

September 27, 2023

Via FedEx & Email (mmccann@tuckahoe-ny.com)

Tuckahoe Building Department
Attn: Historic Preservation Commission
Tuckahoe Village Hall
65 Main Street
Tuckahoe, New York 10707

**Re: *Biggest Fish Westchester LLC*
§11A-9 Economic Hardship Request (Certificate of Appropriateness)
*230 White Plains Road - Section 31. Block 3 Lot 13 ("Property")***

Chairperson Stainhagen and Members of the Commission:

On behalf of Biggest Fish Westchester LLC, Owner of the Property and Owner, we write in connection with an application for a Certificate of Appropriateness ("Application"), which was denied by your Commission on July 21, 2023. As the Application has been denied, the Owner hereby requests relief from Chapter 11A of the Village Code (the "Historic Preservation Law"), pursuant to Section 11A-9 thereof, due to the economic hardship the Owner faces in complying with the Historic Preservation Law.

On July 20, 2023, the Commission adopted a Resolution denying the Owner's Application for a Certificate of Appropriateness. The Historic Preservation Law authorizes the Commission to nevertheless issue a Certificate of Appropriateness where the applicant (after initially being denied a Certificate of Appropriateness) demonstrates the existence of an economic hardship when forced to comply with the Historic Preservation Law. *See* Code Section 11A-9(a). In reviewing this request, the Commission must take into account evidence supporting each of the factors expressly set forth in Section 11A-9(a)(1) through (8). As described below, the Owner satisfies each of these factors and therefore, the Owner has established an economic hardship entitling the Owner to the issuance of a Certificate of Appropriateness.

Background

The Property is located in the Village's Residential A-5 District zone and is currently improved with a dilapidated residential structure. This structure has been in this condition since before the Owner's purchase of the Property in September 2021. At the time the Owner purchased the Property, it was not landmarked and had no protected status, and as such, it was purchased with the intent to remove the structure and rebuild a single-family dwelling of similar exterior architectural design and size as the existing structure.

On February 15, 2022, shortly after the Owner's purchase of the Property, the Friends of the Ward House submitted to the Commission an application to landmark the Property. This landmark application was submitted in direct violation of the Historic Preservation Law as it was submitted without the knowledge or consent of the Owner. Notwithstanding the lack of standing or statutory authority to bring the landmark application, the Owner's clear opposition to the landmark application, and the dubious facts upon which the application was premised, the Commission designated the Property a landmark on August 8, 2022. The Owner has filed an Article 78 proceeding challenging the approval of the landmarking application, as the Historic Preservation Law permits only a landowner to bring such an application. *See Biggest Fish Westchester LLC v. The Village of Tuckahoe, et al.*, No. 68970/2022 (Supreme Court, Westchester County).¹

Certificate of Appropriateness Application

After the Commission's landmarking decision, the Owner filed the Application seeking a Certificate of Appropriateness to demolish and reconstruct the building on the Property. Attached as **Exhibit "A"** is a copy of the Application dated March 15, 2023. The Application included the Structural Consulting Report prepared by Pantec Engineering and dated January 28, 2023 (the "Structural Assessment"). The Structural Assessment was prepared by licensed Professional Engineer Peter Panagopoulos and premised upon his personal inspection of the Property prior to any work having been performed on the structure and only one year after the Owner purchased the Property.² As such, the conditions noted in the Structural Assessment reflect the condition in which the Property was sold to the Owner. As stated in the Structural Assessment, Pantec Engineering found, in its professional opinion, that the building contains numerous structural deficiencies, resulting in an immediate danger to any potential occupant(s).

The findings set forth in the Structural Assessment were not contradicted by a licensed professional engineer or by any other professional with first-hand knowledge of the conditions of the Property. The only opposition raised by a professional was that of Architect Stephen Tilly who states in his letter dated May 17, 2023 that "I have not had the benefit of a visit to the interior of the building." As such, the opposition raised, which is already general in nature, is not based upon any personal inspection of the Property conditions, which is necessary to accurately opine as to the structural integrity and condition of the building. In further support of Pantec Engineering's findings in the Structural Assessment, Peter Panagopoulos, PE stated on the record at the Commission's May 24, 2023 meeting that, consistent with the findings in the Structural Assessment, he "couldn't say that this [building] is safe."³

¹ Notwithstanding the enclosed application for a Certificate of Appropriateness, the Owner reserves all rights in its Article 78 proceeding and in its challenge of the Village Board of Trustee's resolution adopted Aug. 8, 2022 designating the Property as a local landmark. It remains the Owner's position that the Village's designation was improper for all the reasons stated in the Article 78 proceeding. However, in the interest of compromise, the Owner respectfully submits this application pursuant to Chapter 11A of the Village Code to permit the reconstruction of the structure on the Property and for settlement purposes.

² The Structural Assessment is based upon Interior and exterior Inspections conducted Sep 23, Nov 11, & Dec 13, 2022.

³ See May 24, 2023 Commission Meeting Video at 52:32-53:46.

Notwithstanding the findings presented by the Owner's licensed Professional Engineer in the Structural Assessment and the lack of any opposition by a licensed professional with adequate knowledge to opine as to the conditions of the Property, the Commission adopted a Resolution on July 20, 2023 denying the Owner's Certificate of Appropriateness Application. The Owner has since filed an appeal with the Village Board of Trustees pursuant to Historic Preservation Law Section 11A-12. In addition, as stated above, the Owner hereby files this submission as a request for relief on the ground of economic hardship, pursuant to Section 11A-9 of the Historic Preservation Law. As described in detail below, this Application satisfies the Historic Preservation Law's economic hardship criteria, and as such the Owner has proven an economic hardship for which relief from the Historic Preservation Law permitting the demolition of a landmarked property is proper. It should be noted that there is no requirement in the law that each item be satisfied with no exception, but rather that the Commission balance these factors and reach a determination as to whether the criteria are amply satisfied.

Historic Preservation Law Section 11A-9 Hardship Criteria Analysis

Section 11A-9(a)(1). The landmark is in a serious state of disrepair, which is not due to the waste or neglect of the property owner.

The Owner purchased the Property on August 31, 2021 from the now defunct Concordia College.⁴ At the time of the purchase, the Property was in a serious state of disrepair. The conditions of the Property were the direct result of the prior owner's extensive and improper modifications to the structure, as well as that owner's neglect.

The conditions of the Property are documented in Pantec Engineering's Structural Assessment, which was prepared to "investigate the structural integrity of the home at [the Property]" and was completed by a licensed Professional Engineer. Based upon interior and exterior inspections conducted on September 23, 2022, November 11, 2022, and December 13, 2022, Pantec Engineering found that "[t]here are multiple signs of structural deterioration throughout the home," documenting both in writing and by photograph the extent of the damage, which includes failing girders (i.e., the primary structural support beams for a building) resulting in bulging and warping throughout the structure, cracking, warped and unsupported floor joists resulting in sloped floors, cracked and deteriorated attic posts, termite and water damage, and a crumbling and improperly installed foundation.⁵ As further documented in the Structural Assessment, these conditions caused by the prior owner have damaged the building's key structural support components, each of which are necessary to maintain the structure in a safe and habitable manner. Specifically, the Structural Assessment states:

⁴ See Deed dated Aug. 31, 2021 and recorded Sep. 9, 2021 in the Office of the Westchester County Clerk in Deed Book 61242 and Page 3780.

⁵ See Exhibit A - Structural Assessment.

The amount of structural modifications made to make home a high occupancy dorm with many bedrooms, bathrooms, heating, and a sprinkler system have damaged the structure throughout. Large penetrations were drilled in structural members for piping without following best practices for these types of modifications. Pantec Engineering's opinion is that the proper structural investigative work, repairs, and structural reinforcement were never done by Concordia College when building was converted into a dorm.⁶

Section 11A-9(a)(2). The alleged hardship is not self-created (a hardship is self-created when the applicant acquires the property subject to the restrictions from which the applicant seeks relief), which factor alone shall not preclude the approval of a certificate of appropriateness.

The economic hardship the Owner would incur should the Certificate of Appropriateness Application be denied is not self-created.

At the time the Owner purchased the Property, late August 2021, the Owner had no notice that the building could not be demolished and rebuilt. At the time the deed was executed on August 31, 2021, the Village had neither enacted the Historic Buildings Moratorium, nor adopted the Historic Preservation Law.⁷ In addition, the NYS Office of Parks, Recreation or Historic Preservation ("SHPO") Commissioner had not issued a determination on eligibility prior to the Owner's purchase of the Property.⁸ The property was not, and still is not, listed on the register of historic places.

The Historic Preservation Law was enacted pursuant to Local Law No. 1-2022, adopted by the Tuckahoe Board of Trustees on January 10, 2022. As such, the Owner had no knowledge that the Property would be restricted at the time it was purchased.

In addition, the application to landmark the Property was not filed until February 15, 2022, nearly 6 months after the Owner purchased the Property. That application was not filed by the Owner, but by a group identifying themselves as The Friends of the Ward House, and was filed without the consent, knowledge, or support of the Owner. In fact, the Owner appeared before this Commission in opposition to the landmarking of this Property.

As such, the economic hardship alleged by the Owner is not self-created.

⁶ See Exhibit A - Structural Assessment at p. 8.

⁷ The Historic Preservation Law was enacted pursuant to Local Law No. 1-2022, adopted by the Tuckahoe Board of Trustees on Jan. 10, 2022.

⁸ See CRIS USN 11963.000001 (Resource Eligibility Evaluation dated Jan. 20, 2022)

Section 11A-9(a)(3). The local landmark, and the lot upon which it was situated at the time of designation, is incapable of earning a reasonable return as demonstrated by competent financial evidence.

The Owner has attached as **Exhibit “B”** the Budgetary Proposal prepared by Murphy Brothers Contracting and dated July 21, 2023 (the “Restoration Budget”), which provides a detailed budget for the exterior restoration of the Property. The Restoration Budget includes costs that would be incurred by the Owner for site work, demolition, masonry, steel and metal work, framing, finish carpentry, doors and hardware, windows, thermal and moisture protection, painting, electrical, and construction maintenance items.⁹ In total, this work would cost an estimated \$1,076,455, which Murphy Bros. states can vary by 10 percent. Should the budget increase 10% and alternatives noted in the Restoration Budget be adopted, the restoration could cost over \$1,214,000.¹⁰ This does not even take into account the significant amount of interior renovations that must take place prior to occupancy.

The total expense to the Owner, which includes the purchase price, the renovation costs, and the interior alteration costs, cannot be realized through a subsequent sale of the Property. The purchase price paid by the Owner for the Property does not reflect the subsequent landmark designation which severely limits the potential return on investment for the Owner.

Further complicating any possible return on investment is the Property’s location. The Property is in the Village’s Residence A-5 Zoning District which prohibits commercial uses. In addition, uses surrounding the Property are primarily one-family dwellings, thus further limiting any potential commercial use of the Property that would allow the Owner to recoup the investment costs. In sum, the Owner’s options – should a Certificate of Appropriateness not be granted – are effectively to renovate and re-sell the Property, which would yield a dramatic loss.

Section 11A-9(a)(4). The landmark cannot be adapted for any other use, whether by the current owner or by a purchaser, that could earn a reasonable return.

The Property is located in the Village’s Residence A-5 Zoning District, which only permits as of right the following uses: One-family dwellings; Municipal parks and playgrounds; Places of worship, including parish houses and religious school buildings and schools.¹¹ No commercial uses are permitted in the Residence A-5 Zoning District, nor are dormitories. Even assuming the building could be legally occupied for and deemed safe to occupy as a dormitory, there are no universities in the area that would utilize the Property for this purpose. In addition, such a use would be inconsistent with the historic use of the building and the uses in the surrounding neighborhood, which is primarily comprised of one-family dwellings.

⁹ See Exhibit B at p. 4-5.

¹⁰ See *Id.* at p. 4-5, and 7.

¹¹ See Village of Tuckahoe Code, Schedule of Permitted Uses (A Attachment 1).

To adapt the building for a use permitted in the Residence A-5 Zoning District (e.g., one-family dwelling) would require significant alterations to the already modified building. As stated by Pantec Engineering, the building was “highly altered” by Concordia College for use as a dormitory.¹² Pantec Engineering states in its Structural Assessment:

The majority of the original homes interior and exterior have been modified over the years leaving almost no original features to the home other than its general exterior shape which based on the cellar foundation wall and crawlspace configuration may have not even been the original layout of the house.¹³

Specific modifications include (i) the relocation of the chimney requiring a girder to be cut severely compromising the girder’s integrity, original staircase from ground level to the second floor was demolished and relocated, door frames and support beams were compromised by drilling holes through them to run piping for the bedroom and bathroom additions performed by Concordia College.¹⁴ These modifications do not even take into account the addition that was added by Concordia College in 1960 without proper foundation.¹⁵

In sum, the existing structure does not represent the historic structure that once stood on this Property. Rather, Concordia College’s modifications and neglect has resulted in a structure that is highly altered from its original state for use as a dormitory (a non-viable use) and, regardless of the proposed use, a building that is structurally unsound. Returning the building to its original use, which is presumed to be a single-family dwelling, and ensuring its structural integrity would require a significant financial investment resulting in a significant economic burden on the Owner.

Section 11A-9(a)(5). The alleged hardship is unique and does not apply to other landmarks.

The alleged hardship applicable to this Property is unique to this Property and does not apply to the other historic landmarks in the Village.

First, this Property, unlike other historic landmarks identified by the HPC and by the Village in its Comprehensive Plan, is located in a single-family residential zoning district (e.g., the Residence A-5 District Zone). All other historic properties identified in the Comprehensive Plan, including the only other landmarked property in the Washington Hotel, are located in

¹² See Exhibit A, Structural Assessment at p. 1-2.

¹³ See *Id.* at p. 2.

¹⁴ See *Id.* at p. 7-8.

¹⁵ See *Id.* at p. 6 (Item 40),

commercial zoning districts. The Hodgeman Rubber Company is in the Apartment 3 District. The Main Street School, Depot Square and Tuckahoe Railroad Station are located in the Business District. And the Washington Hotel is located in the Business/Residential District. In comparison to these zoning districts, the Residence A-5 District zone limits the Property non-income generating uses.

Second, the private ownership of the Property is unique in comparison to other properties the Village has identified as historic. Specifically, (i) the Main Street School, the location of the Tuckahoe Village Hall and houses the Tuckahoe Police Department, and (ii) the Depot Square, which is an area of the Village open to the public, and (iii) the Tuckahoe Railroad Station, are all owned by government entities.

Third, SHPO did not issue a determination on eligibility for the Property prior to the enactment of the Historic Preservation Law, and therefore, the Owner had no notice that development of the Property could be restricted. The SHPO Commissioner accepted SR/NR eligibility on December 31, 2018 for both the Hodgeman Rubber Company and the Tuckahoe Railroad Station properties. The SHPO Commissioner did not accept SR/NR eligibility for the Owner's Property until January 20, 2022. In addition, the information upon which the Commissioner's determination is based was uploaded after the Owner's purchase of the Property.¹⁶

Section 11A-9(a)(6). That demonstrated efforts to find a purchaser interested in acquiring the property have failed, including: (i) Any listing of property for sale or rent, price asked, and offers received within the previous two years; and (ii) Testimony and relevant documents regarding: any real estate broker or firm engaged to sell or lease the property, reasonableness of price or rent sought by the applicant, or any advertisements placed for the sale or rent of the property.

As required by HPC Section 11A-9(a)(6), the Owner listed the Property for sale in July 2023. Attached as **Exhibit "C"** is a copy of the listing. Prior to this time, the Owner had not received any offers to purchase the Property. In fact, until just last week, the Owner had received no offers. Last week, for the first time, an attorney representing The Friends of the Ward House contacted counsel for the Owner to make an offer. That offer was \$651,000 for both the Property as well as the neighboring lot, which is equal to what the Owner paid for the Property over two years ago, before the Owner incurred significant costs, taxes, interest, and fees – and not taking into account any increase in the value of real estate over the time. This remains the only offer on the Property and, on its face, would result in a significant loss to the Owner if accepted. The Owner has declined the offer, though made a counter-offer and is open to negotiation.

¹⁶ NYS Cultural Resource Information System - Attachments (Memo - "Stephen Ward" by David Osborn, National Park Service, uploaded 10/25/2021), (Memo - The Ward Family and the American Revolution by David Osborn, National Park Service, uploaded 10/25/2021)(Photos uploaded 10/25/2021).

Section 11A-9(a)(7). Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness.

The attached Restoration Budget provides a detailed budget for the exterior restoration of the Property.¹⁷ The Restoration Budget includes costs that would be incurred by the Owner for site work, demolition, masonry, steel and metal work, framing, finish carpentry, doors and hardware, windows, thermal and moisture protection, painting, electrical, and construction maintenance items.¹⁸ In total, this work would cost an estimated \$1,076,455, which Murphy Bros. states can vary by 10%. Should the budget increase 10% and alternatives noted in the Restoration Budget be adopted, the restoration could cost over \$1,214,000.¹⁹ This does not even take into account the significant amount of interior renovations that must take place prior to occupancy.

Also attached as **Exhibit “D”** is the Ward House Replacement Proposal, prepared by Adirondack Fisheries Inc., which holds a Westchester County Department of Consumer Protection Home Improvement License (License No. AC-18282-H06) (the “Replacement Proposal”). The Replacement Proposal states that the total cost to replace the house on the Property, inclusive of overhead and insurance costs, is \$882,775.25.²⁰ This is significantly less than the Restoration Budget, which could cost as much as \$1,214,000 (37.5% more than the cost to replace).²¹

Section 11A-9(a)(8). Demonstrated attempts to apply for or be qualified for economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

The Owner took reasonable steps to review the economic incentives and public funding available for a possible restoration of the Property. Specifically, the Owner retained AKRF, Inc. as professional consultants to review potential funding sources and programs available for the rehabilitation of historic properties and how those funding sources apply to the Property. A copy of AKRF’s Memorandum dated July 27, 2023 is attached as **Exhibit “E”** (the “Funding Memo”).

AKRF found that the only state or federal tax credit program the Property would qualify for is the New York State Historic Homeownership Rehabilitation Tax Credit due to its private ownership, residential use, and location within a qualifying census tract (Census Tract

¹⁷ See generally Exhibit B.

¹⁸ See Exhibit B at p. 4-5.

¹⁹ See *Id.* at p. 4-5, and 7.

²⁰ See Exhibit D.

²¹ See Exhibit B.

48.01).²² However, the maximum tax credit available under this program is \$50,000 which falls well short of the costs the Owner would incur to restore the structure and, even if obtained, would still result in a significant loss for the Owner.²³

AKRF also found that a private homeowner is not eligible for grants offered for the rehabilitation of historic properties.²⁴ The programs AKRF reviewed included Westchester County Legacy Program, New York State Historic Preservation Grant Program, New York State Council on the Arts, Preservation League of New York State, National Park Service, and the National Trust for Historic Preservation. The only potential grant that could be explored to offset the estimated \$1,076,455 (+/-10%) cost to restore the building is the Scarsdale Historic Society.²⁵ However, recent grants have again fallen well short of the cost to the Owner, ranging from \$7,500 to \$100,000. Further, the Scarsdale Historic Society grants do not appear to fund private residences (again, the Property is a single-family residence and zoned for such) not open to the public. Even if the Scarsdale Historical Society were to award a grant for private residences, past grants for similar projects have been minimal. Notably, the Friends of the Ward House have likened this Property to the Odell House Rochambeau Headquarters restoration project in Greenburgh. In spring 2021 the Scarsdale Historical Society awarded only \$7,500 toward the restoration of the Odell House Rochambeau Headquarters (which is now owned by the Town of Greenburgh and will be open to the public as a museum). There is simply no comparison. Not only would the Property remain a single-family home if restored (and not open to the public or publicly owned), but the sort of sums available in this or other grants would not make a dent in the restoration costs here. The Odell House was able to take advantage of larger grants from other sources, since it was to be publicly owned and open.²⁶

Given the above, the Owner has satisfied the above requirement to explore economic incentives and funding available to restore the Property. Importantly, an Owner cannot be required to apply for economic incentives it clearly is not eligible for, or which would not appreciably make a difference in avoiding a significant loss, before filing this appeal, as such a requirement would be unreasonable and a hardship in of itself to the Owner.

²² See Exhibit E at p. 5.

²³ See *Id.* at p. 2 and 5.

²⁴ See *Id.* at p. 5.

²⁵ See *Id.*


²⁶ Scarsdale Historical Society Awards Grant to Friends of Odell House Rochambeau Headquarters, <https://www.scarsdalehistoricalsociety.org/news-and-events/2021/5/17/scarsdale-historical-society-awards-grant-to-friends-of-odell-house-rochambeau-headquarters> (May 17, 2021).

Given the above, we respectfully request that your Board grant this appeal and approve the Owner's Application for a Certificate of Appropriateness. For your reference we have enclosed as **Exhibit "F"** a complete copy of all submissions made on behalf of the Owner in the Certificate of Appropriateness Application, as well as all documents we have received from the Commission in connection with that Application.

Should you have any questions or require any additional information, please contact the undersigned.

Respectfully submitted,

ZARIN & STEINMETZ

By: 
Lee J. Lefkowitz
Brian T. Sinsabaugh

Copied (via email):
Biggest Fish Westchester LLC
Louis Campana Architect
Gary R. Gjertsen

Exhibit “A”

March 15, 2023

Via FedEx & Email (mmccann@tuckahoe-ny.com)

Tuckahoe Building Department
Attn: Historic Preservation Commission
Tuckahoe Village Hall
65 Main Street, Tuckahoe NY 10707

***Re: Biggest Fish Westchester LLC – Application for Certificate of Appropriateness
Section 31. Block 3 Lot 13 (the “Property”)
230 White Plains Road, Village of Tuckahoe***

Chairperson Stainhagen and Members of the Historic Preservation Commission:

Our firm represents Biggest Fish Westchester LLC (“Applicant”), the owner of the Property in its application to the Village of Tuckahoe (“Village”) Historic Preservation Committee (“HPC”) for a Certificate of Appropriateness pursuant to Chapter 11A of the Village Code (the “Historic Preservation Law”). To initiate the application process, we respectfully submit the following:

1. Certificate of Appropriateness Application, dated March 9, 2023;
2. Structural Consulting Report, prepared by Pantec Engineering and dated January 28, 2023 (enclosing photographs of the existing conditions);
3. Construction and Site Plan drawings, prepared by Louis Campana Architect and last revised March 8, 2023; and
4. List of abutting property owners (w/in 500’ of property line).

The Applicant purchased the Property in late 2021 by deed recorded in the Office of the Westchester County Clerk in Deed Book 61242 at Page 3780. The Property was last owned by Concordia College and used a college residential dormitory. Shortly after the Applicant’s purchase of the Property, a non-owner of the Property filed an application with the Village seeking to landmark the Property, which said application was approved by the Village in August 2022. The Applicant did not join in or otherwise approve of the landmarking application. Rather, once aware of the Application, the Applicant, as the sole owner of the Property, opposed the application. The Applicant has filed an Article 78 proceeding challenging the Village’s approval of the landmarking application. See Biggest

Fish Westchester LLC v. The Village of Tuckahoe, et al., No. 68970/2022 (Supreme Court, Westchester County).¹

The Property has undergone such significant modifications by prior ownership that, since first being constructed in the late 1700's, its historical significance (if any) is now unrecognizable. The modifications include alterations for use of the structure as a college dormitory, a two-story addition made to the structure in the 1960's and the use of modern siding on the structure. Additional modifications are detailed in Pantec's Structural Consulting Report, enclosed. In sum, these modifications detract significantly from what, if any, historical character of the Property there may have ever been. Any remaining historical significant as indicated in the landmarking application itself is more attributable to the site than to the structure.

Even more critical than the above-referenced modifications, the Property is in such a state of disrepair that the replacement of the structure is the only feasible method of ensuring the health, safety and welfare of the occupants while returning the Property back to its traditional use (i.e., single-family dwelling). Pantec's Structural Consulting Report discusses in detail (with photographs) the structural deficiencies that currently exist at the Property. These structural deficiencies were observed through the examination of the building's exterior, cellar and twelve probe openings. Of particular note, every probe opening made uncovered structural deficiencies. (See Pantec Structural Consulting Report, p. 7). The combination of the modifications to and the failure to maintain the structure has resulted in conditions that cannot be reasonably repaired. The structure is not safe. As such the Applicant proposes to remove and replace the structure in its entirety

As shown in the enclosed drawings, the replacement structure will maintain the character of both the Property and the surrounding neighborhood. In fact, the proposed structure is nearly identical in size and incorporates the same Georgian style design as the existing building. (See Proposed Exterior Elevation drawings, A404 to A407). The building's exterior (including doors and windows) will be white, and will include Timberlane fixed lower shutters, double hung windows and Yankee gutters. As such, the new features will match or otherwise be similar to the existing building in terms of design, color, texture and other visual qualities, thus maintaining its historical character.

Given the above, this Application will not result in a substantial adverse effect on the aesthetic, historical or architectural significance of the Property or of that of the surrounding neighborhood. As such, this Application satisfies the standards set forth in Village Code Section 11A-7(c).

¹ Notwithstanding the enclosed application for a Certificate of Appropriateness, the Applicant reserves all rights in its Article 78 proceeding and in its challenge of the Village Board of Trustee's resolution adopted August 8, 2022 designating the Property as a local landmark. It remains the Applicant's position that the Village's designation was improper for all the reasons stated in the Article 78 proceeding. However, in the interest of compromise and endeavoring to seek a mutual agreement with the Village, the Applicant respectfully submits this application pursuant to Chapter 11A of the Village Code to permit the reconstruction of the structure on the Property and for settlement purposes.

