

Matthew Behrens – Architect
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June 25, 2021

Mr. Rocco Rasulo
Architectural Review Board, Chairperson
Village of Irvington

RE: **Norquist Residence**
28 Cedarlawn Road
Irvington, NY 10533
ARB21-37

Dear Mr. Rasulo,

Please see attached letter from the Owner of the above referenced property and subject ARB Application. This is in reference to the deferral discussed at the Architectural Review Board Meeting of May 24, 2021. Please note that the owners are seeking a reconsideration of the board's decision to defer approval on the application, as outlined in the attached. They have also included examples of other similar-style light fixtures that currently existing throughout the neighborhood.

The owners and I are looking forward to discussing this with the board at the next meeting scheduled for Monday, June 28, 2021.

Please review the attached and advise any questions, or comments.
Thank you.

Sincerely,

Matthew Behrens

Lauren and Eric Norquist
28 Cedarlawn Road
Irvington, NY 10533

June 21, 2021

To the Members of the Irvington Architectural Review Board:

Our project to renovate the entry to our house at 28 Cedarlawn Rd began in 2015, when my father fell down our front stairs one evening, badly injuring his knee. The slate stones were dilapidated, there was dimly lit outdoor lighting, and the hand railing was loose. The mailman refused to deliver packages to our front door because the stairs were so dangerous. We began to instruct any guests who came to our home to enter through our garage, since the stairs were a safety hazard with loose slates, inadequate lighting, and unsteady railing.

We met with our architect, Matt Behrens who, with our input, designed a front porch for us. This porch would run almost the entire length of our house, complete with an overhead roof with lighting, railings, wood floors and stone steps, 2 sets of stairs - one leading to the driveway and one directly in front of our door.

We went through the protocol of obtaining a permit and going before the Planning, Zoning, and Architectural Review boards. We were approved for our project.

After considering the cost to build this porch, and the projected timeframe for completion, we decided to abandon the idea.

Instead, we decided to simply repair the dilapidated front staircase. We were told that instead of tearing down the existing concrete steps, it would be easier to just build over them. We agreed to do that, to keep the demolition and cost low.

Our primary concern was safety. We wanted a well-lit entry with a firm railing, so that no one would have to be in a dangerous situation when entering our home.

Taking inspiration from the stone pillars that line many properties in the Irvington school district, (including Emerald Woods, Greystone, Lyndhurst, Tarryhill, The Presbyterian Church, Matthiessen Park, Richmond Hill, and Cedar Ridge, to name a few) we chose to also create small rectangular stone pillars to host our railings.

Following the design of two of our neighbors on Cedarlawn Road (the Tardio's and the Squire's), we chose to use the white railings. These railings also match our white window trim, white front door, white garage doors, and white gutters.

Having a well-lit front staircase was also important to us, as we wanted to make sure that people could see as they entered our home. We live at the end of a dead-end street, which is adjacent to the woods in the back of upper Fieldpoint. We do not have any neighbors on one side of our

house, which is just dark woods between Cedar Ridge and Fieldpoint. Therefore, having good and adequate lighting was important to us. To insure that the lighting was appropriate for, and not in excess of, lighting our entry and front yard, we utilized 40 watt low-lumen bulbs in the fixtures. Furthermore, we have the front lighting on automatic timers, which turn on roughly at dusk and are set to turn off at 11pm each night.

We already had small black solar lights in our yard and we decided to match those when deciding on what style of lighting to use for our front entry. We shopped at Home Depot and Hi-Light Lighting on Central Avenue to find light fixtures that would match the style and color of our existing solar lights. We also took inspiration from other neighbors in Cedar Ridge who also have similar light fixtures at their front door. (See attached pictures)

Living at the end of a dead-end street, the only person that would drive past my house on a daily basis is my neighbor who lives directly across the street from me - Rod Johnson. Rod has been an Irvington resident for over 40 years and has even served on the Architectural Review Board. He fully supports our design choices. We also have the unanimous support from our immediate neighbors on Cedarlawn Road, (Lucia and David Squires, Michelle and Jason Rimland, Sharon and Bob Tardio, Zoe and Stephen Lamb and Rod Johnson). They all believe that by fixing our front entry to our house, we have improved the desirability and value of our neighborhood.

In January of 2021, we looked at our files in the building department and, upon realizing that the porch permit from 2015 was still open, we asked them to close out the open permit, knowing that we never built the porch that we had originally planned - we only repaired the stairs. We were quite alarmed when we received a letter from the building department, saying that we were in violation. Understanding that there is a process to this, we agreed to go through the steps to officially close it out, even though we disagree with the fact that you consider these repairs to our front entry as "building a porch". The planning and zoning boards have already approved our current front steps. We kindly ask that the Architectural Review Board also provide us this approval.

In summary, our intention to repair our front stairs was to create a safe, sturdy, welcoming entry to our home. We put a great deal of thought and consideration into maintaining a uniform, tasteful décor; one that is consistent in style with Irvington and our neighborhood of Cedar Ridge. We have the full support and unanimous approval of our immediate neighbors. We ask that the members of the ARB agree to approve this work that was done 5 years ago, and to close out this permit.

Sincerely,

Lauren and Eric Norquist

Examples of Other Similar Style Light Fixtures in the neighborhood:





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