Deck Stain
Steel	Painted; BM Night Horizon; 2134-30
Railings	Superior; Aluminum; Dark Bronze
Porch Floors	Bluestone; w/ grey mortar
Terrace Pavers	Bluestone
Retaining Walls	Yonkers Granite; Dry Set
Steps	Yonkers Granite w/ grey mortar
Driveway Curbing	Granite Belgian Block w/ grey mortar
Courtyard	Unilock; Brussels Block; Midnight Charcoal
Paving	Macadam
Retaining Walls	Stone: Yonkers Granite; Dry Set
Light Fixtures	Metal: Modern Forms; Suspense WS-W1911; S/S Satin Etched Glass Lens 12W LED



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N.Y.S STATE LICENSE
No. 27038

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE
EDUCATIONAL LAW FOR ANY PERSON, UNLESS
HE OR SHE IS ACTING UNDER THE DIRECTION
OF A LICENSED ARCHITECT TO ALTER ANY ITEM
ON THESE DRAWINGS IN ANY WAY

PROJECT TITLE:
PROPOSED ONE FAMILY RESIDENCE
CATHRYN DEVONS AND ROBERT PORDY
34 LEWIS ROAD
IRVINGTON, NEW YORK 10533
PROJECT NO.: 2002

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DESIGN
AND COMMUNITY
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ISSUED FOR / REVISIONS:	
REVISED	09-23-2020
ADDED EXTERIOR LIGHT FIXTURE AND DOWNSPOUT LOCATIONS	
REVISED	10-20-2020
ARB SUBMISSION	12-31-2020
ARB SUBMISSION	02-01-2021

SHEET TITLE:	
NORTH AND EAST ELEVATIONS	
DATE:	DRAWN BY:
08-19-2020	MB
SCALE:	CHECKED BY:
AS NOTED	PRS

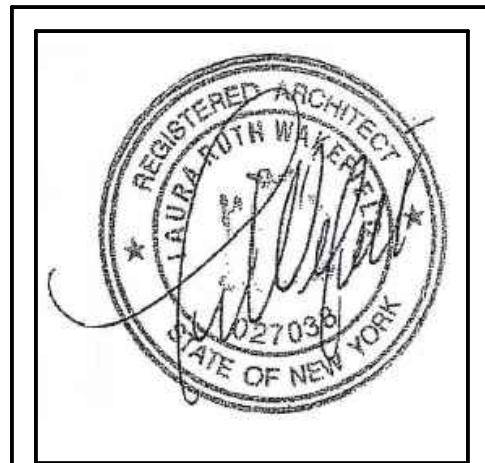
A-3.1



EXTERIOR LIGHT FIXTURES

MODERN FORMS "SUSPENSE" WS-W1911 12W 590 LUMENS
THIS FIXTURE USES LED TO PROVIDE LIGHTING IN A DARK SKY FRIENDLY DESIGN. THIS CONTEMPORARY LANTERN SHOWCASES A MOUTH BLOWN CLEAR GLASS ELEMENT AND IS EQUIPPED WITH STATE OF THE ART LEDs FOR A FILAMENT FREE DESIGN

- EXTERIOR LIGHT FIXTURE NOTES:
1. THE PROPOSED LIGHT FIXTURE HAS A METAL CAP ON THE TOP PROVIDING FULL CUT OFF TO BE DARK SKY COMPLIANT. THE MANUFACTURER'S SPECIFICATION CITE ITS COMPLIANCE WITH DARK SKY REQUIREMENTS. EACH FIXTURE ALSO HAS A MOUTH BLOWN CLEAR GLASS GLOBE TO DIFFUSE AND SOFTEN THE ILLUMINATION AND REDUCE CLARE. THE FINISH IS BRUSHED ALUMINUM.
 2. THESE FIXTURES ARE PROPOSED TO BE USED FOR BOTH THE THREE PENDANTS SUSPENDED FROM THE FIRST FLOOR ENTRY PORCH CEILING AND BALCONY CEILING, THE SIX SCONCES HANGING ON THE WALLS ADJACENT TO THE FIRST FLOOR DOORS AND WINDOWS, AND THE THREE SCONCES HANGING ON THE WALLS ADJACENT TO THE DOORS ON THE GARAGE.
 3. THE INTENT OF THESE FIXTURES IS TO CREATE A MAXIMUM LIGHT LEVEL OF FIVE FOOT-CANDLES ON THE DECK AND TERRACE NEAR THE EXTERIOR WALLS, ON THE TWO ENTRY PORCHES, AND AT THE GARAGE DOORS.
 4. AT AND BEYOND THE PROPERTY LINES ABUTTING RESIDENTIAL PARCELS, AS WELL AS PUBLIC RIGHT-OF-WAYS, THESE FIXTURES WILL NOT PRODUCE A LUMEN LEVEL EXCEEDING 0.1FOOT-CANDLES.
 5. THE CONTROLS ON THE LIGHT FIXTURES WILL EITHER BE MOTION ACTIVATED WITH AN AUTOMATIC SHUTOFF ON A TIMER OR ACTIVATED BY DARKNESS AND THEN A TIMED SHUTOFF. EACH FIXTURE OR GROUPING OF FIXTURES WILL ALSO HAVE A SWITCH OVERRIDE THAT CAN BE ACTIVATED FROM INSIDE THE HOUSE.
 6. ALL EXTERIOR LIGHTING WILL BE COMPLIANT WITH THE AMENDED VILLAGE CODE SECTION 224-72.C. ADOPTED BY THE VILLAGE OF IRVINGTON ON DECEMBER 17, 2019.



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REVISED	10-20-2020
ARB SUBMISSION	12-31-2020
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SHEET TITLE:	
SOUTH AND WEST ELEVATIONS	
DATE: 08-19-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

A-3.2