We respectfully request that this HPC place this matter on its next available meeting agenda to accept the application and schedule a public hearing. Should you have any questions or require any additional information, please contact the undersigned.

Respectfully submitted,

ZARIN & STEINMETZ

By:



Lee J. Lefkowitz
Brian T. Sinsabaugh

cc: Biggest Fish Westchester LLC (via email)
Louis Campana Architect (via email)

VILLAGE OF TUCKAHOE HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS APPLICATION

Application for Certificate of Appropriateness for Designated Local Landmarks

I. Instructions

This form is used by a property owner for making an application for a Certificate of Appropriateness (CoA) under the Village of Tuckahoe Historic Preservation Legislation.

1. Fill out this CoA application completely. If anything in the application does not apply, enter "NA" for "not applicable" rather than leave the item blank. If additional space is needed, please use clearly marked continuation sheets.
2. Submit the completed application, and the required supporting documentation, to the:
Tuckahoe Building Department
Attn: Historic Preservation Commission
Tuckahoe Village Hall
65 Main Street, Tuckahoe NY 10707
(914) 961-3100
3. The Tuckahoe Historic Preservation Commission (THPC), which may approve or disapprove the CoA, will review the proposed work and develop its findings of fact according to the criteria set forth in the Tuckahoe Historic Preservation Legislation. The THPC will issue a resolution to the CoA application with its findings.
4. Please note that approval of the CoA does not constitute a building permit. The CoA must be presented to the Building Department as a required document prior to the issuance of a building permit. This is required for all designated local landmarks.

II. Property Information

Property Location: Section: Block: Lot: 230 White Plains Rd, Tuckahoe, NY 10707 (SBL 31.-3-13)

Name of the Local Landmark: The Ward House

Address of the Local Landmark: 230 White Plains Rd, Tuckahoe, NY 10707 (SBL 31.-3-13)

Zoning Classification: Res A-5

Historic District Name (if applicable): NA

Property Owner: Biggest Fish Westchester LLC

Property Owner Mailing Address: 19 Hewitt Avenue, Bronxville, NY 10708

Project Contact Person: Gregory F. Holcombe

Project Contact Email: greg.holcombe@yahoo.com

Project Contact Phone Number:

Present Use of Property: Vacant (previously used as Concordia College dormitory)
Proposed Use of Property (if applicable): Private residence

III. Explanation of Proposed Work

Scope of Work:
New Construction _____ Addition _____ Exterior Alteration _____ Replacement in kind _____ Re-
placement with new Repair _____ Painting _____ Signage _____ Demolition Other _____

1. What are the current existing conditions?

Provide a narrative that explains the conditions of the specific building components (roof, windows, doors, siding, size, insufficient space, etc.) that have prompted the proposed changes.

See enclosed Structural Consulting Report prepared by Pantec Engineering and dated January 28, 2023

2. What is being proposed and why?

Describe the work being proposed and the reasons for it, including any issues being addressed as well as any and all building components that will be affected by the proposed work.

Demolition and replacement of the existing building. The proposed structure is similar in design and size. The applicant proposes the demolition and replacement due to the deteriorated conditions of the existing structure.

3. What are the intended results/benefits?

Explain the expected outcomes.

Removal of a dilapidated structure and replacement of similar structure that is compliant with modern building practices and therefore, safer for the owner, the inhabitants and the surrounding properties.

IV. Documentation

Attachments Required

The following material needs to be submitted along with this application. Please provide four (4) sets of each of the physical items requested below.

- 1. Photographs of Original/Existing Conditions** – Current photos clearly showing all aspects of the current conditions. Photographs of properties within up to 500 feet of the property line may also be provided and/or requested.
- 2. Construction Drawings** – Renderings of the proposed work, as well as any dimensional plans (to scale), site plans, footprints, elevations, and perspectives.
- 3. List and Samples of Proposed Materials**
Samples and product specifications of all materials to be used, including colors, finish, equipment, etc.
- 4. Signage Details: *For Signage Only***
Sign location: Elevation showing sign location
Sign dimensions: Height, width, depth (thickness), total sign footage, including supporting brackets
Sign material: Sign text, type of lettering, finish, materials, method of illumination (if applicable), and colors (samples may be required)
Sign attachment method: How will the sign be attached to the façade?

5. List of Abutting Property Owners (within 500 feet of property line)

The names and addresses of abutting properties; Town of Eastchester Assessors Office can provide a list and map of adjacent property information.

V. Agreements with Signatures

The information contained in this application, together with the attachments, is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Tuckahoe Historic Preservation Legislation, and will comply with all applicable regulations.

BIGGEST FISH WESTCHESTER LLC

Owner Signature: Gregory F. Holcombe **Date:** 3/09/2023

By: Gregory F. Holcombe, Managing Member

OFFICE USE ONLY

HPC Project No. _____

Submittal Date: _____

Approval Date: _____

Denial Date: _____

General Information

Property Location:	230 White Plains Road Tuckahoe, NY 10707
Inspection Dates:	Initial Inspection: 9/23/22 In Depth Inspection: 11/14/22 Probe Inspection: 12/13/22
Report Date:	1/28/23
Report By:	Peter Panagopoulos, P.E. <i>Principal</i> Pantec Engineering
Appendices:	Appendix A – Photos Appendix B – Probe Locations Appendix C – Structural Layout Appendix D – Deficiency Location Diagram Appendix E - Two Inner Chimney Georgia Colonial Layout

Introduction

The home at 230 White Plains Road is a three-story colonial era Georgian style home. The home is oriented with its front façade facing north. The original structure has a cellar under the rear two thirds of the home and a crawlspace that runs along the front third of the structure. Historical texts have the home originally built sometime in the early 1700s, burned down in 1778, and rebuilt sometime before 1797. A two-story extension with a cellar was added in the 1960s by Concordia College. Up until recently this home has been used as a student dorm facility. There does not seem to be any historic photos of the home.

Scope

There are multiple signs of structural deterioration throughout the home especially in the cellar. Purpose of the inspection was to investigate the structural integrity of the home at 230 White Plains Road. After an initial inspection it was deemed necessary to make twelve probes to further investigate structural components of the home. Mechanical, electrical, and plumbing components of home were not covered in this inspection.

Observations

The structure at 230 White Plains Road was observed to of been originally built with timber frame construction which was the method of construction for homes in the 18th century era. Timber frame construction consists of using large wood members joined together by various woodworking joints without the use of metal nails. Wood members are notched to fit into each other like puzzle pieces by a method called mortise-and-tenon construction. Some timber frame construction joints use wooden pegs to hold structural wood members in place.

The majority of the original homes interior and exterior have been modified over the years leaving almost no original features to the home other than its general exterior shape which based on the cellar foundation wall and crawlspace configuration may have not even been the original layout of the house. The original home on the property had a smaller foundation footprint than the current foundation. At some unknown point in the past, the foundation was enlarged creating a crawlspace between what was once the northern exterior foundation wall and where the front façade of the home now is. It is unclear if the footprint of the main building was enlarged prior or after the 1778 fire. The height of the crawlspace at the location of probe #1 is approximately 7 inches making it an inaccessible crawlspace. Due to this fact the crawlspace of the building could not be inspected in its entirety. All crawl space observations were made from the one probe opening made in the floor above and two openings in the cellar. It appears piping was run into crawlspace through what potentially was old window openings in the original north foundation wall (Photo #53 - 55). Based on lack of historical photos, the original home being burnt down in a fire, and all the different uses of the building throughout the years it is really not even possible to say for sure when this house was modified to its last footprint.

The layout of the interior of the home has been highly altered, even on the ground floor. Appendix E highlights major modifications to the home which were done at some unknown point of time in the past and shows what the original layout for a home like this would have been. These buildings last use case as a dorm required the layout of all three floors of the building to be altered, creating as many bedrooms as possible and to add bathrooms. The homes layout has been drastically changed and the structural components of the building have been altered throughout. See list below of observations regarding building's interior/exterior components that have been altered and replaced.

- a) The current staircase is not common for a Georgian styled colonial house. Staircase to go up to the second floor was originally located somewhere in the entrance foyer but was demolished and moved in the past. See Appendix E, photo #86, and photo #87 to see original location and new location. Current stairs in original home from ground level to 2nd floor is a narrow staircase with walls on each side. Original staircase to the home would of be a wider staircase that is open on one side with a handrail with balusters.

- b) Chimneys were originally built symmetrically on Georgian styled colonial homes. Viewing the home from outside it is clear the western chimney was demolished and moved more towards the center of the home. The chimney foundation is still in place and can be observed at cellar level. See Appendix E, Photo #76, & Photo #77 to see original and new chimney locations. See Photo #57 showing original chimney foundation in cellar and new chimney foundation. Chimney being moved drastically alters the layout and originality of the home.
- c) Layouts on all floors of original home have been altered to make bedrooms and to add bathrooms for original structure to be used as a dorm.
- d) Original floorboards above crawlspace have been removed. Photo #69 & Photo #70 show that there is no original wood flooring beneath new wood flooring above crawlspace. New wood flooring observed to be directly attached to joists. Additionally, no original wood flooring was observed anywhere else in the house.
- e) Two cellar windows at boiler room south foundation wall have been covered up when porch was added to the rear of the home at some unknown point in the past (Photo #58 & #62). Porch also was observed to have two different sets of support pillars (Photos #31 - #34). It appears porch that was added to home got extended at some unknown point in the past.
- f) Typically, the front of home had the double lines of windows on either side of the door. At 230 White Plains Road the front façade has only one line of windows on each side of the door and what is now the rear façade with the porch has two lines of windows on each side of the door. This means the rear of the home at 230 White Plains Rd was the original front of the home (Appendix E, Photo #12, and Photo #28). It is unclear at what point in time this change was made.
- g) Original structure at 230 White Plains Road observed to have new vinyl siding, windows, and roof shingles that has made home lose its original appearance.

Deficiency List

Deficiencies below only cover structural issues & safety issues observed. List below covers no electrical, mechanical, or plumbing deficiencies.

Grounds

1. Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Joints have filled with dirt. Multiple stone pieces no longer attached. Roots/ large weeds growing through joints of walls multiple locations. (Photo #1-3)
2. Retaining wall that runs between rear yard and adjacent sidewalk deteriorating throughout. Broken stones and joints between stones have filled with dirt/ organic growths. (Photo #11)

3. Negative grading front of home. Water pooling up against foundation wall and most likely infiltrating into crawlspace. Signs of foundation deterioration (Photo #4 - #6).
4. Stone slabs have settled/heaved creating multiple trip hazards, stone walkway rear yard (Photo #7).
5. Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard (Photo #8 - #10).

Exterior

6. Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation (Photo #12, #13, #15, & #16).
7. Base of column support for front portico showing signs of differential settlement. Vertical crack running down middle of front portico (Photo #17 - #19).
8. Exposed exterior side of rumble foundation deteriorating (Photo #20).
9. Bulge noticed between first and second floors, west façade of home. Cause unknown. Further investigation required (Photo #21 & #22).
10. Southeast corner of structure showing signs of inwards movement towards the top. Cause unknown. Vertical crack ground level stonework. Further investigation required (Photo #23 & #24).
11. Roof structure has deflected causing water to pool. Roofing membrane observed to be fairly new (Photo #28 & #29).
12. Exterior metal stair egress just sitting on roofing membrane and not attached to structure (Photo #28 & #30).

Rear Porch

13. Rear porch roof deflecting over stairs causing water to pool and leaf build up (Photo #25 - #27).
14. Rear porch sitting on stone pillars that are showing signs of deterioration (Photo #31 - #34).
15. Rear porch stairs deteriorated. No longer usable (Photo #35).

Cellar/Crawl Space

16. Stairs leading from cellar to ground floor have varying stair riser heights exceeding code max tolerance creating a fall hazard.

17. Water intrusion foundation wall, northeast corner of home at extension (Photo #36).
18. Water intrusion foundation, south wall of home at extension (Photo #37).
19. Mold formation and deteriorating damp plaster interior walls at cellar level due to water wicking up through cellar floor (Photo #38 & #39).
20. Water infiltration around cellar window, north façade of home at window well (Photo #40).
21. Horizontal crack has formed in concrete window well, north façade (Photo #41).
22. Water infiltration at base of inner, original foundation wall. Water is rotting base of wood support post. Crawlspace that spans the front side of the home is located on the other side of this wall (Photo #42).
23. Water infiltration through foundation floor around perimeter of boiler pit (Photo #43).
24. Concrete footings were never poured beneath temporary support columns that were added to prop of failing girder in boiler room (Photo #43).
25. Concrete footings were never poured beneath temporary support columns that were added to prop of failing girder in west end of cellar (Photo #44).
26. Cellar floor observed to be composed of bricks with a cement stucco layer that is deteriorating (Photo #45).
27. Water infiltrating through foundation is bringing in soil through spaces between dry laid rubble stone walls. Soil piling along inside of foundation walls (Photo #46 & #47).
28. Pipe penetration drilled through door header leading out to rear yard (Photo #49).
29. Horizontal crack from shear stress resonating down entire member from notch at end of beam (Photo #50 & #51).
30. Wood joist observed to have a large extent of termite damage (Photo #52).
31. Joists connections in crawlspace observed to be coming apart. Piping was run into crawlspace through what potentially was an old window in original foundation wall (Photo #53).
32. Dirt and soil infiltrating around window in cellar at west foundation wall (Photo #56).
33. Temporary support column being used to hold failing 9-1/2"x9-1/4" girder in boiler room. Column not mechanically attached to girder above (Photo #59).
34. Large horizontal crack in 9-1/2"x9-1/4" girder in boiler radiating from mortise-and-tenon joint connections (Photo #60).
35. Wood joist observed to have a large extent of termite damage (Photo #61).
36. Plumbing pipe drilled directly through main girder in the vertical direction, west end of cellar (Photo #62 & 63).

37. Temporary support columns being used to hold failing 6-3/4"x10-1/2" girder in place west end of cellar. Columns are not mechanically (Photo #64).
38. Joist with inadequate support resting on foundation wall that is deteriorated and that has been damaged to make a pipe penetration into crawlspace (Photo #65).
39. Multiple penetrations have been made through a door header that is observed to be failing. There is a wall on the first-floor level directly above this header (Photo #66).
40. Crawl space joists sit on a 7-inch sill plate that is only bearing 3 inches onto deteriorating foundation wall below. Sill plate has a four-inch unsupported overhang (Probe #1) (Photo #67 - #72).
41. Exterior foundation along north side of home below sill beam is deteriorating and observed to have displaced (Probe #1) (Photo #73).
42. Wood joists spanning crawl space are being inadequately supported at midspans by wood members that are balanced above unstable pieces of stone (Probe #1) (Photo #75).

1st Floor

43. Both staircases leading from ground floor to second floor have varying stair riser heights exceeding code max tolerance creating a fall hazard.
44. Large floor depression adjacent to load bearing wall 1st floor. This area is directly above girder that is failing in the boiler area and being propped up with temporary columns. Staircase to go up to the second floor was originally located somewhere in this room (Photo #86 & #87).
45. Large shrinkage crack that runs entire floor joist (Probe #4) (Photo #91).
46. Interior girder running north to south is splitting along the mortise and tenon joist connections (Probe #4) (Photo #92 & #93).
47. Wall containing girder beam showing signs of deflection. This girder is directly above girder that is failing in the boiler room area and is being propped up with temporary columns (Probe #5) (Photo #94 & #96).

2nd Floor

48. Stairs leading from second floor to attic have varying stair riser heights exceeding code max tolerance creating a fall hazard.
49. Depression in second floor hallway. Most likely due to weight of walls and bathroom added in this area. Further investigation would be required to figure out exact cause (Photo #99).

50. Floor joists supporting attic above observed at second floor level are oriented east to west. Large hole drilled through girder for pipe penetration (Probe #7) (Photo #100 #101).
51. Past termite damage was observed in floor joist supporting attic level (Probe #7) (Photo #102).
52. Multiple joists supporting attic floor above have holes drilled above their neutral axis at the joists ends where shear force is the highest (Probe #8) (Photo #104).
53. Water damage adjacent to east exterior wall of addition. Cause unknown, further investigation required (Photo #107).
54. View facing northeast in roof void between 2nd floor ceiling joists and roof joists in the addition. Roof joists do not align with ceiling joists and are being supported at midspan with blocking that is resting right onto plaster ceiling (Probe #9) (Photo #108 &109).

Attic

55. Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #11) (Photo #111 - #113).
56. Vertical crack that has opened more towards the bottom observed, attic post Unclear why this has occurred. Further investigation required (Probe #12) (Photo #114 &115).
57. Roof support beam observed to be coming apart (Photo #117 &118).

Conclusion

Structural deficiency list above it quite extensive. The structure at 230 White Plains Road is in poor condition with the ground level framing, observed from cellar and the probe opening of the crawl space, being in the worst condition. A good amount of the deficiencies observed would require more investigative work to better understand issues. The list above only includes structural deficiencies from examining exterior, cellar, and twelve probe openings. Every probe opening done uncovered structural deficiencies and structural modifications that have been done to the building over the years. It can be assumed that if more probe openings were made, they would uncover more structural deficiencies and modifications. See list below of structural modifications that were observed during in the inspections.

- a) The relocated chimney was built directly in the plane of a structural girder beam that was running north to south. Girder beam must have been cut in half to make way for chimney.

- b) A large 6"x9-1/4" beam was observed in basement, and it is unclear why it is sized larger than the other floor joists (Photo #48).
- c) Ceiling soffit contains a support beam that runs east to west below the exterior spandrel beam that runs north to south. Beam running east to west supports joists above at midspan. This is an atypical configuration that was most likely a modification done when chimney was moved and not part of the original timber framing design (Probe #2) (Photo #81 & 82).
- d) Photo #85: Joists above faux soffit are running north to south and are spaced at 18" inches apart. All other floor joists observed in the original structure above the ground level are running perpendicular to these joists (Probe #3) (Photo #85). Further investigation required.
- e) New joists observed, 2nd floor ceiling, running east to west have been installed at a higher level than original joists and are resting on 2x4 wood ledges that have been nailed to girder to support attic floor above. It is unclear why these joists were installed. Most likely to add additional space for piping below showers and toilets in attic. Further investigation required. Original joists left in place and still supporting ceiling below (Probe #8) (Photo #103 - #106, #115, & 116).
- f) Original staircase from ground level to 2nd floor was demolished and relocated.

The structure at 230 White Plains Road has been heavily modified over the years. With all the inconsistencies found by observing structural members from the twelve probe openings done Pantec Engineering could still not create a full picture of the structural layout of the home. Atypical framing techniques were observed in multiple locations, most likely due all the modifications over the years. One example being it is abnormal to have floor joists observed in the cellar level to be spanning in different directions. Appendix C attached to report shows what Pantec Engineering believes is the best representation of the framing layout of the home. More probe work would need to be done to get a fuller picture of the structural layout.

The retaining walls on the grounds of the home were observed to be deteriorating throughout. Stone pathways and rear patio area have trip hazards throughout. Rear porch is in unsafe condition. Multiple structural issues were observed from the exterior of the building. The foundation of the cellar is not watertight in either the original building or addition. Water infiltration issues observed throughout cellar even at base of interior walls. Main structural members in cellar were observed to be failing and sloped floors observed in multiple locations at floors above due to deflecting structural members. Improperly supported floor joists were observed in the crawlspace. The foundation of the crawl space was observed to be too low to the ground putting wood members above at a height were they can be easily damaged due to water infiltration over the top of the foundation. Damaged and deteriorated wood structural members were observed throughout cellar and probes openings.

Pantec Engineering can not vouch for the structural integrity of the original portion of the home at 230 White Plains Road. Too many structural deficiencies and modifications were observed. The amount of structural modifications made to make home a high occupancy dorm



with many bedrooms, bathrooms, heating, and a sprinkler system have damaged the structure throughout. Large penetrations were drilled in structural members for piping without following best practices for these types of modifications. Pantec Engineering's opinion is that the proper structural investigative work, repairs, and structural reinforcement were never done by Concordia College when building was converted into a dorm. Typically, when trying to preserve a historical home building additions are added to house the bathrooms and kitchens to avoid altering the original structure as much as possible. This was not put into practice at 230 White Plains Road.

Due to all the modifications done over the years and deficiencies observed its Pantec's opinion that the entire interior of the building would need to be gutted to properly inspect and analyze structure to come up with repairs for each deficiency. Based on what has been observed large portions of the exterior façade would also be required to be removed for structural repairs to be done. Homes built using timber framed construction have some structural members that span the entire length or width of the home with just using one full member. Posts, the vertical members, are primarily two stories high. Replacing these members would be costly as they would require specialized repair details. Structural repairs would also require large amounts of temporary supports be installed during repair process. Making the foundation watertight and remedying the low crawlspace foundation issue would also require extensive work.

Pantec's opinion is that the amount of repairs that would be required does not justify saving a home that has little historical character left and such a varied layout. The extent of the structural repairs and accompanying costs cannot be determined until interior is gutted. It is safe to assume structural repairs costs will end up being very high. Converting original structure into a dorm was greatly detrimental to the structure at 230 White Plains Road. Pantec Engineering does not think its worth further exploring the idea of potentially saving this structure.

Thank You,

Peter Panagopoulos, P.E



Appendix A – Photos

Grounds

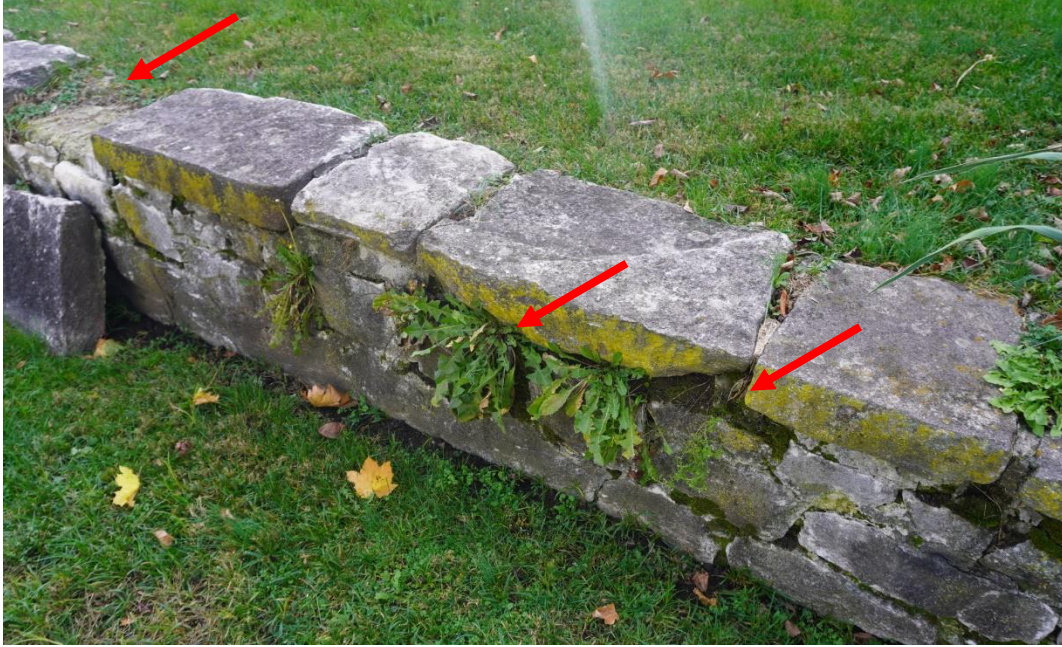


Photo #1: Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Joints have filled with dirt. Multiple stone pieces no longer attached.



Photo #2: Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Roots/ large weeds growing through joints of walls multiple locations.



Photo #3: Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Roots/ large weeds growing through joints of walls multiple locations.

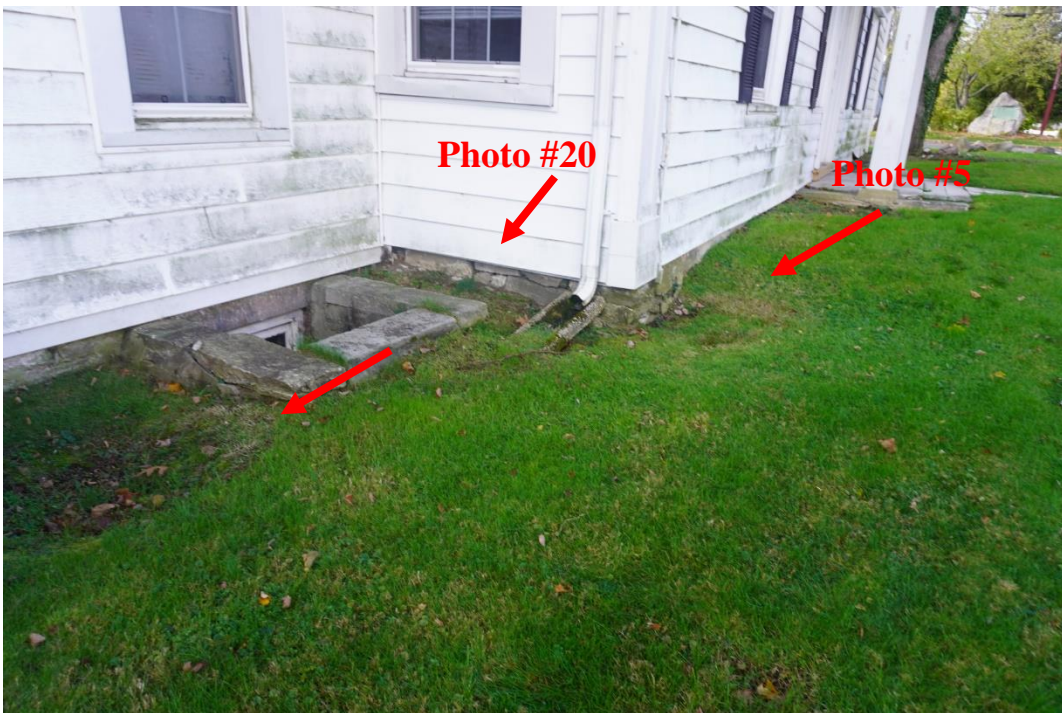


Photo #4: Negative grading front of home between entrance and northeast corner of original structure. Water pooling up against foundation wall and most likely infiltrating into crawlspace.



Photo #5: Negative grading front of home between entrance and northeast corner of home. Water pooling up against foundation wall and most likely infiltrating into crawlspace. Signs of foundation deterioration.



Photo #6: Negative grading front of home between entrance and northwest corner of home. Water pooling up against exterior foundation wall of crawlspace.



Photo #7: Stone slabs have settled/heaved creating multiple trip hazards, stone walkway rear yard.



Photo #8: Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard.



Photo #9: Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard.



Photo #10: Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard.



Photo #11: Retaining wall that runs between rear yard and adjacent sidewalk deteriorating throughout. Broken stones and joints between stones have filled with dirt/ organic growths.

Exterior



Photo #12: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.



Photo #13: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.



Photo #14: Exterior of building covered in vinyl siding which is not the homes original exterior building material.



Photo #15: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.



Photo #16: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.



Photo #17: Base of column support for front portico showing signs of differential settlement.
Vertical crack running down middle of front portico.



Photo #18: Vertical crack running down middle of front portico.



Photo #19: Base of column support for front portico showing signs of differential settlement.



Photo #20: Exposed exterior side of rumble foundation deteriorating. No mortar between stones.



Photo #21: Bulge noticed between first and second floors, west façade of home. Cause unknown. Further investigation required.



Photo #22: Bulge noticed between first and second floors, west façade of home. Cause unknown. Further investigation required.



Photo #23: Southeast corner of structure showing signs of inwards movement towards the top. Cause unknown. Further investigation required.



Photo #24: Vertical crack ground level stonework east façade, southeast corner of structure at addition.



Photo #25: Rear porch roof deflecting over stairs causing water to pool and leaf build up.



Photo #26: Rear porch roof deflecting over stairs causing water to pool and leaf build up.



Photo #27: Rear porch roof deflecting over stairs causing water to pool and leaf build up.

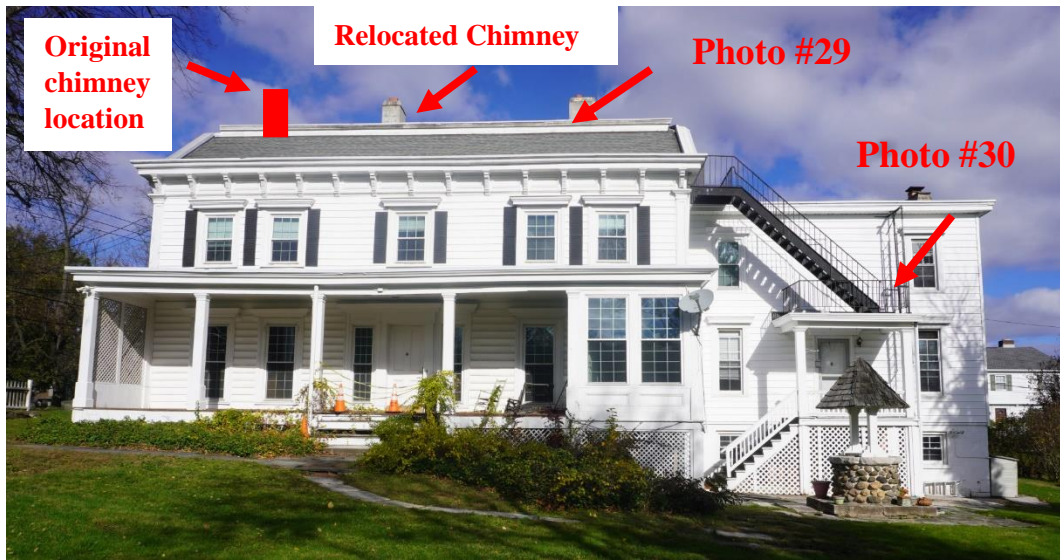


Photo #28: Rear south façade. Chimneys in colonial era Georgian style homes were symmetrically placed. Original chimney was demolished and relocated at some unknown point in the past. Typically, the front of home had the double sets of windows on either side of the door for this type of Georgian colonial. This means the façade that is now the front of the home that only has one window on each side of the door was most likely the old rear façade of the home.

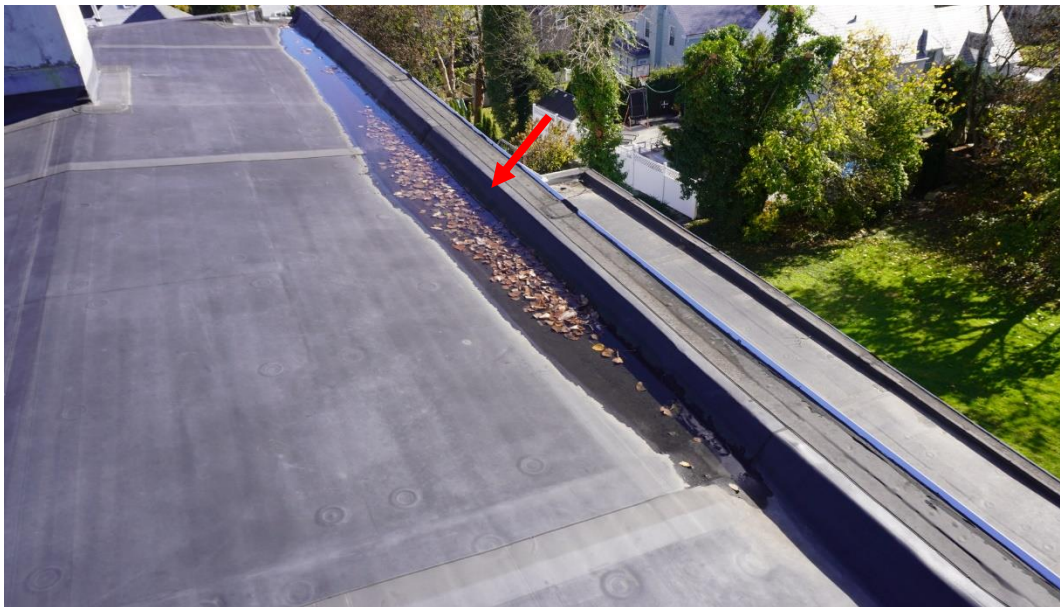


Photo #29: Roof structure has deflected causing water to pool. Roofing membrane observed to be fairly new.



Photo #30: Exterior metal stair egress just sitting on roofing membrane and not attached to structure.

Rear Porch



Photo #31: Rear porch sitting on stone pillars that are showing signs of deterioration.



Photo #32: Rear porch sitting on stone pillars that are showing signs of deterioration.



Photo #33: Rear porch was extended to be made wider at some unknown time in the past.



Photo #34: Rear porch sitting on stone pillars that are showing signs of deterioration.

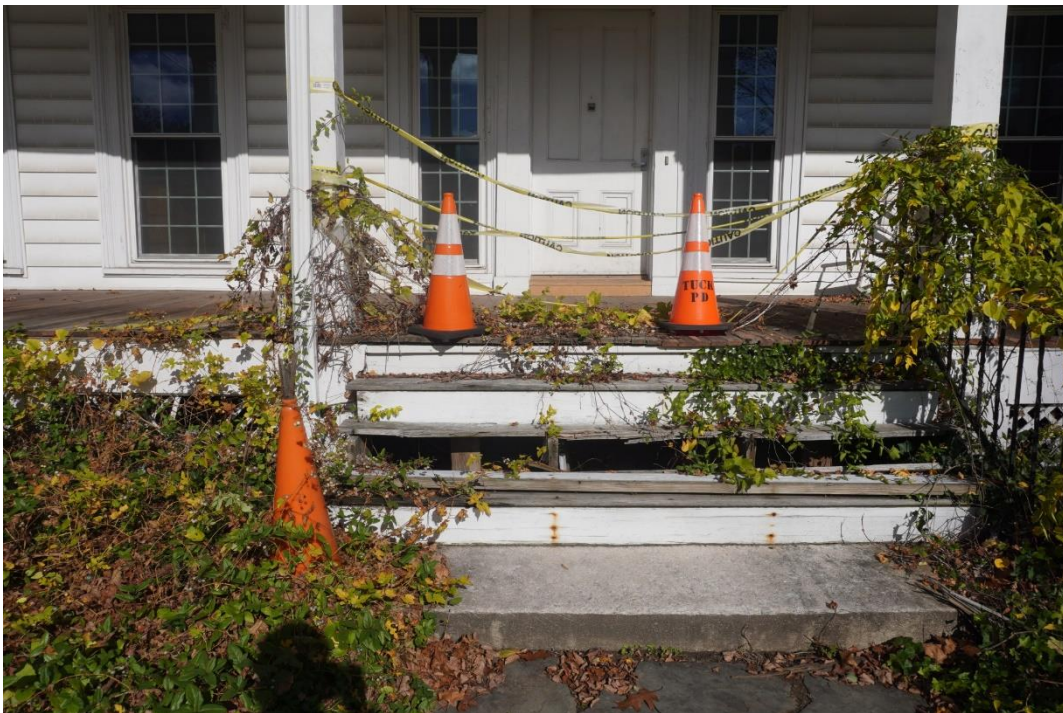


Photo #35: Rear porch stairs deteriorated. No longer usable. Unsafe condition.

Cellar/Crawl Space



Photo #36: Water intrusion foundation wall, northeast corner of home at extension.



Photo #37: Water intrusion foundation, south wall of home at extension.



Photo #38: Mold formation and deteriorating damp plaster interior walls at cellar level due to water wicking up through cellar floor.



Photo #39: Mold formation and deteriorating damp plaster interior walls at cellar level due to water wicking up through cellar floor.



Photo #40: Water infiltration around cellar window, north façade of home at window well.



Photo #41: Horizontal crack has formed in concrete window well, north façade.



Photo #42: Water infiltration at base of inner, original foundation wall. Water is rotting base of wood support post. Crawlspace that spans the front side of the home is located on the other side of this wall.



Photo #43: Water infiltration through foundation floor around perimeter of boiler pit. Concrete footings were never poured beneath temporary support columns that were added to prop up both failing girders in the cellar.



Photo #44: Concrete footings were never poured beneath temporary support columns that were added to prop of both failing girders in the cellar.



Photo #45: Cellar floor observed to be composed of bricks with a cement stucco layer that is deteriorating.



Photo #46: Water infiltrating through foundation is bringing in soil through spaces between dry laid rubble stone walls. Soil piling along inside of foundation walls.



Photo #47: Water infiltrating through foundation is bringing in soil through spaces between dry laid rubble stone walls. Soil piling along inside of foundation walls.



Photo #48: Two 10x3 beams spaced 16 inches apart on left are spanning 19 feet. The reason 6"x9-1/4" beam on right is sized larger than other joists is unclear. It is uncommon for such a large member to be sitting on a door header.



Photo #49: Pipe penetration drilled through door header leading out to rear yard.



Photo #50: Horizontal crack from shear stress resonating down entire member from notch at end of beam.



Photo #51: Horizontal crack from shear stress resonating down entire member from notch at end of beam.



Photo #52: Wood joist observed to have a large extent of termite damage.



Photo #53: Joists connections in crawlspace observed to be coming apart. Piping was run into crawlspace through what potentially was an old window in original foundation wall.



Photo #54: Piping was run into crawlspace through what potentially was an old window in original foundation wall.



Photo #55: Piping was run into crawlspace through what potentially was an old window (second location) in original foundation wall.



Photo #56: Dirt and soil infiltrating around window in cellar at west foundation wall.



Photo #57: Original west chimney was relocated at some unknown time in the past.



Photo #58: Cellar window at boiler room south foundation wall has been covered up when porch was added to the rear of the home.



Photo #59: Temporary support column being used to hold failing 9-1/2"x9-1/4" girder in boiler room. Column not mechanically attached to girder above and does not have a proper footing.

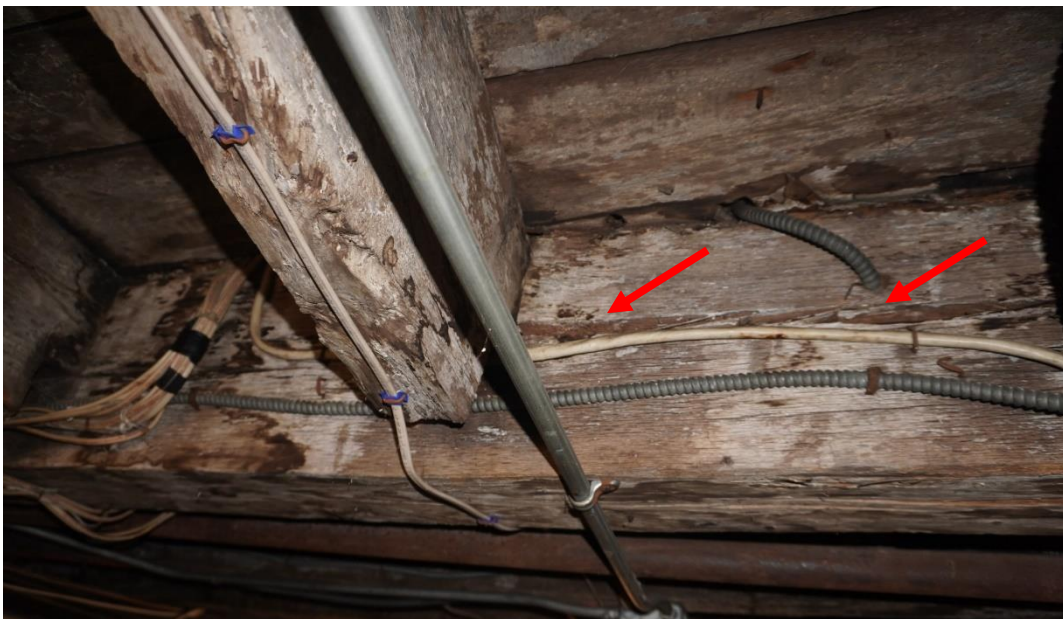


Photo #60: Large horizontal crack in 9-1/2"x9-1/4" girder in boiler radiating from mortise-and-tenon joint connections.



Photo #61: Wood joist observed to have a large extent of termite damage.



Photo #62: Cellar window (second location) at west end of home on south foundation wall has been covered up when porch was added to the rear of the home. Plumbing pipe drilled directly through main girder in the vertical direction, west end of cellar.



Photo #63: Plumbing pipe drilled directly through main girder in the vertical direction, west end of cellar.



Photo #64: Temporary support columns being used to hold failing 6-3/4"x10-1/2" girder in place west end of cellar. Columns are not mechanically attached to girder above and do not have proper footings.



Photo #65: Joist with inadequate support resting on foundation wall that is deteriorated and that has been damaged to make a pipe penetration into crawlspace.



Photo #66: Multiple penetrations have been made through a door header that is observed to be failing. There is a wall on the first-floor level directly above this header.



Photo #67: Joists spanning crawlspace sit on a thin sill plate which is not a standard timber framing technique. Typically, wood joists would be notched into the sill beam with use of a mortise and tenon connections (Probe #1).



Photo #68: Thin sill plate, joists spanning crawlspace are sitting on, is being supported by a rubble stone foundation wall that is coming apart (Probe #1).



Photo #69: Original floorboards above crawlspace have been removed. New wood flooring directly attached to joists. Crawl space joists sitting on an improperly supported sill plate.



Photo #70: Original floorboards above crawlspace have been removed. New wood flooring directly attached to joists. Crawl space joists sitting on an improperly supported sill plate (Probe#1).



Photo #71: Crawl space joists sit on a 7-inch sill plate that is only bearing 3 inches onto deteriorating foundation wall below. Sill plate has a four-inch unsupported overhang (Probe #1).



Photo #72: Crawl space joists sit on a 7-inch sill plate that is only bearing 3 inches onto deteriorating foundation wall below. Sill plate has a four-inch unsupported overhang (Probe #1).



Photo #73: Exterior foundation along north side of home below sill beam is deteriorating and observed to have displaced. (Probe #1)



Photo #74: Wood joists in crawlspace are sitting 7 inches above exposed dirt beneath crawlspace. Crawlspace is inaccessible. Crawlspace foundation most likely does not extend below the frost line (Probe #1). Further investigation required.



Photo #75: Wood joists spanning crawl space are being inadequately supported at midspans by wood members that are balanced above unstable pieces of stone (Probe #1).

1st Floor



Photo #76: Location of west chimney that was relocated at some point in the past. Foundation still in place and can be observed in cellar below.



Photo #77: Chimney was added to this location at some unknown point in the past. Presumably when the original west chimney was demoed.



Photo #78: Vertical exterior framing members spaced at approximately 10 to 11 inches apart along west façade sitting on sill beam (Probe #1).



Photo #79: Vertical exterior framing members spaced at approximately 10 to 11 inches apart along west façade sitting on sill beam (Probe #1).



Photo #80: Large beam observed in ceiling soffit spanning east to west. Beam is acting as a midspan support for floor joists above that span north to south (Probe #2).



Photo #81: 10x7 Exterior spandrel beam running north to south 1st floor ceiling level along west exterior wall. (Probe #2)



Photo #82: Ceiling soffit contains a support beam that runs east to west below the spandrel beam. Beam running east to west supports joists above at midspan. This is an atypical configuration that was most likely a modification and not part of the original timber framing design (Probe #2).



Photo #83: Soffit was opened up to further investigate crack. When soffit at this location was opened up it was empty inside and apparently was just there for aesthetic purposes (Probe #3).



Photo #84: Soffit was opened up to further investigate crack. When soffit at this location was opened up it was empty inside and was just apparently there for aesthetic purposes (Probe #3).



Photo #85: Joists above faux soffit are running north to south and are spaced at 18” inches apart. All other floor joists observed in the original structure above the ground level are running perpendicular to these joists (Probe #3). Further investigation required.



Photo #86: Large floor depression adjacent to load bearing wall 1st floor. This area is directly above girder that is failing in the boiler area and being propped up with temporary columns. Staircase to go up to the second floor was originally located somewhere in this room.



Photo #87: Large floor depression adjacent to load bearing wall 1st floor. This area is directly above girder that is failing in the boiler area and being propped up with temporary columns. Staircase to go up to the second floor was originally located somewhere in this room.

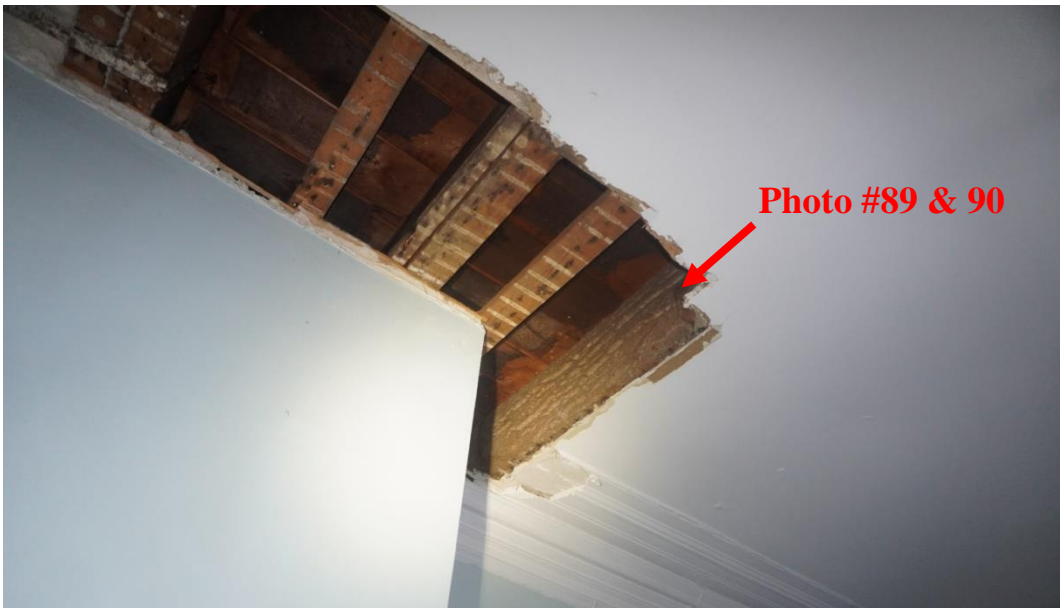


Photo #88: Ceiling joist that was never fully scored into a square framing member and still has bark exterior (Probe #4).



Photo #89: Ceiling joist that was never fully scored into a square framing member and still has bark exterior (Probe #4).



Photo #90: Ceiling joist that was never fully scored into a square framing member and still has bark exterior (Probe #4).



Photo #91: Large shrinkage crack that runs entire floor joist (Probe #4).



Photo #92: Interior girder running north to south is splitting along the mortise and tenon joint connections (Probe #4).



Photo #93: Interior girder running north to south is splitting along the mortise and tenon joint connections (Probe #4).



Photo #94: Wall containing girder beam showing signs of deflection. This girder is directly above girder that is failing in the boiler room area and is being propped up with temporary columns (Probe #5).



Photo #95: Interior girder that is showing signs of deflection. Girder is directly above girder that is failing in the boiler room area and is being propped up with temporary columns (Probe #5).



Photo #96: Mortise and tenon connection between a bracing member and interior girder being held in place with a wooden peg. (Probe #5)



Photo #97: Girder beam that runs north to south in wall that use to be the exterior wall of the original structure (Probe #6).



Photo #98: Old exterior wall vertical member that was never scored down into a square (Probe #6).

2nd Floor



Photo #99: Depression in second floor hallway. Most likely due to weight of walls and bathroom added in this area. Further investigation would be required to figure out exact cause.



Photo #100: Floor joists supporting attic above observed at second floor level are oriented east to west. Large hole drilled through girder for pipe penetration (Probe #7).



Photo #101: Floor joists supporting attic above observed at second floor level are oriented east to west. Large hold drilled through girder for pipe penetration (Probe #7).



Photo #102: Past termite damage was observed in floor joist supporting attic level (Probe #7).



Photo #103: New joists running east to west have been installed at higher level than original joists and are resting on a 2x4 wood ledges that have been nailed to girder to support attic floor above. It is unclear why these joists were installed. Most likely to add additional space for piping below showers and toilets in attic. Further investigation required. Original joists left in place and still supporting ceiling below (Probe #8).



Photo #104: New joists running east to west have been installed at higher level than original joists and are resting on a 2x4 wood ledges that have been nailed to girder to support attic floor above. It is unclear why these joists were installed. Further investigation required to figure out why this was done. Original joists left in place and still supporting ceiling below. Multiple joists supporting attic floor above have holes drilled above their neutral axis at the joists ends where shear force is the highest (Probe #8).



Photo #105: New joists running east to west have been installed at higher level than original joists and are resting on a wood ledge 2x4s that have been nailed to girder to support attic floor above (Probe #8).



Photo #106: New joists running east to west have been installed at higher level than original joists and are resting on a wood ledge 2x4s that have been nailed to girder to support attic floor above (Probe #8). (Probe #8)



Photo #107: Water damage adjacent to east exterior wall of addition. Cause unknown, further investigation required.

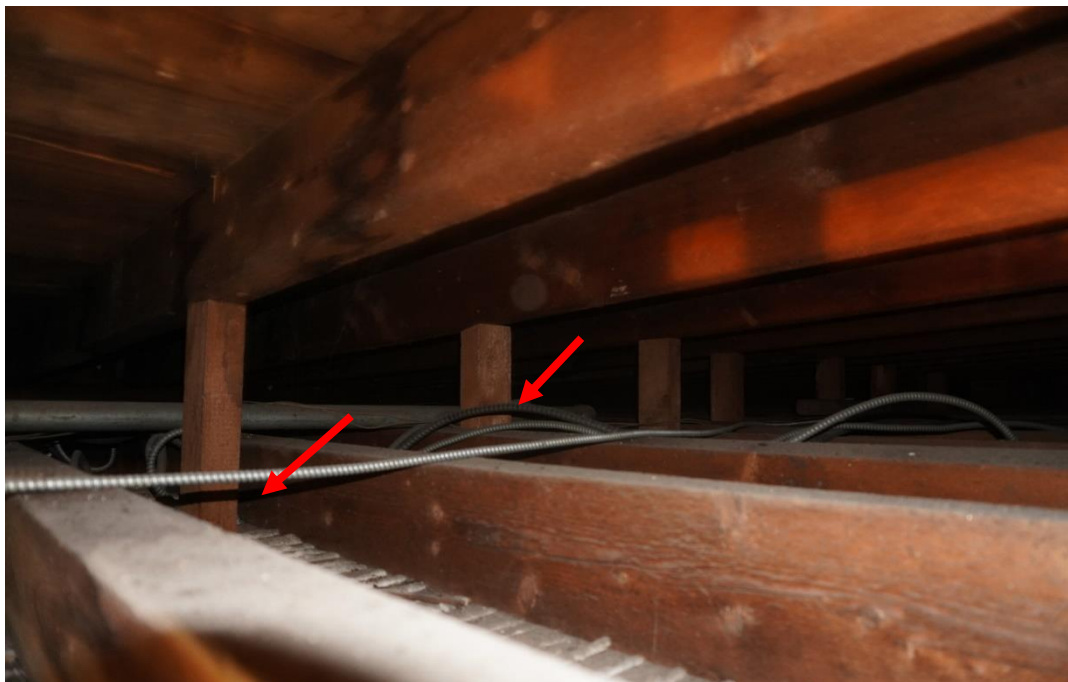


Photo #108: View facing northeast in roof void between 2nd floor ceiling joists and roof joists in the addition. Roof joists do not align with ceiling joists and are being supported at midspan with blocking that is resting right onto plaster ceiling (Probe #9).



Photo #109: View facing northeast in roof void between 2nd floor ceiling joists and roof joists in the addition. Roof joists do not align with ceiling joists and are being supported at midspan with blocking that is resting right onto plaster ceiling (Probe #9).

Attic



Photo #110: Pipe penetration drilled through girder drilled above its neutral axis. Observed in unfinished attic area, north side of original structure.



Photo #111: Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #10).



Photo #112: Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #11).



Photo #113: Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #11).



Photo #114: Vertical crack that has opened more towards the bottom observed, attic post
Unclear why this has occurred. Further investigation required (Probe #12).

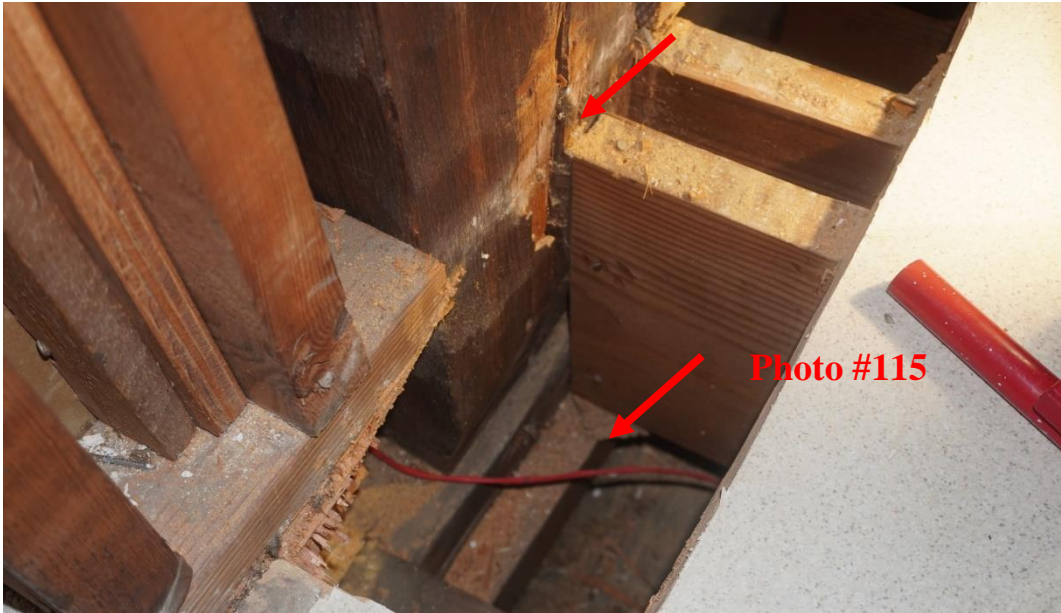


Photo #115: Vertical crack that has opened more towards the bottom observed, attic post. Unclear why this has occurred. Further investigation required. New wood joists have been installed going east to west bearing on wood ledge that has been nailed into girder. It is unclear why this was done. Further investigation required (Probe #12).



Photo #116: New wood joists have been installed going east to west bearing on wood ledge that has been nailed into girder. It is unclear why this was done. Further investigation required (Probe #12).

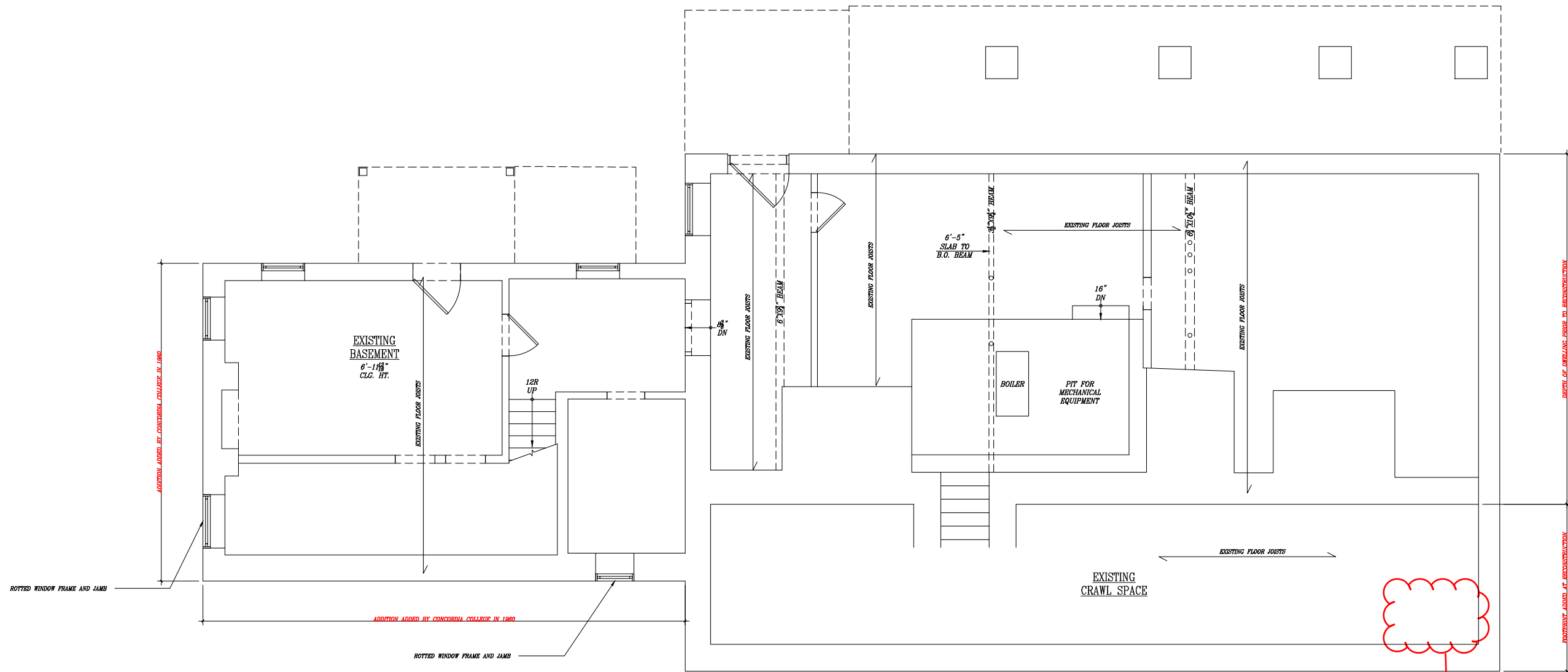


Photo #117: Roof support beam observed to be coming apart.



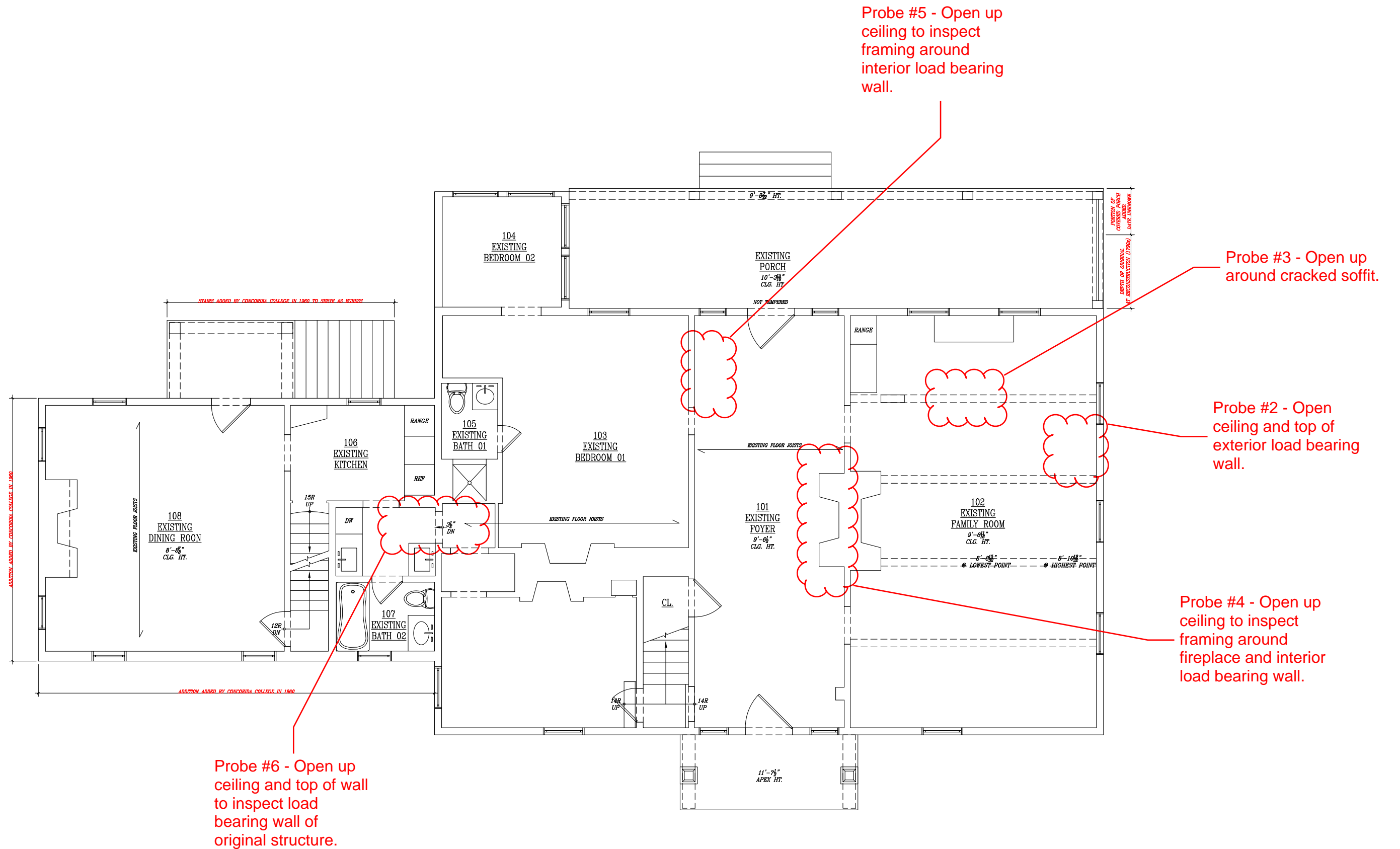
Photo #118: Roof support beam observed to be coming apart.

Appendix B – Probe Locations

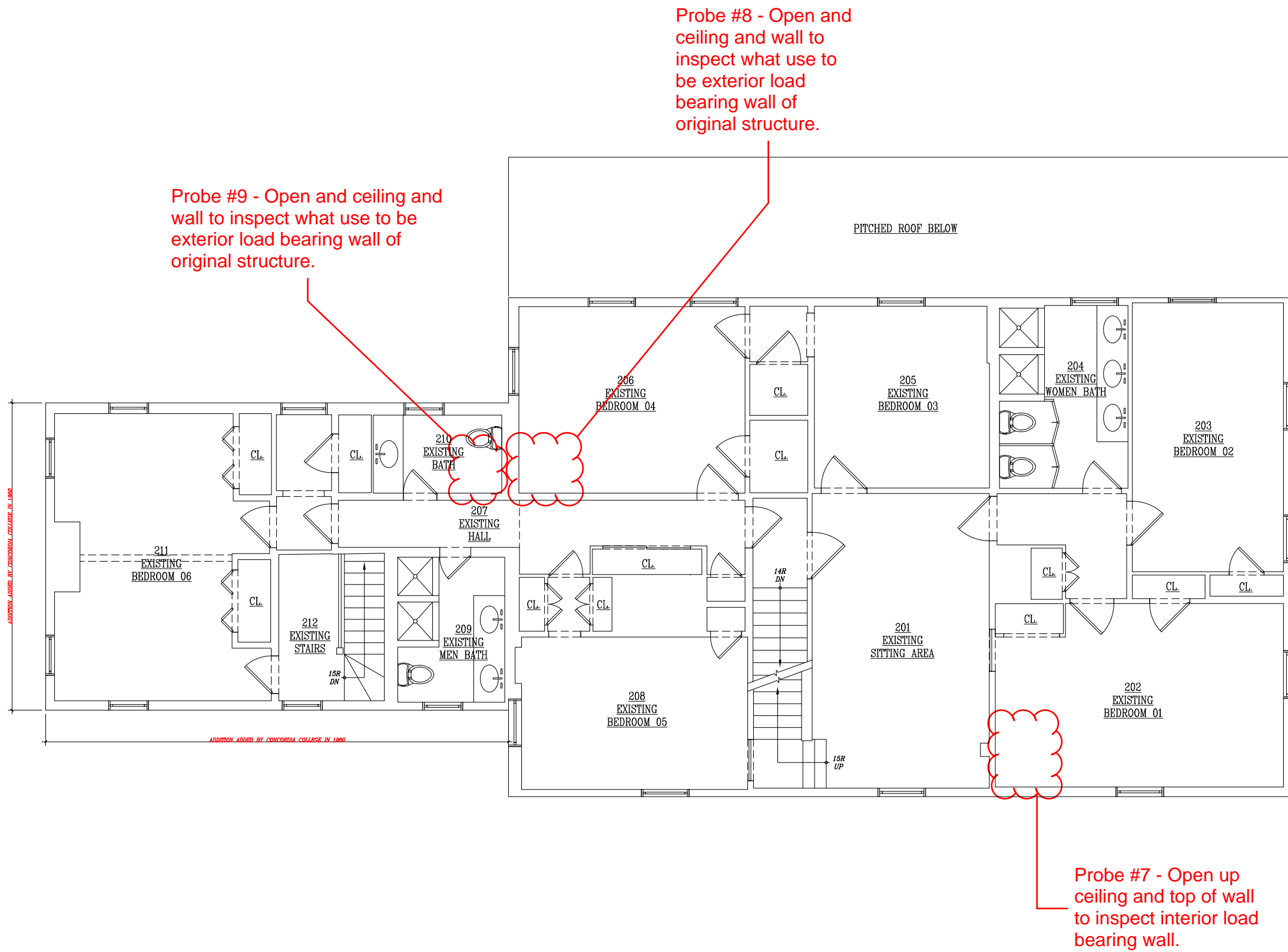


Probe #1 - Remove floor boards to inspect crawlspace.

Appendix B – Probe Locations

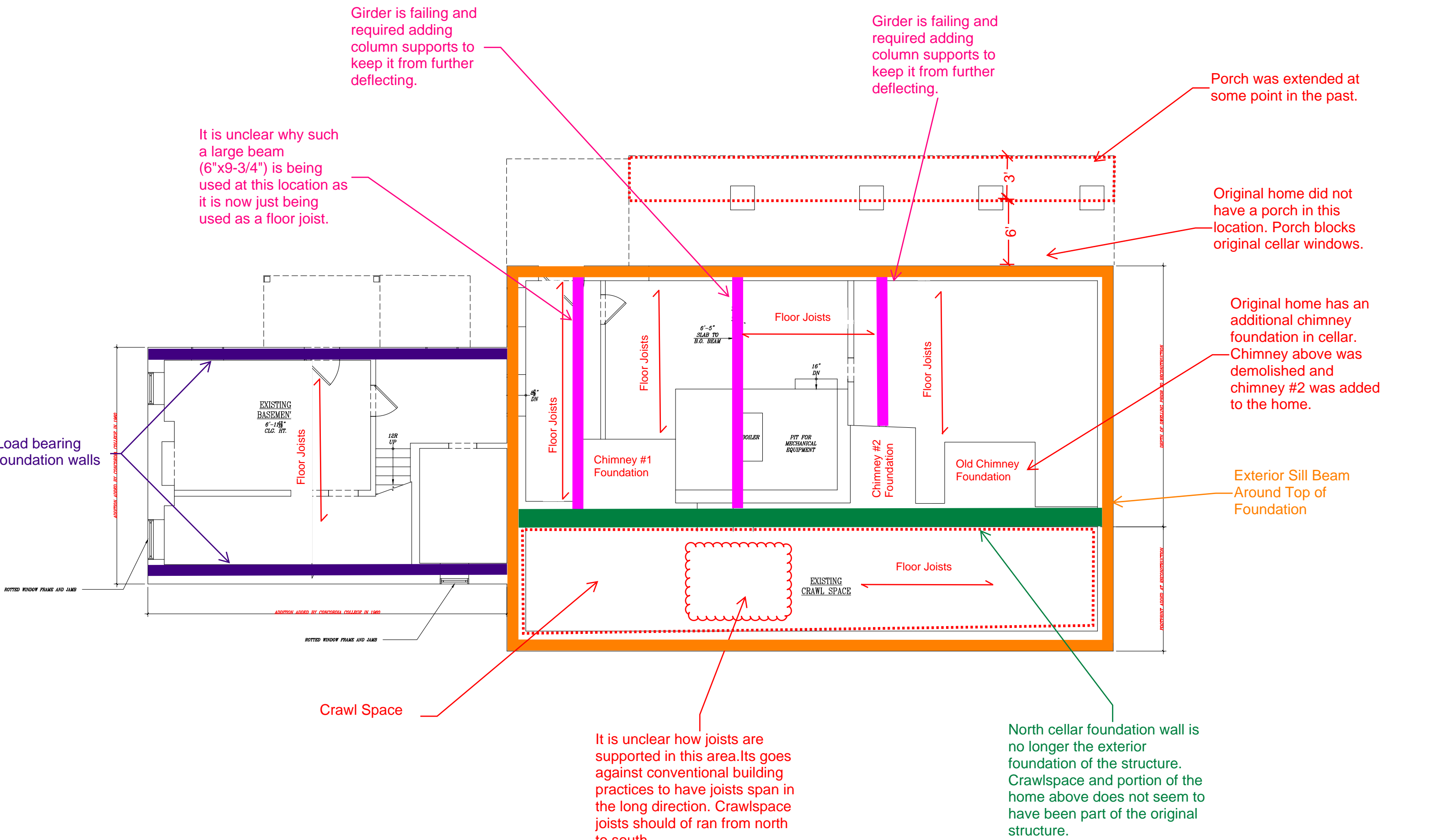


Appendix B – Probe Locations



Appendix C – Structural Layout

(*Structural members shown are supporting ground level above.)

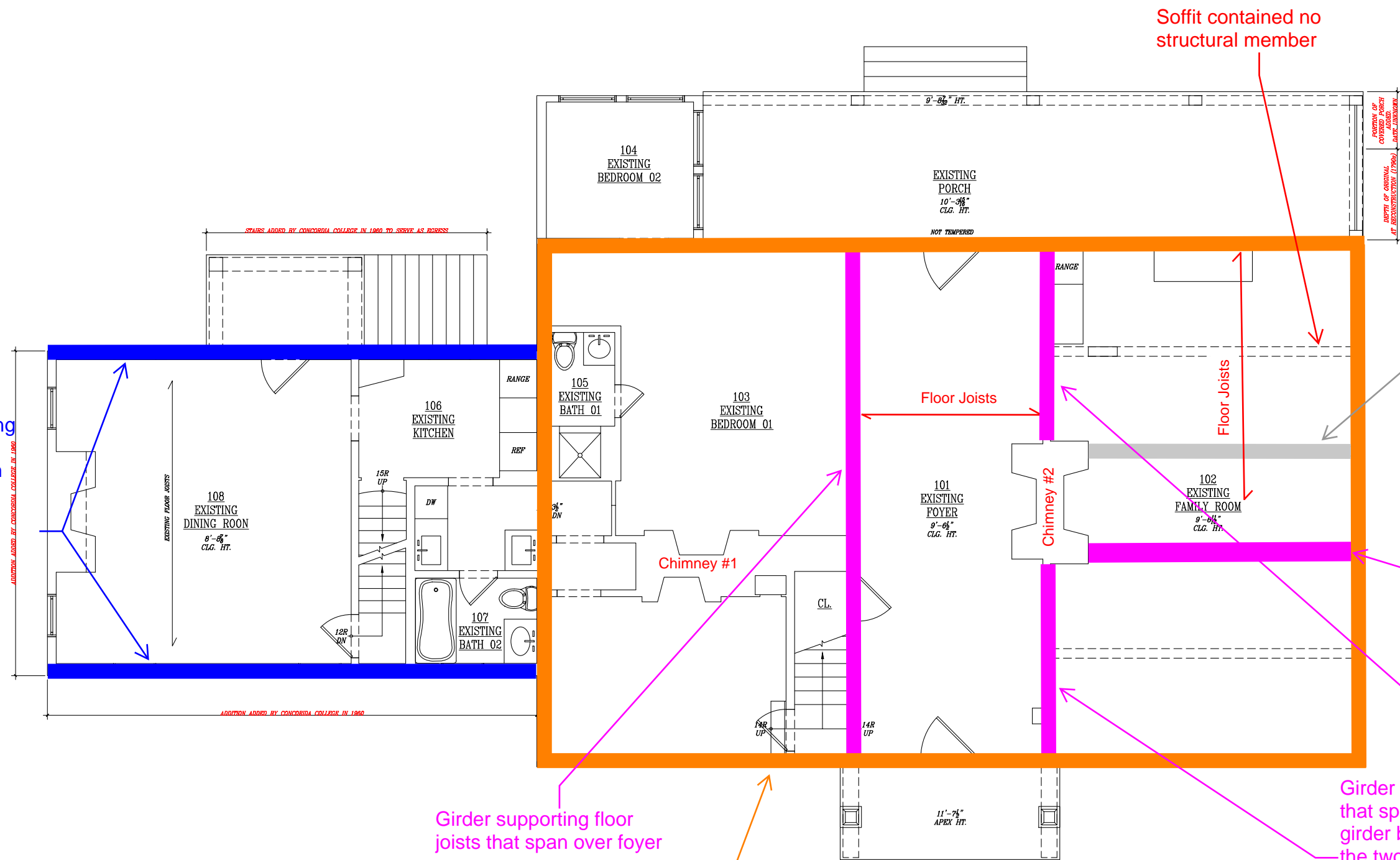


Cellar/ Crawlspace

Appendix C – Structural Layout

(*Structural members shown are supporting second level above.)

Exterior load bearing wood framed wall. Extension built with modern framing techniques.



Soffit contains large wooden member running below floor joists. Wood member is below ceiling level and is acting as additional support for floor joists. This is not a standard timber framing layout. Was a modification made after, potentially when the chimney was moved.

Floor joists connect to girder with mortise and tenon connections. Girder is above ceiling level.

Girder supporting floor joists that span over foyer. Original girder beam spanned between the two exterior facades and was modified when chimney #2 was added to the home.

Girder supporting floor joists that span over foyer

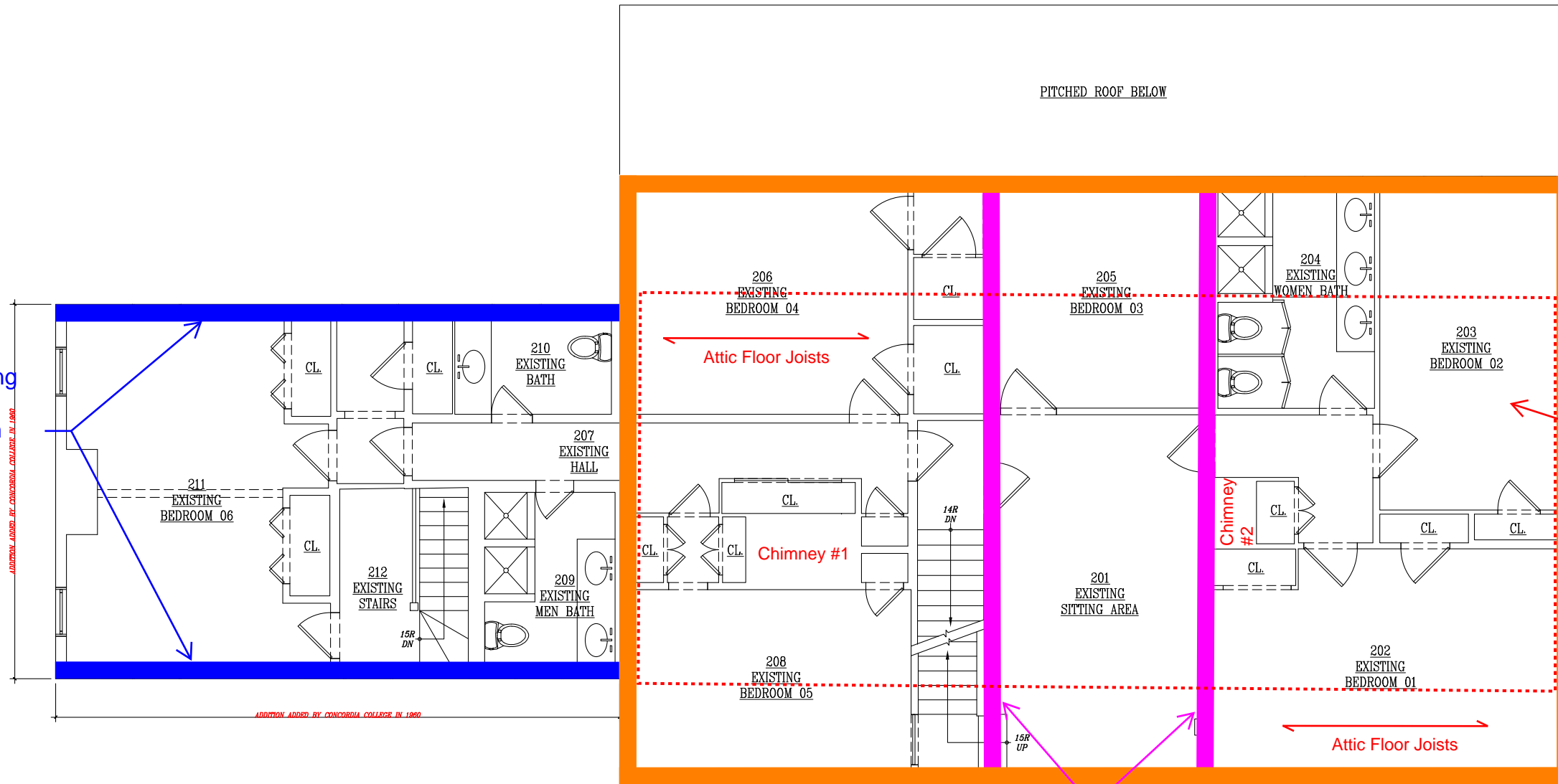
Exterior girt beams span the perimeter of the home

1st Floor (2nd Floor Framing)

Appendix C – Structural Layout

(*Structural members shown are supporting attic level above.)

Exterior load bearing wood framed wall. Extension built with modern framing techniques

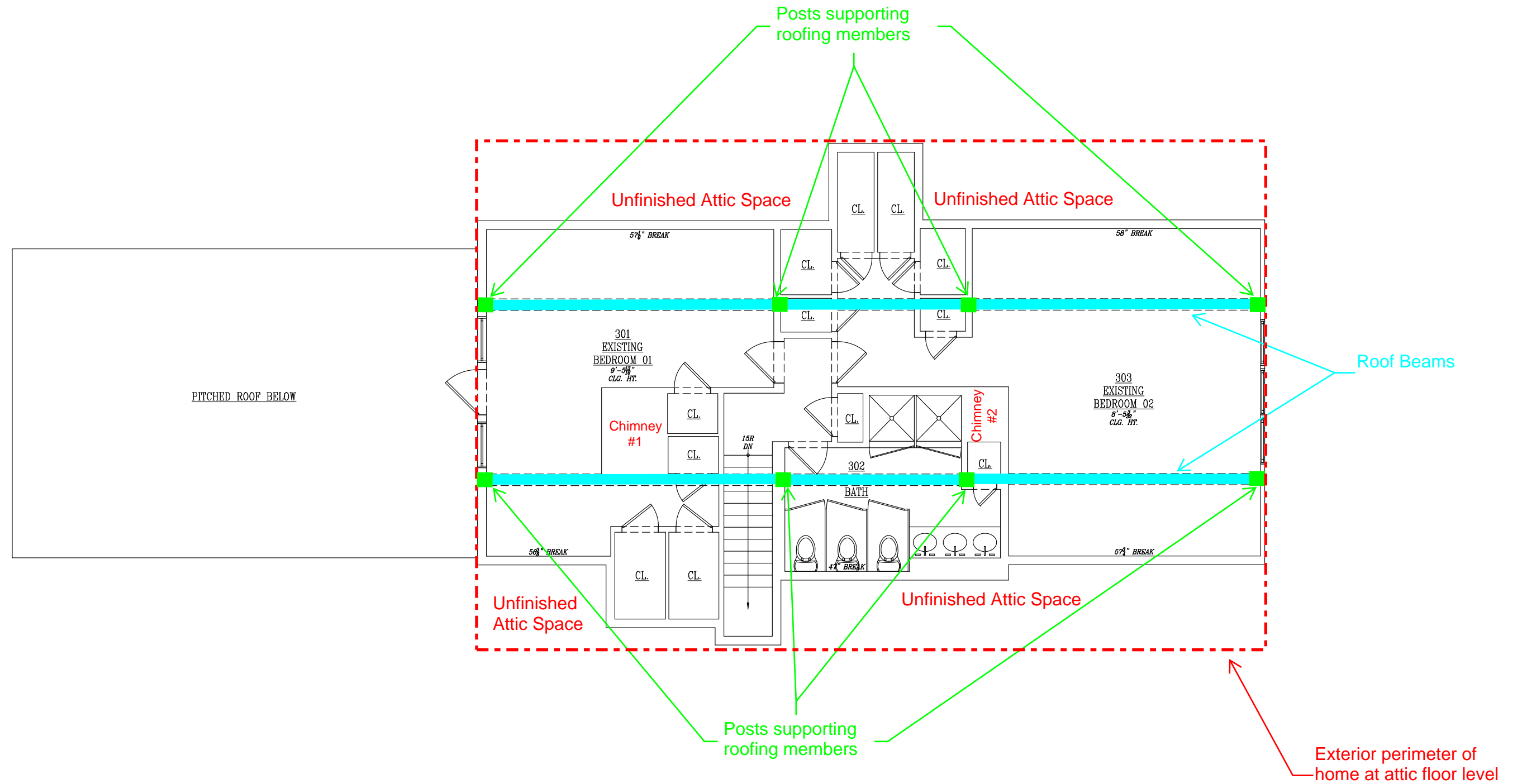


New joists have been installed in dashed area at a higher level to increase floor height in attic. Most likely to add additional space for piping below showers and toilets in attic. Older joists have been left in place.

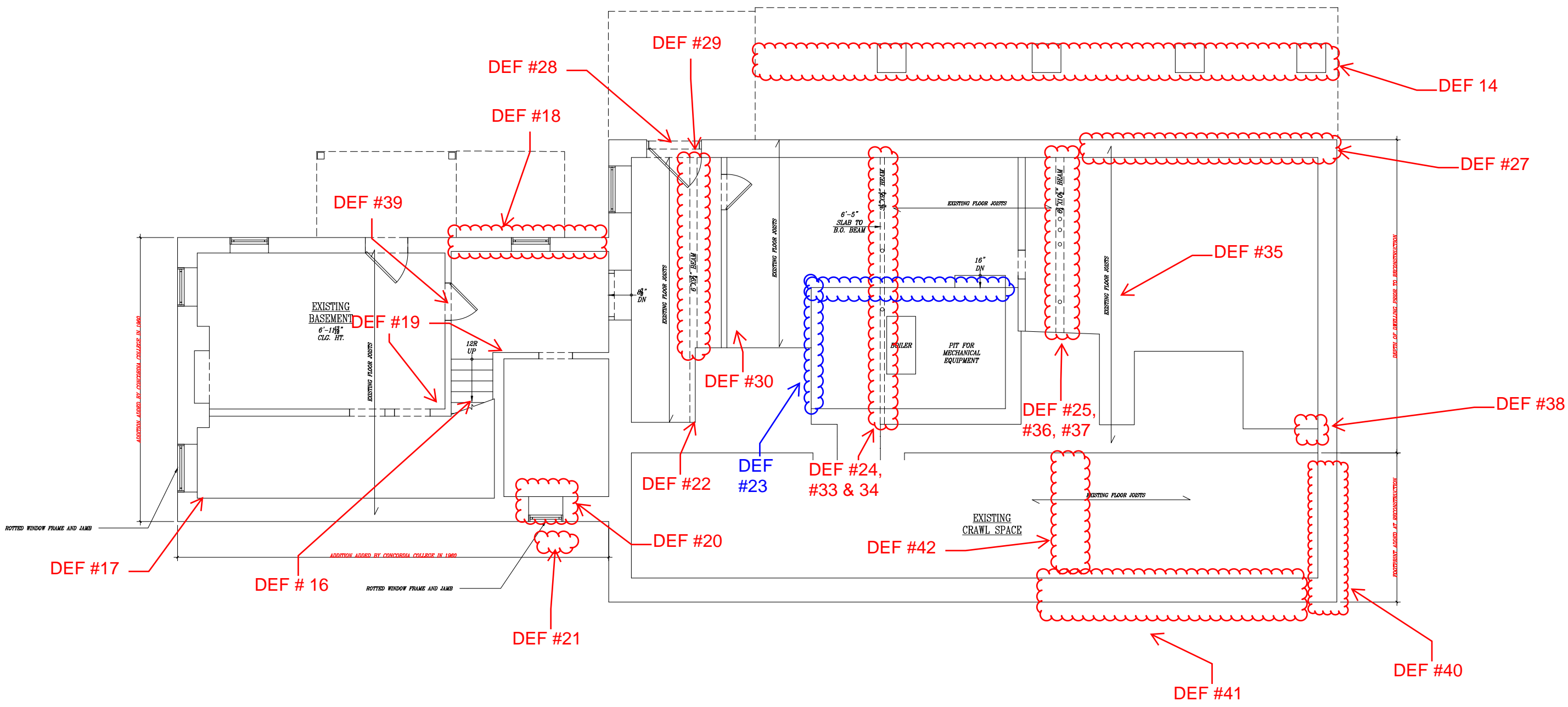
Girder supporting attic floor joists

Exterior girt beams span the perimeter of the home

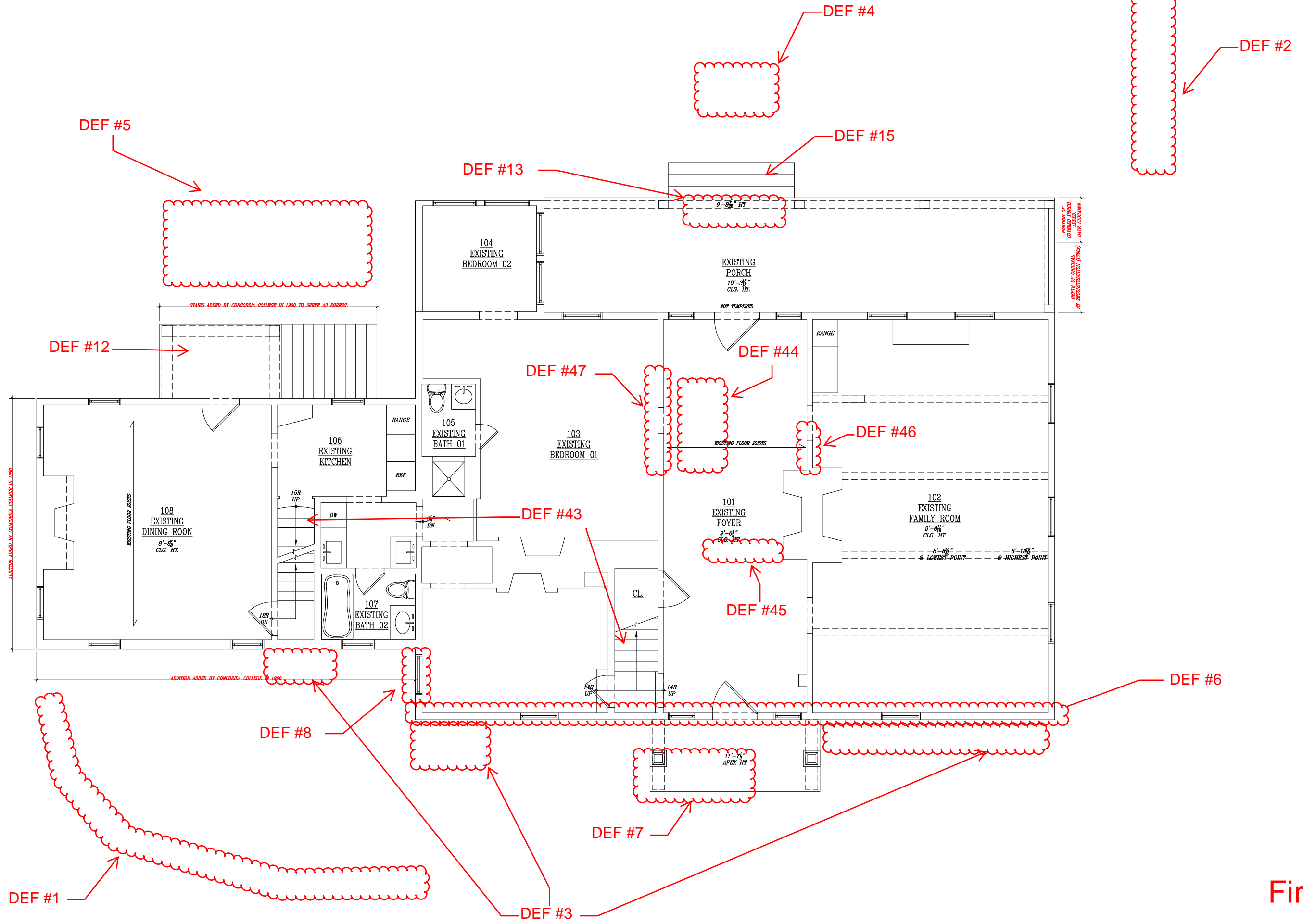
2nd Floor (Attic Floor Framing)



Appendix D – Deficiency Location Diagram

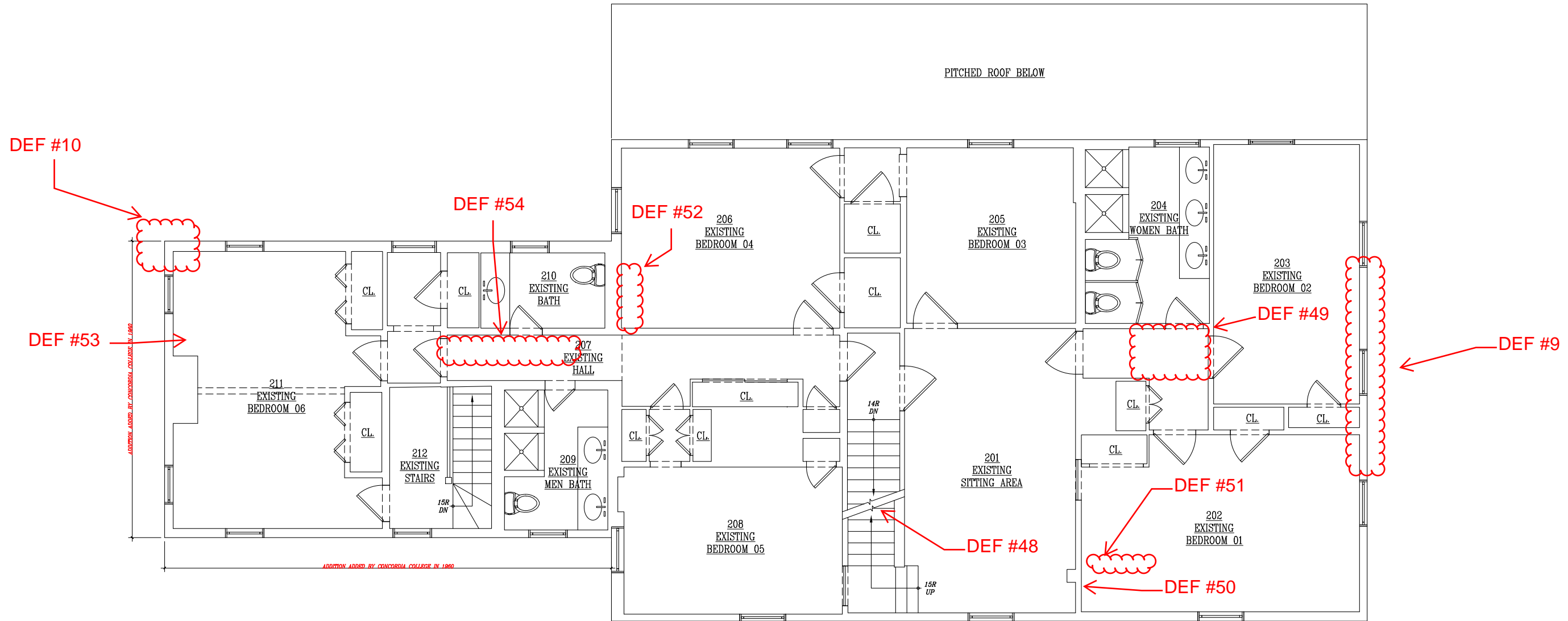


Appendix D – Deficiency Location Diagram

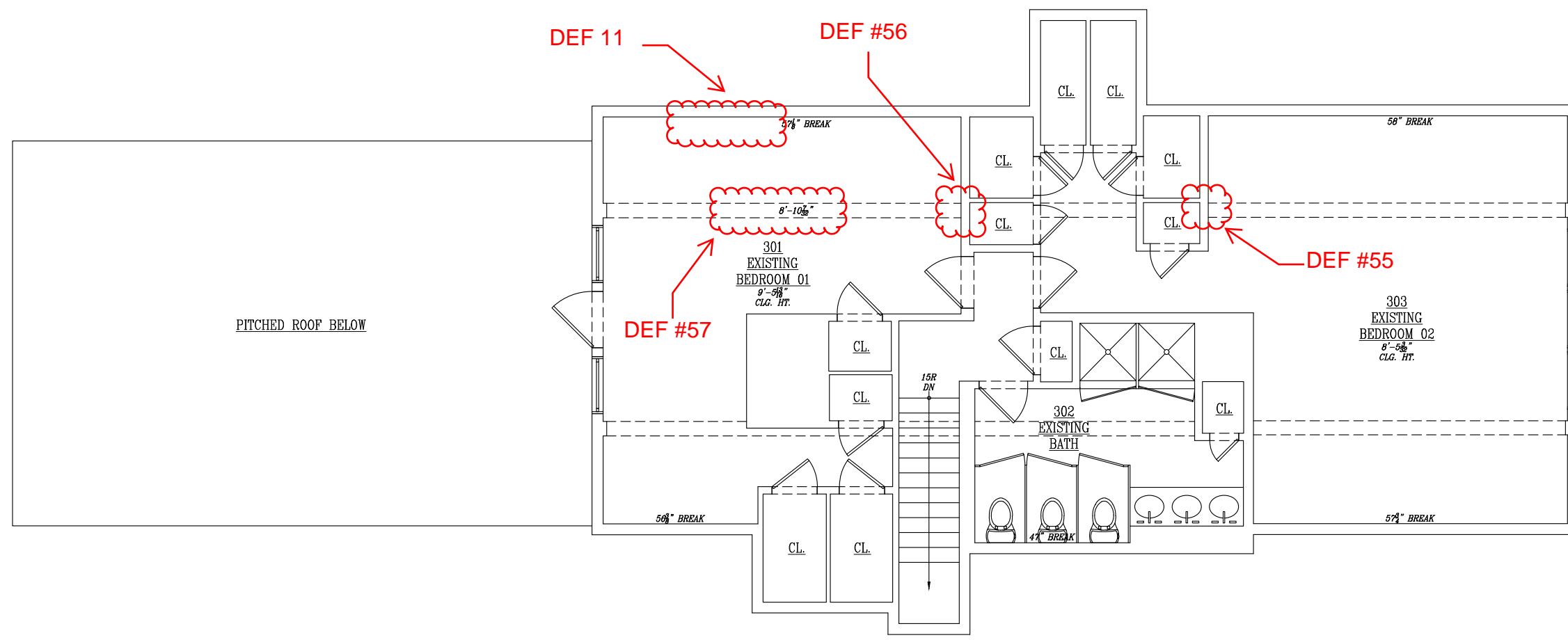


First Floor

Appendix D – Deficiency Location Diagram



Appendix D – Deficiency Location Diagram

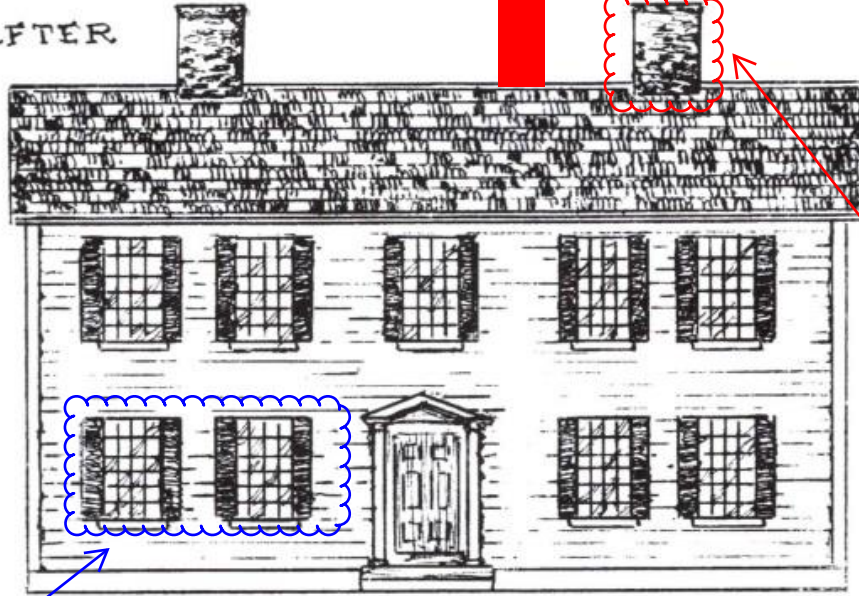


APPENDIX E - TWO INNER CHIMNEY
 GEORGIAN COLONIAL LAYOUT

Chimneys in colonial era
 Georgian style homes
 were symmetrical.

New chimney added at
 230 White Plains Road
 at some unknown time
 in the past.

AFTER

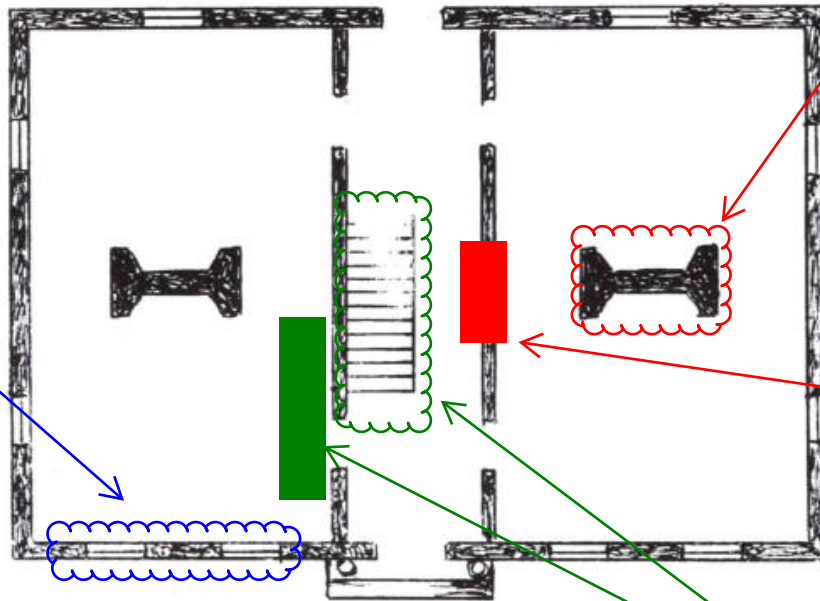


Original chimney at
 230 White Plains Road
 was demolished and
 moved at some
 unknown point in the
 past. The chimney
 foundation is still in
 place and can be
 observed at cellar
 level.

New chimney added at
 230 White Plains Road
 at some unknown time
 in the past.

Original staircase
 at 230 White Plains
 Road was
 demolished and a
 staircase was
 added at a new
 location at some
 point in the past.

Typically the front of
 home had the double
 sets of windows on
 either side of the door.
 This means the rear of
 the home at 230 White
 Plains Rd was the
 original front of the
 home.



GEORGIAN TWO CHIMNEY BACK-TO-BACK
 FIREPLACES

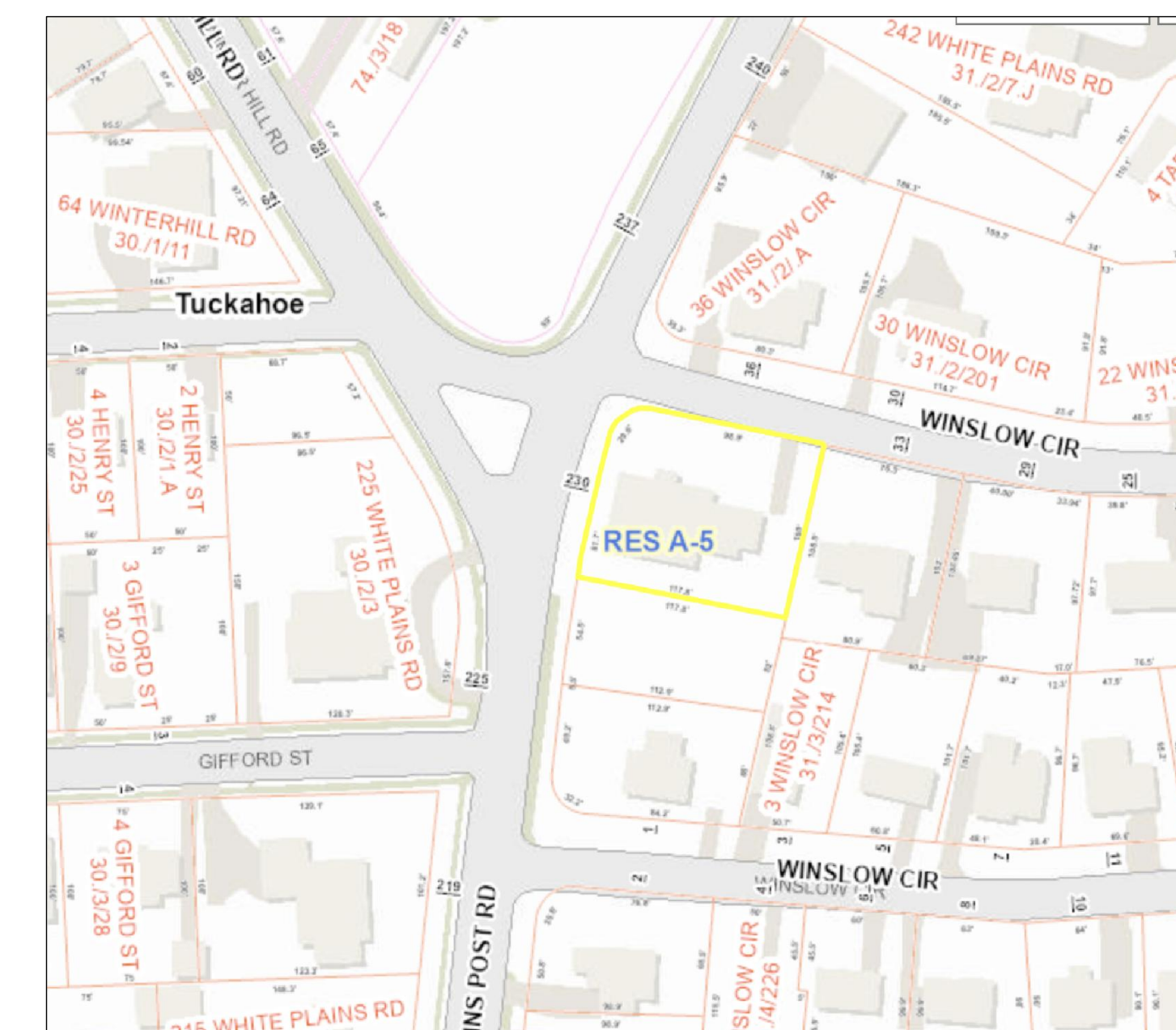
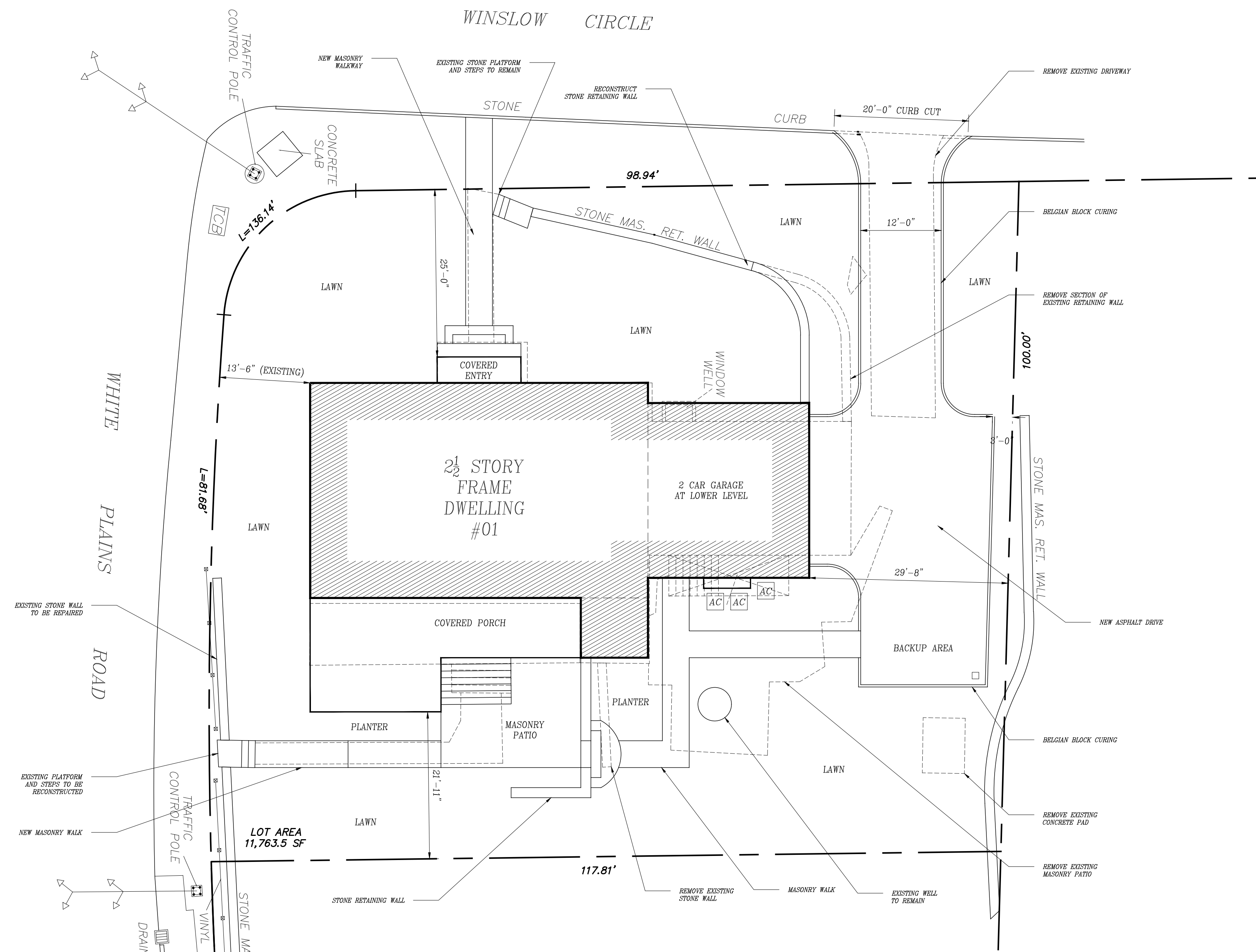
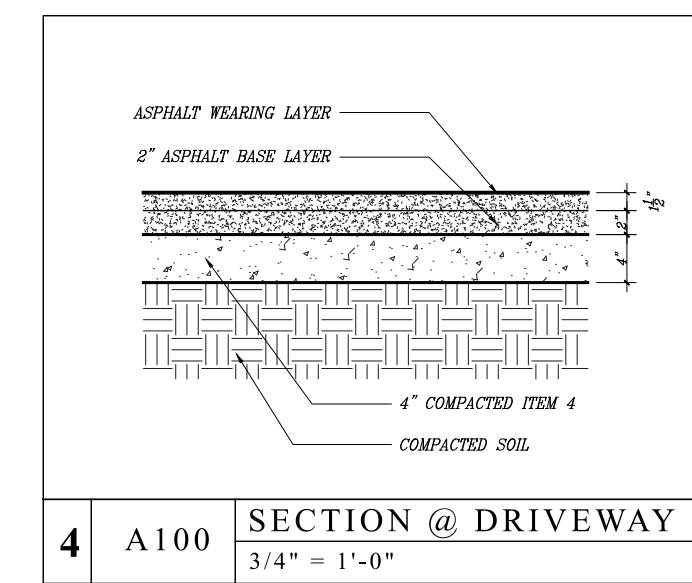
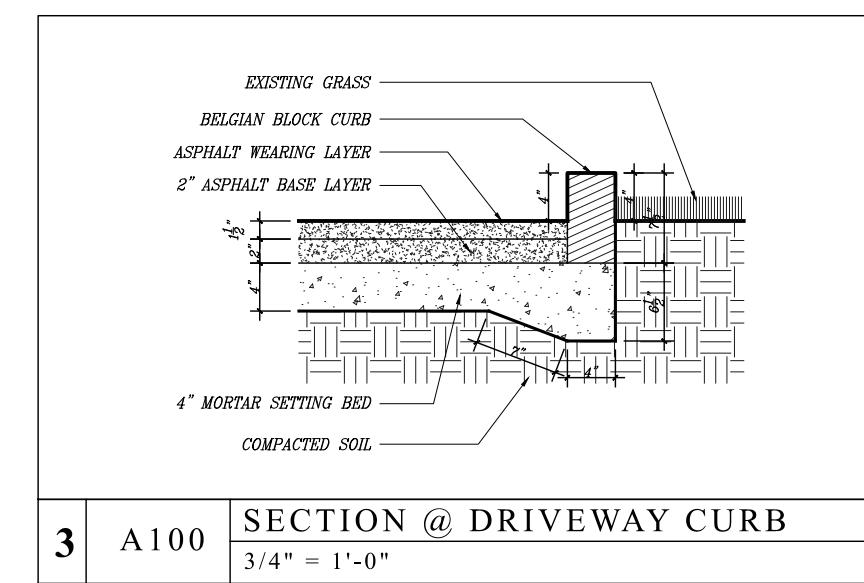
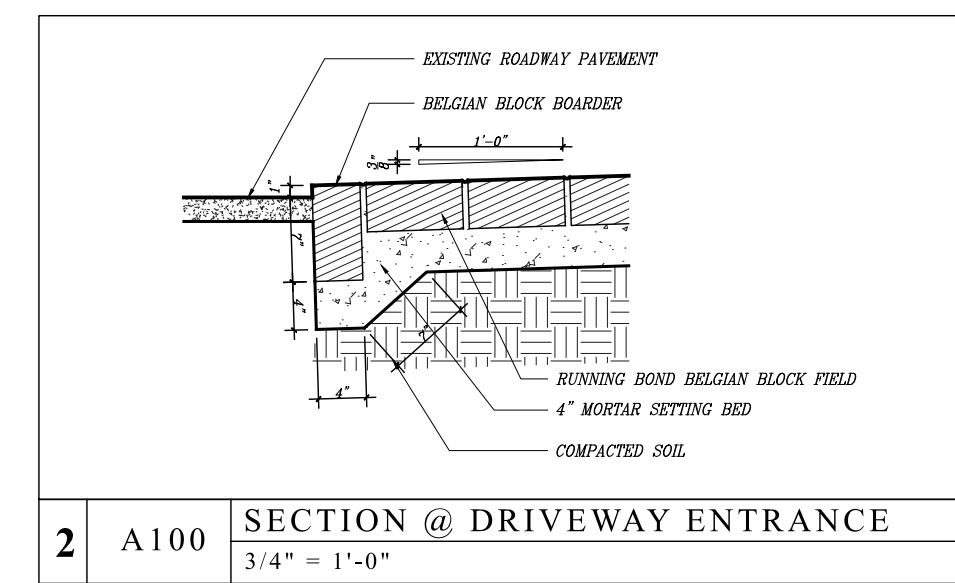
Elevation and floor plan was taken from
 the book "Home Building & Woodworking
 in Colonial America"

Residential Reconstruction at 230 WHITE PLAINS ROAD

TUCKAHOE - NEW YORK

Project Name
**A new
Single Family Residence
at 230 White Plains Road**
230 WHITE PLAINS RD.
TUCKAHOE, NY 10707

Project No. **202304**



SITE & ZONING INFORMATION

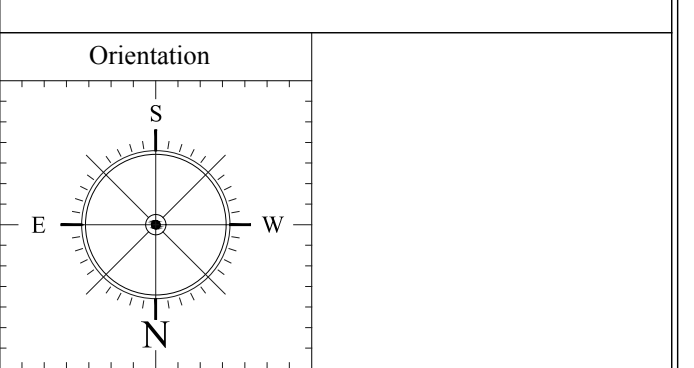
ADDRESS	SECTION	BLOCK	LOT	ZONE	LOT AREA
230 WHITE PLAINS ROAD, TUCKAHOE, NY 10707	31	3	13	RES A-5	11,763.5 SF

ZONING COMPLIANCE TABLE

	EXISTING	PERMITTED/REQUIRED	PROPOSED
LOT INFORMATION			
Lot Area (SF.)	11,763.5	10,000	NO CHANGE
Lot Frontage (FT.)	81.68	80	NO CHANGE
SETBACKS			
First Front Yard (FT.)	13'-6"	25'-0"	NO CHANGE
Second Front Yard (FT.)	22'-9"	25'-0"	25'-0"
First Side Yard (FT.)	23'-7"	9'-0"	29'-8"
Second Side Yard (FT.)	28'-9"	9'-0"	21'-11"
MAXIMUM GROSS FLOOR AREA	0.393	0.45	0.398
GROSS FLOOR AREA (SQ. FT.)	4,617.40	5,293.6	4,692
PRINCIPAL BUILDING INFORMATION			
Building Height:	31'-8 1/2"	35'-0"	30'-11 3/4"
Stories	2 1/2	2 1/2	2 1/2
MAXIMUM BUILDING COVERAGE	24.50%	35%	25.40%
	2,878.50	4,117.23	2,984.12

LOUIS CAMPANA ARCHITECT
8 Pasadena Road - Bronxville - NY - 10708
louiscampanaarchitect@outlook.com
914.573.6804

Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale: As Noted
Date: 11.02.22
Drawn by: LC

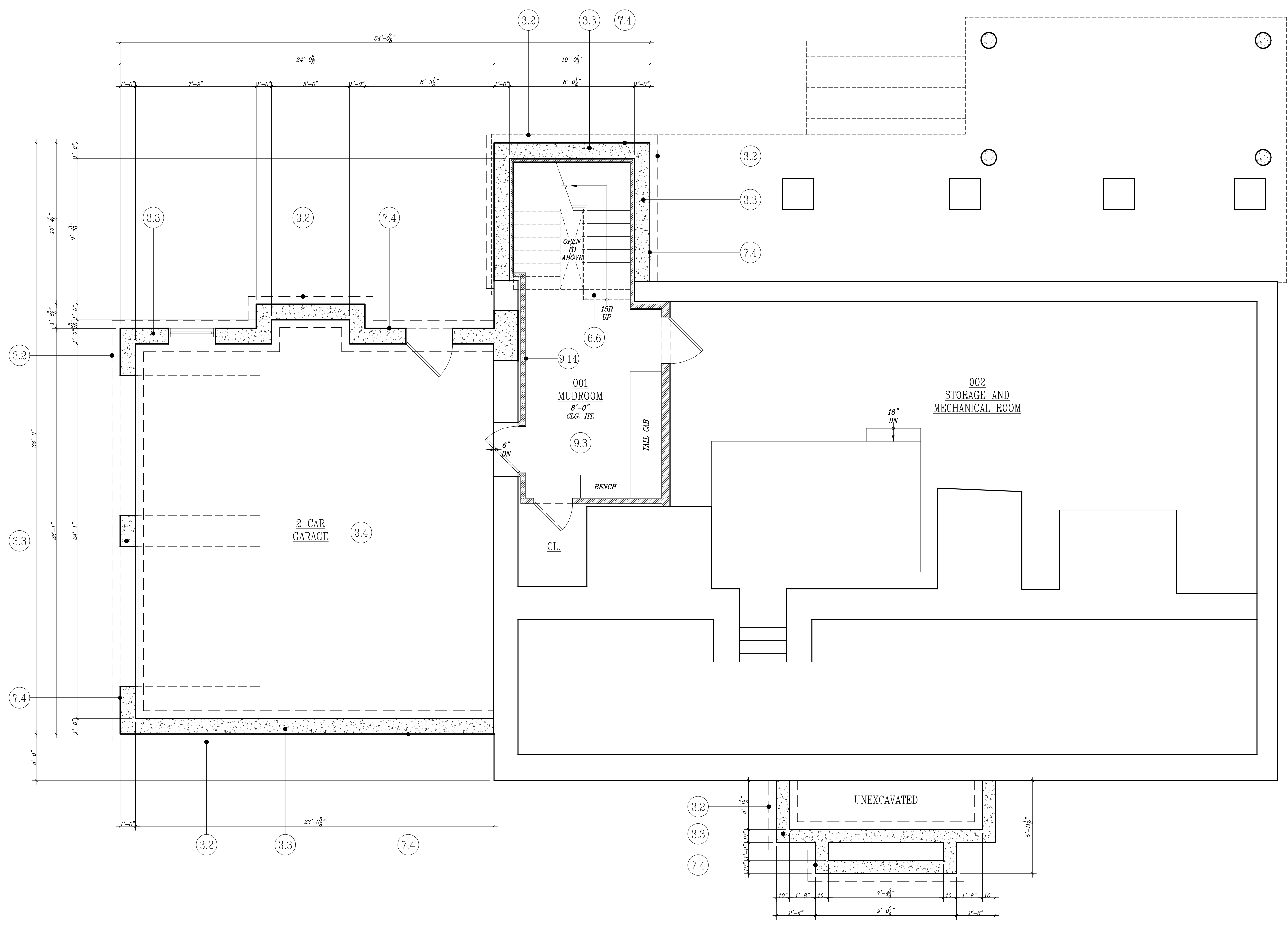
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Drawing Title
**PROPOSED SITE PLAN
ZONING ANALYSIS
SITE DETAILS**

Drawing No.

A100

1 A100 SITE PLAN
3/32" = 1'-0"



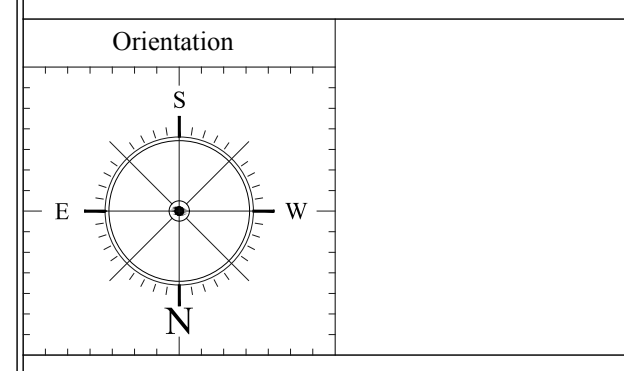
GENERAL MATERIALS AND SPECIFICATIONS:

- Notes shall be considered typical for items identified and shall apply at all same and similar conditions. Contractor to bring contracting conditions to the attention of the architect prior to construction/fabrication or rough in.
- DIVISION 1 - GENERAL REQUIREMENTS**
 1.1 Project designed in accordance with 2020 New York State Residential Building Code and all local guidelines and regulations.
 1.2 All existing facilities and materials to remain, shall be protected to greatest extent possible.
 1.3 Temporary electrical and water systems shall be identified and/or provided by contractor.
- DIVISION 2 - SITE CONSTRUCTION**
 2.1 Contractor to contact Call Before You Dig prior to any site activity. Provide all site fencing, clean cut locations, anti-tracking pads and like remedies as required as a part of approvals. Install construction fence and no trespassing signage.
 2.2 Site grading and excavation to be conducted in accordance with site development plans.
 2.3 See site development plans for underground drainage systems, propane tank locations (if required) and driveway configuration.
 2.5 Driveway construction - See site plan on A100.
- DIVISION 3 - CONCRETE**
 3.1 Typical concrete specification 4000 psi at walls and footings and 3500 psi at slabs. See structural drawings.
 3.2 Cast in place concrete footing with seal adhering waterstop strip at exterior of keyway. See wall sections for reinforcing requirements.
 3.3 Cast in place reinforced concrete foundation wall. See building sections and wall sections for reinforcing requirements and shelf locations.
 3.4 Reinforced concrete slab on grade over 10 mil. polyurethane vapor barrier and 2" high density rigid insulation over 6" of clean gravel compacted to 95%.
 3.5 1/2" diameter galvanized anchor bolt set in top of foundation wall @ 8" o.c. 12" from plate ends and 10" per plate min. See wall sections and structural drawings.
 3.6 30140 PVC conduit sleeves for site lighting, irrigation, gas/propane, water and future site features.
- DIVISION 4 - MASONRY**
 4.1 1" thermal finish bluestone terrace/step and walkways with 2" flamed square edges/corings to be mortar set on reinforced cast-in-place concrete slab over compacted gravel. See wall sections for details.
 4.2 2" thick thermal finish treads with flamed square edge.
 4.3 3 coat cement stucco parge painted white.
 4.4 Old World Tumbled limestone masonry. Contractor to provide architect with samples prior to execution.
 4.5 6" stone veneer with galvanized masonry ties @ 16" o.c. n.e. and weep holes at 24" o.c. along lowest course above grade. re-purpose foundation stone from 225 White Plains Road.
- DIVISION 5 - METALS**
 5.1 Structural steel beams refer to structural drawings.
 5.2 Structural steel columns refer to structural drawings.
 5.3 Copper stop flashing at sidewalls. Flashing shall extend 6" minimum above horizontal or diagonal surface.
 5.4 Crickets, window wells, metal roofing areas to use high temperature ice and water shield. Provide full soldered copper flashing as required to provide waterproof connection.
 5.5 Outlets - aluminum lined "snake gutter".
- DIVISION 6 - WOOD AND PLASTICS**
 6.1 Exterior wall framing: 2x6 studs @ 16" O.C. with 1/2" zip wall (taped joints) and painted 1/2" gypsum wall board on interior side with level 4 finish.
 6.2 All exterior trim shall be ADEX or equal in profiles and shapes depicted in construction documents. Refer to manufacturers requirements for adhesives and fasteners.
 6.3 Interior doors: Shop primed and field painted TruLite or equal. Refer to interior elevations or door schedule for door panel design. Contractor to provide shop drawings for approval.
 6.4 Exterior doors: Painted "smooth-grain" fiberglass door by Jeld-Wen. Contractor to provide shop drawings for approval.
 6.5 Stairs: 2" stained white oak treads and painted poplar risers. Refer to interior elevations for details and thickness. Handrails shall be painted mahogany. Refer to interior for baluster type and material. Handrails shall be 38" min. above nosings and handrails shall be 34" min and 38" max above leading edge of stair nosing. Balusters shall be spaced to reject the penetration of a 4" sphere. Open risers and/or space beneath bottom rails shall reject penetration of a 6" sphere. Shop drawings shall be provided for review and approval.
 6.7 Custom architectural millwork: All millwork and running trim shall be installed after mechanical system are activated and the material has acclimated to the interior environment for 14 consecutive days.
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
 7.1 Filled Ribs: GAF Timberline series asphalt roofing shingles (charcoal) on GAF deck armor or GAF ice and water over 1/2" CDX plywood sheathing.
 7.2 Wall Sheathing or Boards: Hardie clapboard or Vinyl siding (white) with 6" exposure over 5/8" wall sheathing. Refer to manufacturers requirements for adhesives, fasteners and sealing tape.
 7.3 All penetrations shall follow manufacturers lapping instructions. Exterior doors to have full soldered 16 Oz. copper pan flashing. Windows shall use pitched membrane pans.
 7.4 Foundation Insulation: Tuff-N-Dri spray applied liquid membrane with 1" insulated protection board. Contractor shall coordinate extent of insulation and waterproofing with site grades. Under-slab protection shall consist of 2" insulated protection board beneath 10 mil. polyurethane vapor barrier. Interior furred walls to be insulated with R-21 closed cell spray foam insulation.
 7.5 Roof Insulation: R-49 open cell spray foam insulation.
 7.6 Exterior Wall Insulation: R-21 closed cell spray foam insulation.
 7.7 Floor Deck Insulation: Perimeter rim board at each level to receive closed cell spray foam insulation with a minimum depth of 18".
 7.8 Interior floors and walls: all floors to receive fiber rock sound attenuating insulation and 1" layer of MEI membrane on exterior face of stud behind gypsum wall board.
 7.9 All floors exposed to the exterior and garage ceiling shall receive full depth closed cell spray foam insulation (R-49 min.).
 7.10 Window and Door shim space: Low expansion foam.
 7.11 Seams between studs and plates: Low expansion foam.
 7.12 EPDM membrane over solid ice and water shield.
- DIVISION 8 - EXTERIOR ROOFS AND WINDOWS**
 8.1 Doors and Windows: Andersen 400 series "double-hung window. Exterior color: White.
 8.2 Overhead Garage doors: Painted aluminum insulated garage door by 2P Garage Doors or approved equal as depicted in construction documents. Contractor to provide shop drawings for review and approval. Any glass within garage door shall be tempered. Liftmaster side mounted motor shall be included. Low clearance track with ceiling and wall dampers.
 8.3 Hardware style and finish TBD by Owner and Builder.
 8.4 Window Shutter: Timberline Fixed Louver Shutter "Wal. Exterior Color: Shale Stone.
- DIVISION 9 - FINISHES**
 9.1 Garage and mechanical room walls/ceilings abutting interior space: All walls in garage/mechanical room that are shared with interior space shall receive 1/2" type x gypsum wall board.
 9.2 All countertops, slabs and dimensional stone and grout shall be sealed in strict accordance with manufacturers guidelines.
 9.3 Floor tile over Schluter Ditra-Mat.
 9.4 Shower floor tile over Schluter Ditra-heat.
 9.5 Shower floor tile over Schluter waterproofing on mudset.
 9.6 Shower/tub wall tile over Hydroban Laticrete on 1/2" cement board tile to extend from shower floor or tub deck to ceiling.
 9.7 Carpet flooring by owner over 1/2" padding.
 9.8 Wood Floors: 1" wide rift and quarter sawn select white oak glued and nailed to clean subfloor. Contractor to provide stain samples for approval. Flooring material shall be acclimated to site conditions (mechanicals must be working) for 14 days prior to installation.
 9.9 Shower curb with Schluter waterproofing 5" max height.
 9.10 Flush shower threshold - coordinate with dropped framing.
 9.11 Framesless 1/2" tempered glass shower enclosure with diamond finish. Contractor to coordinate hinge finish with bathroom hardware.
 9.12 -
 9.13 Concrete floor.
 9.14 All 2x4 furred walls in unfinished basement areas to be insulated full depth with closed cell spray foam insulation and painted with fire resistant paint.
 9.15 All ceilings in unfinished basement areas to be insulated full depth and painted with fire resistant paint.
- DIVISION 10 - SPECIALTIES**
 10.1 Mechanical grilles in wood floor: Grilles with wood floor to be "Drillworks" flush aggregate to match species and finish of wood floors.
 10.2 Mechanical grilles in tile/stone floor: "Rogoo Register" model GR08 color to coordinate with color of tile/stone.
 10.3 Mechanical grilles on first floor, second floor hall and master suite: "Advanced Architectural Grillworks" Plaster J-Head for walls and ceiling.
 10.4 Mechanical grilles on second floor (except hallway and master suite), basement and attic: Surface mounted (concealed screw) white aluminum grille.
 10.5 Bathroom accessories: Medicine cabinets, towel rods, tp rods, robe hooks etc. to be selected by owner.
 10.6 Family Room Fireplace: MONTIGO Divine IS80F Traditional.
- DIVISION 11 - EQUIPMENT**
 11.1 Audio visual equipment to be coordinated with owners consultant and coordinated by contractor. System TBD.
 11.2 Appliances to be selected by owner. Contractor to coordinate all electrical and water supply/drainage required prior to installation.
 11.3 Gas/propane fired Modine heater to be located in garage.
- DIVISION 12 - FURNISHING**
 12.1 All furnishings not part of building envelope or mechanically fastened to building are responsibility of owner.
- DIVISION 13 - SPECIAL CONSTRUCTION**
 13.1 All specialties items shall be coordinated (not designed) at the owners request as an additional service.
 13.2 Automated roll down shades: TBD.
 13.3 Electric radiant heat by Schluter "Ditra-Heat" in master bathroom.
- DIVISION 14 - CONVEYING SYSTEMS**
 14.1 N/A.
- DIVISION 15 - MECHANICAL SYSTEMS**
 15.1 Hydro Air system with multi zone capacity, humidification and purification shall be included stay and all equipment and ductwork to be located within conditioned and/or insulated space. Wall cavities or plenums shall never be utilized as ducts. HVAC contractor to coordinate zones with owner and architect prior to installation.
 15.2 Plumbing rough-in to utilize "PEX" and to equal supply with copper stubs at fixtures. All main auxiliary drops to be cold iron. Cast iron waste line to be insulated with sound attenuating rock fiber insulation. apply rubber MEI membrane below joint bay walls over public spaces.
 15.3 All devices (thermostats, switches, controls) to be reviewed with owner prior to installation.
 15.4 Provide PVC shop sink and hot and cold water spicket in garage.
 15.5 Provide 4 outdoor water spicket locations.
- DIVISION 16 - ELECTRICAL**
 16.1 Electrical contractor to determine electrical load requirements and install new or upgrade electrical services as required to adequately supply the proposed improvements including future landscape lighting.
 16.2 High voltage wiring shall be copper "Romex" unless otherwise noted.
 16.3 Contractor to install outlets as per the national electric code and in accordance with all local codes. Kitchens to have a minimum of 2 circuits at countertops and at kitchen island.
 16.4 All devices/fixtures types to be Levcon. Decora screwless wall plates. Outlets to be located in base board and to be coordinated prior to rough-in.
 16.5 Outdoor LED flood light spec and locations to be reviewed on site. 5 locations to be included.
 16.6 Provide circuits for irrigation and future landscape lighting.

**LOUIS CAMPANA
 ARCHITECT**

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 914.573.6804

Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
Date:	11.02.22
Drawn by:	LC

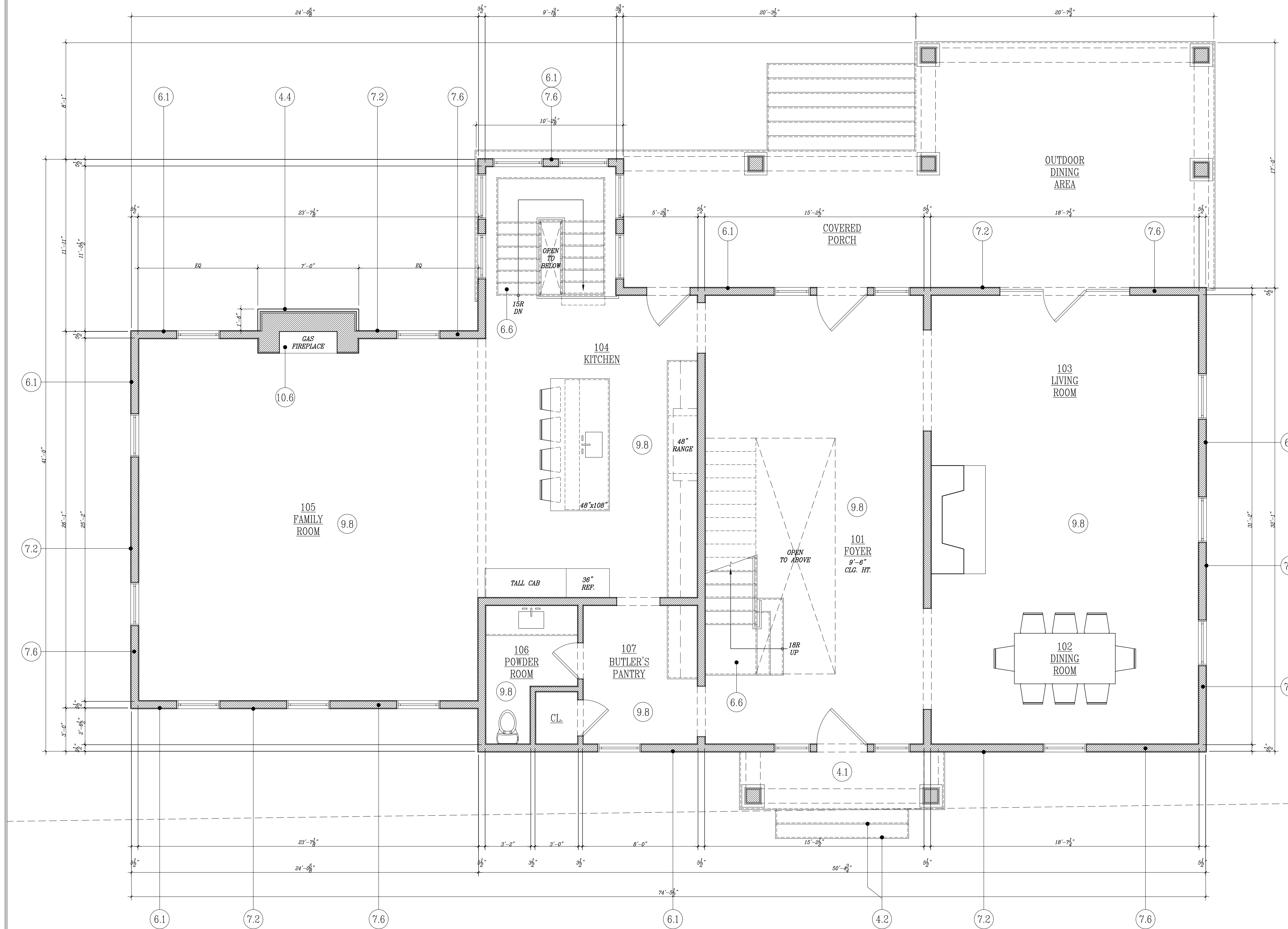
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Drawing Title
PROPOSED BASEMENT FLOOR PLAN

Drawing No.

A200

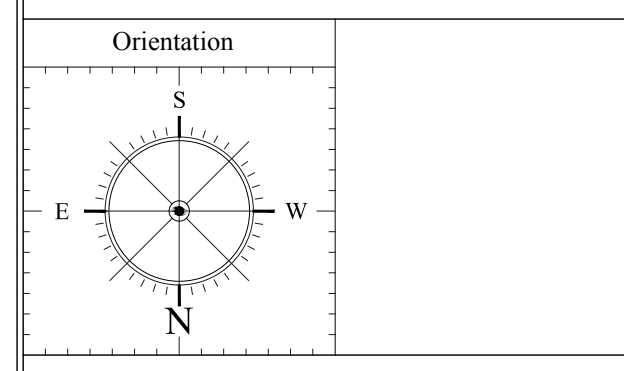


GENERAL MATERIALS AND SPECIFICATIONS:

- Notes shall be considered typical for items identified and shall apply at all same and similar conditions. Contractor to bring contracting conditions to the attention of the architect prior to construction/fabrication or rough in.
- DIVISION 1 - GENERAL REQUIREMENTS**
 1.1 Project designed in accordance with 2020 New York State Residential Building Code and all local guidelines and regulations.
 1.2 All existing facilities and materials to remain, shall be protected to greatest extent possible.
 1.3 Temporary electrical and water systems shall be identified and/or provided by contractor.
- DIVISION 2 - SITE CONSTRUCTION**
 2.1 Contractor to contact Call Before You Dig prior to any site activity. Provide all site fencing, clean out locations, anti-tracking pads and like remedies as required as a part of approvals. Install construction fence and no trespassing signage.
 2.2 Site grading and excavation to be conducted in accordance with site development plans.
 2.3 See site development plans for underground drainage systems, propane tank locations (if required) and driveway configuration.
 2.4 Driveway construction - See site plan on A100.
- DIVISION 3 - CONCRETE**
 3.1 Typical concrete specification 4,000 psi at walls and footings and 3,500 psi at slabs. See structural drawings.
 3.2 Cast in place concrete footing with seal and adhering waterproof strip at exterior of keyway. See wall sections for reinforcing requirements.
 3.3 Cast in place reinforced concrete foundation wall. See building sections and wall sections for reinforcing requirements and shell locations.
 3.4 Reinforced concrete slab on grade over 10 mil. polyurethane vapor barrier and 2" high density rigid insulation over 6" of clean gravel compacted to 95%.
 3.5 1/2" diameter galvanized anchor bolt set in top of foundation wall @ 24" o.c. 12" from plate end and 12" per plate min. See wall sections and structural drawings.
 3.6 3/4" PVC conduit above for site lighting, irrigation, gas/propane, water and future site features.
- DIVISION 4 - MASONRY**
 4.1 1" thermal finish bluestone terrace/steop and walkways with 2" flamed square edges/corings to be mortar set on reinforced cast-in-place concrete slab over compacted gravel. See wall sections for details.
 4.2 2" thick thermal finish treads with flamed square edge.
 4.3 3 coat cement stucco parge painted white.
 4.4 Old Mystic Tumbled limestone veneer. Contractor to provide architect with samples prior to execution.
 4.5 4" stone veneer with gunitized masonry tie @ 16" o.c. n.e. and w.e. holes at 24" o.c. along lowest course above grade, re-purpose door stone from 225 White Plains Road.
- DIVISION 5 - METALS**
 5.1 Structural steel beams refer to structural drawings.
 5.2 Structural steel columns refer to structural drawings.
 5.3 Copper stop flashing at sidewalls. Flashing shall extend 6" minimum above horizontal or diagonal surface.
 5.4 Crickets, window wells, metal roofing areas to use high temperature ice and water shield. Provide full soldered copper flashing as required to provide waterproof connection.
 5.5 Gutters: Aluminum lined "snacke gutter".
- DIVISION 6 - WOOD AND PLASTICS**
 6.1 Exterior wall framing: 2x6 studs @ 16" O.C. with 1/2" zip wall (taped joints) and painted 1/2" gypsum wall board on interior side with level 4 finish.
 6.2 All exterior trim shall be AEXX or equal in profiles and shapes depicted in construction documents. Refer to manufacturers requirements for adhesives and fasteners.
 6.3 Interior doors: 36" prefinished field painted TruLite or equal. Refer to interior elevations or door schedule for door panel design. Contractor to provide shop drawings for approval.
 6.4 Exterior doors: Painted "smooth-grain" fiberglass door by Jeld-wen. Contractor to provide shop drawings for approval.
 6.5 Stairs: 3" Oiled white oak treads and painted poplar risers. Refer to interior elevations for details and thickness. Handrails shall be painted mahogany. Refer to interior for baluster type and material. Quarterails shall be 3/8" min. above handrail and handrails shall be 3/4" min and 3/8" max above landing edge of stair nosing. Balusters shall be spaced to reject the penetration of a 4" sphere. Open riser and/or space beneath bottom rails shall reject penetration of a 6" sphere. Shop drawings shall be provided for review and approval.
 6.7 Custom architectural millwork: All millwork and running trim shall be installed after mechanical system are activated and the material has acclimated to the interior environment for 14 consecutive days.
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
 7.1 Filled Ribs: GAF Timberline series asphalt roofing shingles (charcoal) on GAF deck armor or GAF Ice and water over 1/2" CDX plywood sheathing.
 7.2 Wall Shingles or Boards: Hardie clapboard or Vinyl siding (white) with 6" exposure over 2ip Wall sheathing. Refer to manufacturers requirements for adhesives, fasteners and sealing tape.
 7.3 All penetrations shall follow manufacturers lapping instructions. Exterior doors to have full soldered 16 Oz. copper pan flashing. Windows shall use pitched membrane pans.
 7.4 Foundation Insulation: Tuff-N-Dri spray applied liquid membrane with 1" insulated protection board. Contractor shall coordinate extent of insulation and waterproofing with on site grades. Under-slab protection shall consist of 2" insulated protection board beneath 10 mil. polyurethane vapor barrier. Interior furred walls to be insulated with R-21 closed cell spray foam insulation.
 7.5 Roof Insulation: R-49 open cell spray foam insulation.
 7.6 Exterior Wall Insulation: R-21 closed cell spray foam insulation.
 7.7 Floor Deck Insulation: Perimeter rim board at each level to receive closed cell spray foam insulation with a minimum depth of 18".
 7.8 Interior floors and walls: all floors to receive fiber rock sound attenuating insulation and 1" layer of MEI membrane on exterior face of stud behind gypsum wall board.
 7.9 All floors exposed to the exterior and garage ceiling shall receive full depth closed cell spray foam insulation (R-49 min.).
 7.10 Window and Door shim space: Low expansion foam.
 7.11 Seams between studs and plates: Low expansion foam.
 7.12 EPDM membrane over solid ice and water shield.
- DIVISION 8 - EXTERIOR DOORS AND WINDOWS**
 8.1 Doors and Windows: Andersen 400 series "double-hung window. Exterior color: White.
 8.2 Overhead Garage doors: Painted aluminum insulated garage door by 2P Garage Doors or approved equal as depicted in construction documents. Contractor to provide shop drawings for review and approval. Any glass within garage door shall be tempered. Liftmaster side mounted motor shall be included. Low clearance track with ceiling and wall dampers.
 8.3 Hardware style and finish TBD by Owner and Builder.
 8.4 Window Shutter: Timberline Fixed Louver Shutter "Wal. Exterior Color: Shale Stone.
- DIVISION 9 - FINISHES**
 9.1 Garage and mechanical room walls/ceilings abutting interior space: All walls in garage/mechanical room that are shared with interior space shall receive 1/2" type x gypsum wall board.
 9.2 All countertops, slabs and dimensional stone and grout shall be sealed in strict accordance with manufacturers guidelines.
 9.3 Floor tile over Schluter Ditra-Mat.
 9.4 Shower/tub wall tile over Hydroban Laticrete on 1/2" cement board tile to extend from shower floor or tub deck to ceiling.
 9.5 Shower floor tile over Schluter waterproofing on mudset.
 9.6 Wood Floors: 1" wide rift and quarter saws select white oak glued and nailed to clean subfloor. Contractor to provide stain samples for approval. Flooring material shall be acclimated to site conditions (mechanicals must be working) for 14 days prior to installation.
 9.7 Carpet flooring by owner over 1/2" padding.
 9.8 Wood Floors: 1" wide rift and quarter saws select white oak glued and nailed to clean subfloor. Contractor to provide stain samples for approval. Flooring material shall be acclimated to site conditions (mechanicals must be working) for 14 days prior to installation.
 9.9 Shower curb with Schluter waterproofing 5" max height.
 9.10 Flush shower threshold - coordinate with dropped framing.
 9.11 Framesless 1/2" tempered glass shower enclosure with diamond finish. Contractor to coordinate hinge finish with bathroom hardware.
 9.12 -
 9.13 Concrete floor.
 9.14 All 2x4 furred walls in unfinished basement areas to be insulated full depth with closed cell spray foam insulation and painted with fire resistant paint.
 9.15 All ceilings in unfinished basement areas to be insulated full depth and painted with fire resistant paint.
- DIVISION 10 - SPECIALTIES**
 10.1 Mechanical grilles in wood floor: Grilles with wood floor to be "Drillworks" flush aggregate to match species and finish of wood floors.
 10.2 Mechanical grilles in tile/stone floor: "Nego Register" model GR08 color to coordinate with color of tile/stone.
 10.3 Mechanical grilles on first floor, second floor hall and master suite: Advanced Architectural Drillworks' Plaster J-Head for walls and ceiling.
 10.4 Mechanical grilles on second floor (except hallway and master suite), basement and attic: Surface mounted (concealed screw) wall aluminum grille.
 10.5 Bathroom accessories: Medicine cabinets, towel rods, tp rods, robe hooks etc. to be selected by owner.
 10.6 Family Room Fireplace: MONTIGO Divine HS80F Traditional
- DIVISION 11 - EQUIPMENT**
 11.1 Audio visual equipment to be coordinated with owners consultant and coordinated by contractor. System TBD.
 11.2 Appliances to be selected by owner. Contractor to coordinate all electrical and water supply/drainage required prior to installation.
 11.3 Gas/propane fired Modine heater to be located in garage.
- DIVISION 12 - FURNISHING**
 12.1 All furnishings not part of building envelope or mechanically fastened to building are responsibility of owner.
- DIVISION 13 - SPECIAL CONSTRUCTION**
 13.1 All specialties items shall be coordinated (not designed) at the owners request as an additional service.
 13.2 Automated roll down shades: TBD.
 13.3 Electric radiant heat by Schluter "Ditra-Heat" in master bathroom.
- DIVISION 14 - CONCRETE SYSTEMS**
 14.1 N/A
- DIVISION 15 - MECHANICAL SYSTEMS**
 15.1 Hydric Air system with multi zone capacity, humidification and purification shall be included. Any and all equipment and ductwork to be located within conditioned and/or insulated space. Wall cavities or plenums shall never be utilized as ducts. HVAC contractor to coordinate zones with owner and architect prior to installation.
 15.2 Plumbing rough-in to utilize "PEX" and to equal supply with copper stubs at fixtures. All main sanitary drops to be cast iron. Cast iron waste line to be insulated with sound attenuating rock fiber insulation. apply rubber MEI membrane below just bay waste over public spaces.
 15.3 All devices (thermostats, switches, controls) to be reviewed with owner prior to installation.
 15.4 Provide PVC shop stick and hot and cold water spicket in garage.
 15.5 Provide 4 outdoor water spicket locations.
- DIVISION 16 - ELECTRICAL**
 16.1 Electrical contractor to determine electrical load requirements and install new or upgrade electrical service as required to adequately supply the proposed improvements including future landscape lighting.
 16.2 High voltage wiring shall be copper "Romex" unless otherwise noted.
 16.3 Contractor to install outlets as per the national electric code and in accordance with all local codes. Kitchens to have a minimum of 2 circuits at countertops and at kitchen island.
 16.4 All devices/fixtures types to be Lutron. Decora screwless wall plates. Outlets to be located in base board and to be coordinated prior to rough-in.
 16.5 Outdoor LED flood light spec and locations to be reviewed on site. 5 locations to be included.
 16.6 Provide circuits for irrigation and future landscape lighting.


**LOUIS CAMPANA
 ARCHITECT**
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 louiscampanaarchitect@outlook.com
 914.573.6804

Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



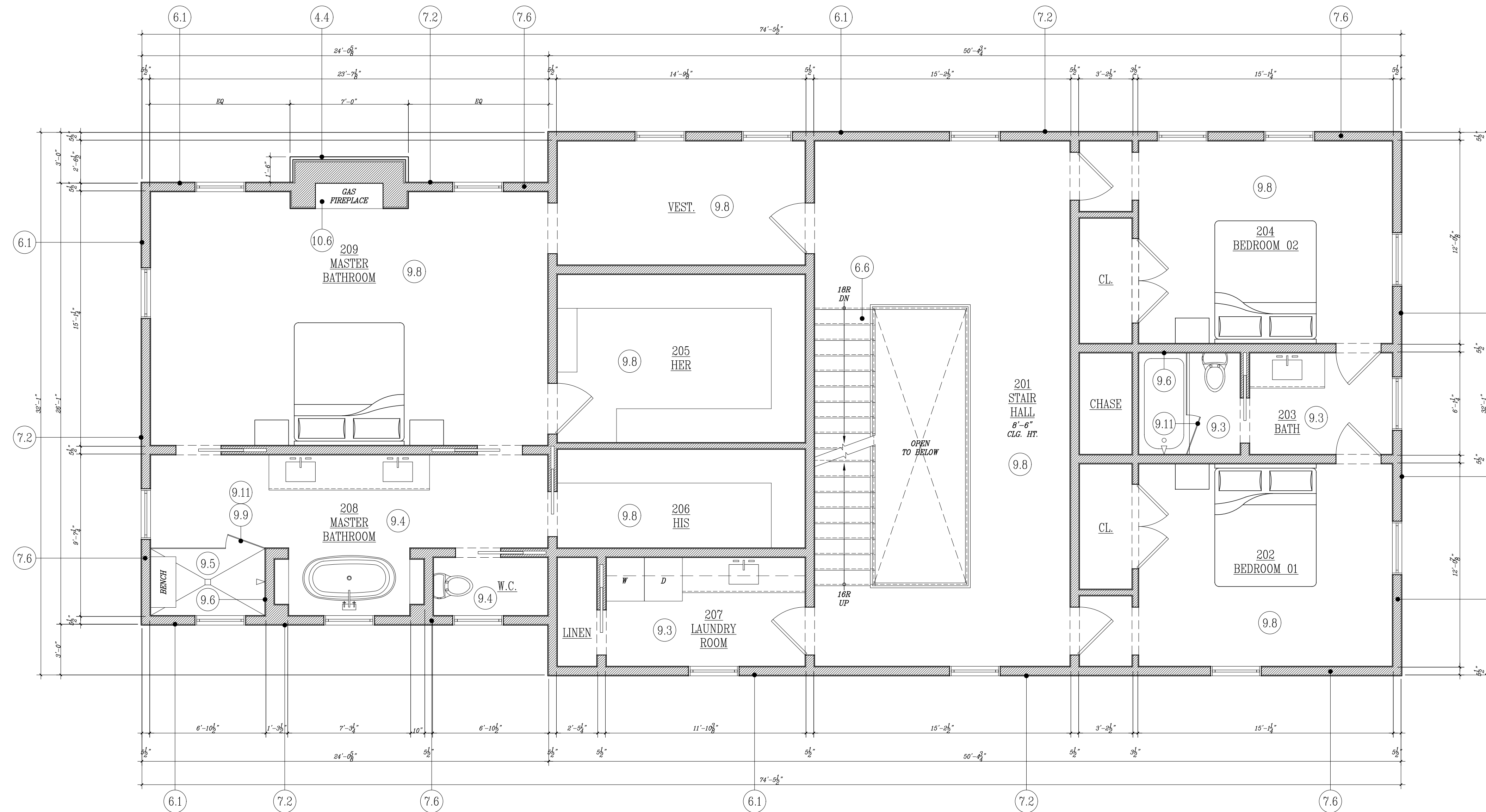
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Drawn by:	LC

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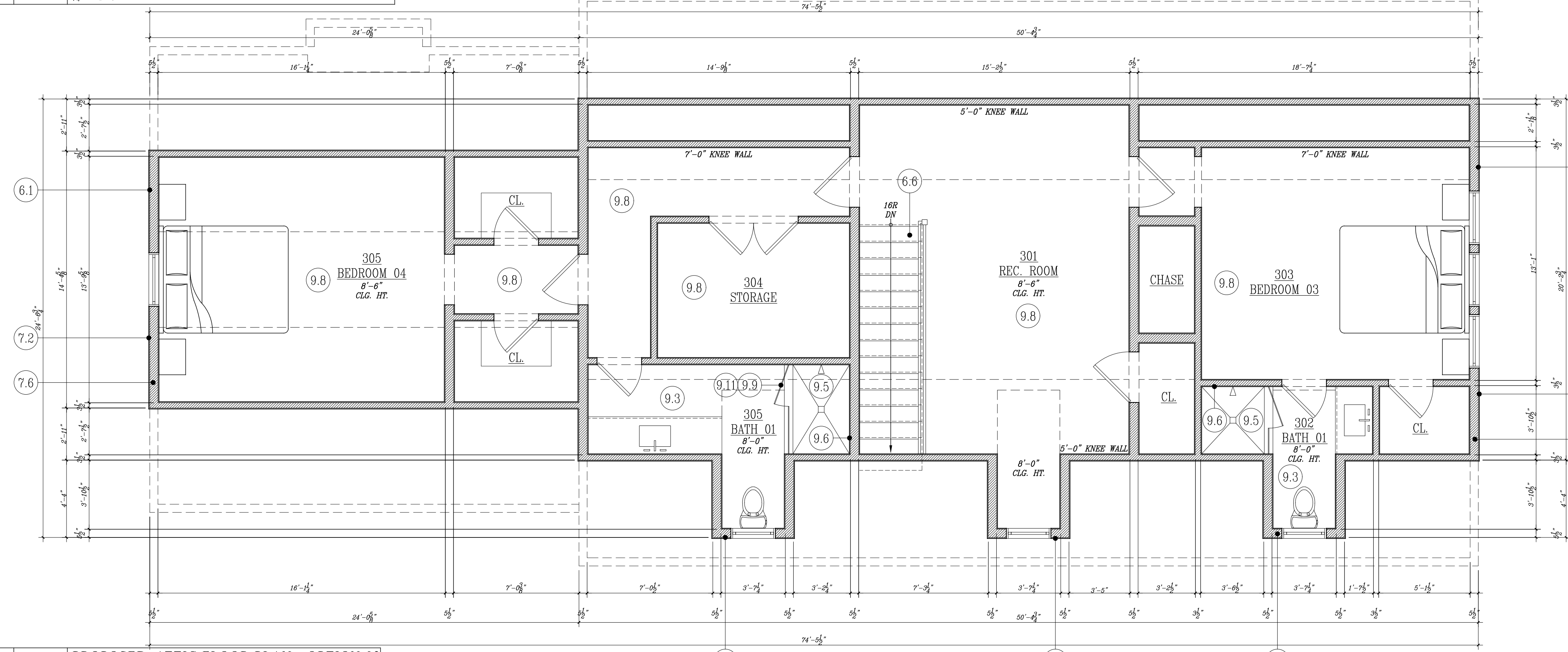
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Drawing Title
PROPOSED FIRST FLOOR PLAN
Drawing No.

A201

Project No. **202304**



1 A204 PROPOSED SECOND FLOOR PLAN - OPTION 02
 1/4" = 1'-0"



2 A204 PROPOSED ATTIC FLOOR PLAN - OPTION 02
 1/4" = 1'-0"

GENERAL MATERIALS AND SPECIFICATIONS:

- Notes shall be considered typical for items identified and shall apply at all same and similar conditions. Contractor to bring contracting conditions to the attention of the architect prior to construction/fabrication or rough in.
- DIVISION 1 - GENERAL REQUIREMENTS**
 1.1 Project designed in accordance with 2020 New York State Residential Building Code and all local guidelines and regulations.
 1.2 All existing facilities and materials to remain, shall be protected to greatest extent possible.
 1.3 Temporary electrical and water systems shall be identified and/or provided by contractor.
- DIVISION 2 - SITE CONSTRUCTION**
 2.1 Contractor to contact Call Before You Dig prior to any site activity. Provide all site fencing, clean soil locations, anti-tracking pads and like remedies as required as a part of approvals. Install construction fence and no trespassing signage.
 2.2 Site grading and excavation to be conducted in accordance with site development plans.
 2.3 See site development plans for underground drainage systems, propane tank locations (if required) and driveway configuration.
 2.4 Driveway construction - See site plan on A100.
- DIVISION 3 - CONCRETE**
 3.1 Typical concrete specification 4,000 psi at walls and footings and 3,500 psi at slabs. See structural drawings.
 3.2 Cast in place concrete footing with seal adhearing waterproof strip at exterior of keyway. See wall sections for reinforcing requirements.
 3.3 Cast in place reinforced concrete foundation wall. See building sections and wall sections for reinforcing requirements and shell location.
 3.4 Reinforced concrete slab on grade over 10 mil. polyurethane vapor barrier and 2" high density rigid insulation over 6" clean gravel compacted to 95%.
 3.5 1/2" diameter galvanized anchor bolt set in top of foundation wall @ 4" o.c. 12" from plate end and 12" per plate min. See wall sections and structural drawings.
 3.6 30340 PVC conduit serves for site lighting, irrigation, gas/propane, water and future site features.
- DIVISION 4 - MASONRY**
 4.1 1" thermal finish bluestone terrace/step and walkways with 2" finished square edges/corings to be mortar set on reinforced cast-in-place concrete slab over compacted gravel. See wall sections for details.
 4.2 3" thick thermal finish terrazzo with flamed square edge.
 4.3 3" coat cement stucco parge painted white.
 4.4 Old World Tumbled limestone veneer. Contractor to provide architect with samples prior to execution.
 4.5 8" stone veneer with galvanized masonry tie @ 16" o.c. n.e. and weep holes at 24" o.c. along lowest course above grade. re-purpose foundation stone from 225 White Plains Road.
- DIVISION 5 - METALS**
 5.1 Structural steel beams: refer to structural drawings.
 5.2 Structural steel columns: refer to structural drawings.
 5.3 Copper stop flashing at sidewalls. Flashing shall extend 6" minimum above horizontal or diagonal surface.
 5.4 Crickets, window wells, metal roofing areas to use high temperature ice and water shield. Provide full soldered copper flashing as required to provide waterproof connection.
 5.5 Outlets: aluminum lined "sankey gutter".
- DIVISION 6 - WOOD AND PLASTICS**
 6.1 Exterior wall framing: 2x6 studs @ 16" O.C. with 3/4" zip wall (taped joints) and painted 1/2" gypsum wall board on interior side with level 4 finish.
 6.2 All exterior trim shall be AXPX or equal in profile and shape depicted in construction documents. Refer to manufacturers requirements for adhesives and fasteners.
 6.3 Interior doors: Shop primed and field painted Truclite or equal. Refer to interior elevation or door schedule for door panel design. Contractor to provide shop drawings for approval.
 6.4 Exterior doors: Painted "smooth-grain" fiberglass door by Jeld-wen. Contractor to provide shop drawings for approval.
 6.5 Stairs: 2" finished white oak treads and painted poplar risers. Refer to interior elevations for details and thickness. Handrails shall be painted mahogany. Refer to interior for baluster type and material. Handrails shall be 36" min. above landing and handrails shall be 34" min. and 36" max. above landing edge of stair nosing. Balusters shall be spaced to reject the penetration of a 4" sphere. Open riser and/or space beneath bottom rails shall reject penetration of a 6" sphere. Shop drawings shall be provided for review and approval.
 6.6 Custom architectural millwork: All millwork and running trim shall be installed after mechanical system are activated and the material has acclimated to the interior environment for 14 consecutive days.
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
 7.1 Filled Ribs: GAP Timberline series asphalt roofing shingles (charcoal) on GAP deck armor or GAP Ice and water over 1/2" CDX plywood sheathing.
 7.2 Wall Sheetrock or Boards: Hardie claboard or Vinyl siding (white) with 6" exposure over 5/8" wall sheathing. Refer to manufacturers requirements for adhesives, fasteners and sealing tape.
 7.3 All penetrations shall follow manufacturers lapping instructions. Exterior doors to have full soldered 16 Oz. copper pan flashing. Windows shall use pitched membrane pans.
 7.4 Foundation Insulation: Tuff-N-Dri spray applied liquid membrane with 1" insulated protection board. Contractor shall coordinate extent of insulation and waterproofing with site grades. Under-slab protection shall consist of 2" insulated protection board beneath 10 mil. polyurethane vapor barrier. Interior furred walls to be insulated with R-21 closed cell spray foam insulation.
 7.5 Roof Insulation: R-49 open cell spray foam insulation.
 7.6 Exterior Wall Insulation: R-21 closed cell spray foam insulation.
 7.7 Floor Deck Insulation: Perimeter rim board at each level to receive closed cell spray foam insulation with a minimum depth of 18". Interior floors and walls: all floors to receive fiber rock sound attenuating insulation and 1" layer of MEI membrane on exterior face of stud behind gypsum wall board.
 7.8 All floors exposed to the exterior and garage ceiling shall receive full depth closed cell spray foam insulation (R-19 min.).
 7.9 Window and Door shim space: Low expansion foam.
 7.10 Seams between studs and plates: Low expansion foam.
 7.11 EPDM membrane over solid ice and water shield.
- DIVISION 8 - EXTERIOR DOORS AND WINDOWS**
 8.1 Doors and Windows: Andersen 400 series double-hung windows. Exterior color: White.
 8.2 Overhead Garage doors: Painted aluminum insulated garage door by 2P. Garage doors or approved equal as depicted in construction documents. Contractor to provide shop drawings for review and approval. Any glass within garage door shall be tempered. Liftmaster side mounted motor shall be included. Low clearance track with ceiling and wall dampers.
 8.3 Hardware style and finish TBD by Owner and Builder.
 8.4 Window Shutter: Timberlake Fixed Louver Shutter "Wal". Exterior Color: Shale Stone.
- DIVISION 9 - FINISHES**
 9.1 Garage and mechanical room walls/ceilings: abutting interior space. All walls in garage/mechanical room that are shared with interior space shall receive 1/2" type x gypsum wall board.
 9.2 All countertops, slabs and dimensional stone and grout shall be sealed in strict accordance with manufacturers guidelines.
 9.3 Floor tile over Schluter Ditra-Mat.
 9.4 Floor tile over Schluter Ditra-heat.
 9.5 Shower floor tile over Schluter waterproofing on mudset.
 9.6 Shower/tub wall tile over Hydroban Laticrete on 1/2" cement board/tile to extend from shower floor or tub deck to ceiling.
 9.7 Carpet flooring by owner over 1/2" padding.
 9.8 Wood Floors: 1" wide rift and quarter sawn select white oak glued and nailed to clean subfloor. Contractor to provide stain samples for approval. Flooring material shall be acclimated to site conditions (mechanicals must be working) for 14 days prior to installation.
 9.9 Shower curb with Schluter waterproofing 5" max height.
 9.10 Flush shower threshold - coordinate with dropped framing.
 9.11 Framesless 1/2" tempered glass shower enclosure with diamond finish. Contractor to coordinate hinge finish with bathroom hardware.
 9.12 - 9.13 Concrete floor.
 9.14 All 2x4 furred walls in unfinished basement areas to be insulated full depth with closed cell spray foam insulation and painted with fire resistant paint.
 9.15 All ceilings in unfinished basement areas to be insulated full depth and painted with fire resistant paint.
- DIVISION 10 - SPECIALTIES**
 10.1 Mechanical grilles in wood floor: Grilles within wood floor to be "Drillworks" flush grilles to match species and finish of wood floors.
 10.2 Mechanical grilles in tile/stone floor: "Nego Rigister" model G808 color to coordinate with color of tile/stone.
 10.3 Mechanical grilles on first floor, second floor hall and master suite: "Advanced Architectural Drillworks" Plaster J-Head for walls and ceiling.
 10.4 Mechanical grilles on second floor (except hallway and master suite), basement and attic: Surface mounted (concealed screw) white aluminum grille.
 10.5 Bathroom accessories: Medicine cabinets, towel rods, tp rods, robe hooks etc. to be selected by owner.
 10.6 Family Room Fireplace: MONTIGO Divine HS80F Traditional.
- DIVISION 11 - EQUIPMENT**
 11.1 Audio visual equipment to be coordinated with owners consultant and coordinated by contractor. System TBD.
 11.2 Appliances to be selected by owner. Contractor to coordinate all electrical and water supply/drainage required prior to installation.
 11.3 Gas/propane fired Modine heater to be located in garage.
- DIVISION 12 - FURNISHING**
 12.1 All furnishings not part of building envelope or mechanically fastened to building are responsibility of owner.
- DIVISION 13 - SPECIAL CONSTRUCTION**
 13.1 All specialties items shall be coordinated (not designed) at the owners request as an additional service.
 13.2 Automated roll down shades: TBD.
 13.3 Electric radiant heat by Schluter "Ditra-Heat" in master bathroom.
- DIVISION 14 - CONVEYING SYSTEMS**
 14.1 N/A.
- DIVISION 15 - MECHANICAL SYSTEMS**
 15.1 Hydrio Air system with multi zone capacity, humidification and purification shall be included. Dry and all equipment and ductwork to be located within conditioned and/or insulated space. Wall cavities or plenums shall never be utilized as ducts. HVAC contractor to coordinate zones with owner and architect prior to installation.
 15.2 Plumbing rough-in to utilize "PEX" and to equal supply with copper stubs at fixtures. All main auxiliary drops to be cast iron. Cast iron waste line to be insulated with sound attenuating rock fiber insulation. apply rubber MEI membrane below just above waste over public spaces.
 15.3 All devices (thermostats, switches, controls) to be reviewed with owner prior to installation.
 15.4 Provide PVC shop sink and hot and cold water spicket in garage.
 15.5 Provide 4 outdoor water spicket locations.
- DIVISION 16 - ELECTRICAL**
 16.1 Electrical contractor to determine electrical load requirements and install new or upgrade electrical services as required to adequately supply the proposed improvements including future landscape lighting.
 16.2 High voltage wiring shall be copper "Romex" unless otherwise noted.
 16.3 Contractor to install outlets as per the national electric code and in accordance with all local codes. Kitchen to have a minimum of 2 outlets at countertops and at kitchen island.
 16.4 All devices/fixtures types to be Levcon. Decora screwless wall plates. Outlets to be located in base board and to be coordinated prior to rough-in.
 16.5 Outdoor LED flood light spec and locations to be reviewed on site. 5 locations to be included.
 16.6 Provide circuits for irrigation and future landscape lighting.

Issue Date Description

03.08.23	Preliminary Drawings
11.28.22	Existing Conditions

Orientation

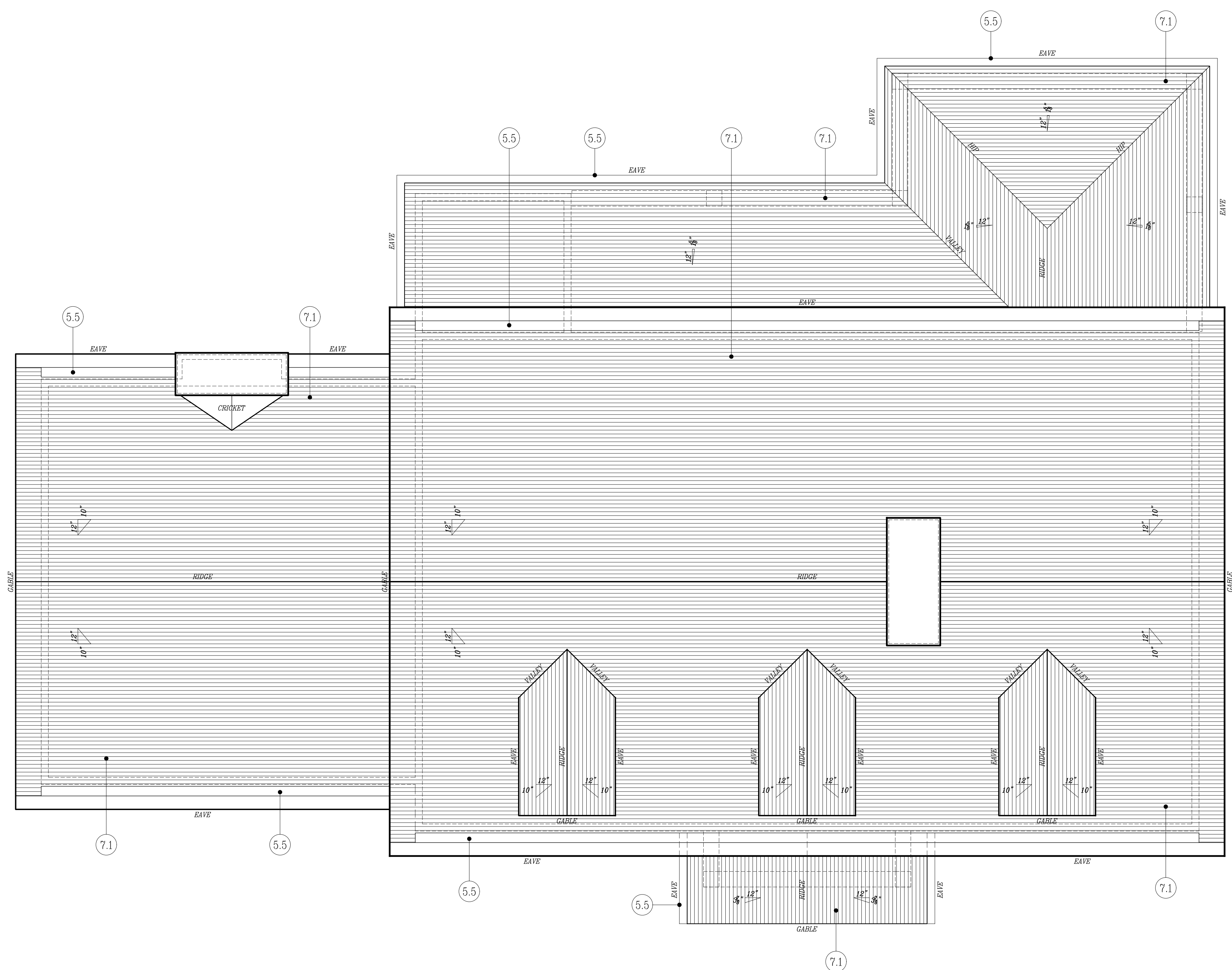
Scale: As Noted
 Date: 11.02.22
 Drawn by: LC

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Drawing Title
**PROPOSED FLOOR PLANS
 OPTION 02**

Drawing No.
A204



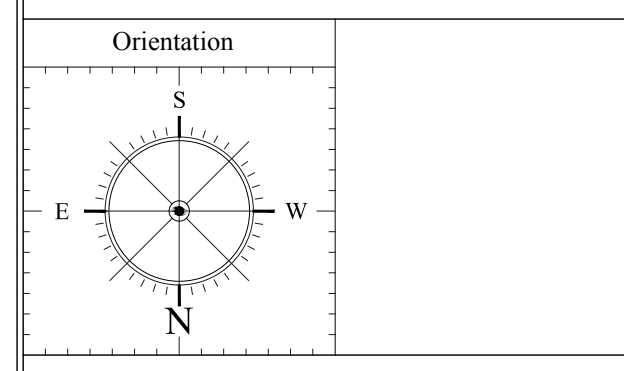
GENERAL MATERIALS AND SPECIFICATIONS:

- Notes shall be considered typical for items identified and shall apply at all same and similar conditions. Contractor to bring contracting conditions to the attention of the architect prior to construction/fabrication or rough in.
- DIVISION 1 - GENERAL REQUIREMENTS**
 1.1 Project designed in accordance with 2020 New York State Residential Building Code and all local guidelines and regulations.
 1.2 All existing facilities and materials to remain, shall be protected to greatest extent possible.
 1.3 Temporary electrical and water systems shall be identified and/or provided by contractor.
- DIVISION 2 - SITE CONSTRUCTION**
 2.1 Contractor to contact Call Before You Dig prior to any site activity. Provide all site fencing, clean out locations, anti-tracking pads and like remedies as required as a part of approvals. Install construction fence and no trespassing signage.
 2.2 Site grading and excavation to be conducted in accordance with site development plans.
 2.3 See site development plans for underground drainage systems, propane tank locations (if required) and driveway configuration.
 2.4 Driveway construction - See site plan on A100.
- DIVISION 3 - CONCRETE**
 3.1 Typical concrete specification 4000 psi at walls and footings and 3500 psi at slabs. See structural drawings.
 3.2 Cast in place concrete footing with seal adhering waterproof strip at exterior of footing. See wall sections for reinforcing requirements.
 3.3 Cast in place reinforced concrete foundation wall. See building sections and wall sections for reinforcing requirements and shell locations.
 3.4 Reinforced concrete slab on grade over 10 mil. polyurethane vapor barrier and 2" high density rigid insulation over 6" of clean gravel compacted to 95%.
 3.5 1/2" diameter galvanized anchor bolt set in top of foundation wall @ 8" o.c. 12" from plate end and 12" per plate min. See wall sections and structural drawings.
 3.6 3/8" x 1/4" PVC conduit above for site lighting, irrigation.
- DIVISION 4 - MASONRY**
 4.1 1" thermal finish bluestone terrace/steop and walkways with 2" flamed square edges/corngs to be mortar set on reinforced cast-in-place concrete slab over compacted gravel. See wall sections for details.
 4.2 2" thick thermal finish treads with flamed square edge.
 4.3 3 coat cement stucco parge painted white.
 4.4 Old World Tumbled limestone masonry. Contractor to provide architect with samples prior to execution.
 4.5 6" stone masonry with galvanized masonry ties @ 16" o.c. n.w. and w.e.p. holes at 24" o.c. along lowest course above grade. re-purpose foundation stone from 225 White Plains Road.
- DIVISION 5 - METALS**
 5.1 Structural steel beams: refer to structural drawings.
 5.2 Structural steel columns: refer to structural drawings.
 5.3 Copper stop flashing at sidewalls. Flashing shall extend 6" minimum above horizontal or diagonal surface.
 5.4 Crickets, window wells, metal roofing areas to use high temperature ice and water shield. Provide full soldered copper flashing as required to provide waterproof connection.
 5.5 Gutters: aluminum lined "snake gutter".
- DIVISION 6 - WOOD AND PLASTICS**
 6.1 Exterior wall framing: 2x6 studs @ 16" O.C. with 1/2" zip wall (taped joints) and painted 1/2" gypsum wall board on interior side with level 4 finish.
 6.2 All exterior trim shall be AXXX or equal in profiles and shapes depicted in construction documents. Refer to manufacturers requirements for adhesives and fasteners.
 6.3 Interior doors: Shop primed and field painted Truclite or equal. Refer to interior elevations or door schedule for door panel design. Contractor to provide shop drawings for approval.
 6.4 Exterior doors: Painted "smooth-grain" fiberglass door by Jeld-wen. Contractor to provide shop drawings for approval.
 6.5 Stairs: 2" stained white oak treads and painted poplar risers. Refer to interior elevations for details and thickness. Handrails shall be painted mahogany. Refer to interior for baluster type and material. Handrails shall be 36" min. above landings and handrails shall be 34" min and 36" max above landing edge of stair nosing. Balusters shall be spaced to reject the penetration of a 4" sphere. Open riser and/or space beneath bottom rails shall reject penetration of a 6" sphere. Shop drawings shall be provided for review and approval.
 6.7 Custom architectural millwork: All millwork and running trim shall be installed after mechanical system are activated and the material has acclimated to the interior environment for 14 consecutive days.
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
 7.1 Pitched Roofs: GAF Timberline series asphalt roofing shingles (charcoal) on GAF deck armor or GAF ice and water over 1/2" CDX plywood sheathing.
 7.2 Wall Sheathing or Boards: Hardie claboard or Vinyl siding (white) with 6" exposure over 2ip Wall sheathing. Refer to manufacturers requirements for adhesives, fasteners and sealing tape.
 7.3 All penetrations shall follow manufacturers lapping instructions. Exterior doors to have full soldered 16 Oz. copper pan flashing. Windows shall use pitched membrane pans.
 7.4 Foundation Insulation: Tuff-N-Dri spray applied liquid membrane with 1" insulated protection board. Contractor shall coordinate extent of insulation and waterproofing with site grades. Under-slab protection shall consist of 2" insulated protection board beneath 10 mil. polyurethane vapor barrier. Interior furred walls to be insulated with R-21 closed cell spray foam insulation.
 7.5 Exterior Wall Insulation: R-21 closed cell spray foam insulation.
 7.6 Floor Deck Insulation: Perimeter rim board at each level to receive closed cell spray foam insulation with a minimum depth of 18".
 7.7 Interior floors and walls: all doors to receive fiber rock sound attenuating insulation and 1" layer of MLV membrane on exterior face of stud behind gypsum wall board.
 7.8 All floors exposed to the exterior and garage ceiling shall receive full depth closed cell spray foam insulation (R-19 min.).
 7.9 Window and Door shim space: Low expansion foam.
 7.10 Seams between studs and plates: Low expansion foam.
 7.12 EPDM membrane over solid ice and water shield.
- DIVISION 8 - EXTERIOR DOORS AND WINDOWS**
 8.1 Doors and Windows: Andersen 400 series "double-hung window. Exterior color: White.
 8.2 Overhead Garage doors: Painted aluminum insulated garage door by 2P. Garage doors or approved equal as depicted in construction documents. Contractor to provide shop drawings for review and approval. Any glass within garage door shall be tempered. Liftmaster side mounted motor shall be included. Low clearance track with ceiling and wall dampers.
 8.3 Hardware style and finish TBD by Owner and Builder.
 8.4 Window Shutter: Timberline Fixed Louver Shutter "Wal. Exterior Color: Shale Stone.
- DIVISION 9 - FINISHES**
 9.1 Garage and mechanical room walls/ceilings abutting interior space: All walls in garage/mechanical room that are shared with interior space shall receive 1/2" type x gypsum wall board.
 9.2 All countertops, slabs and dimensional stone and grout shall be sealed in strict accordance with manufacturers guidelines.
 9.3 Floor tile over Schluter Ditra-Mat.
 9.4 Floor tile over Schluter Ditra-heat.
 9.5 Shower floor tile over Schluter waterproofing on mudset.
 9.6 Shower/tub wall tile over Hydroban Laticrete on 1/2" cement boardtile to extend from shower floor or tub deck to ceiling.
 9.7 Carpet flooring by owner over 1/2" padding.
 9.8 Wood Floors: 1" wide rift and quarter sawn select white oak glued and nailed to clean subfloor. Contractor to provide stain samples for approval. Flooring material shall be acclimated to site conditions (mechanicals must be working) for 14 days prior to installation.
 9.9 Shower curb with Schluter waterproofing 5" max height.
 9.10 Flush shower threshold - coordinate with dropped framing.
 9.11 Framesless 1/2" tempered glass shower enclosure with diamond finish. Contractor to coordinate hinge finish with bathroom hardware.
 9.12 -
 9.13 Concrete floor.
 9.14 All 2x4 furred walls in unfinished basement areas to be insulated full depth with closed cell spray foam insulation and painted with fire resistant paint.
 9.15 All ceilings in unfinished basement areas to be insulated full depth and painted with fire resistant paint.
- DIVISION 10 - SPECIALTIES**
 10.1 Mechanical grilles in wood floor: Grilles within wood floor to be "Drillworks" flush aggregate to match species and finish of wood floors.
 10.2 Mechanical grilles in tile/stone floor: "Nego Register" model GR08 color to coordinate with color of tile/stone.
 10.3 Mechanical grilles on first floor, second floor hall and master suite: "Advanced Architectural Drillworks" Plaster J-Head for walls and ceiling.
 10.4 Mechanical grilles on second floor (except hallway and master suite), basement and attic: Surface mounted (concealed screw) white aluminum grill.
 10.5 Bathroom accessories: Medicine cabinets, towel rods, tp rods, robe hooks etc. to be selected by owner.
 10.6 Family Room Fireplace: MONTIGO Divine HS80P Traditional.
- DIVISION 11 - EQUIPMENT**
 11.1 Audio/visual equipment to be coordinated with owners consultant and coordinated by contractor. System TBD.
 11.2 Appliances to be selected by owner. Contractor to coordinate all electrical and water supply/drainage required prior to installation.
 11.3 Gas/propane fired Modine heater to be located in garage.
- DIVISION 12 - FURNISHING**
 12.1 All furnishings not part of building envelope or mechanically fastened to building are responsibility of owner.
- DIVISION 13 - SPECIAL CONSTRUCTION**
 13.1 All specialties items shall be coordinated (not designed) at the owners request as an additional service.
 13.2 Automated roll down shades: TBD.
 13.3 Electric radiant heat by Schluter "Ditra-Heat" in master bathroom.
- DIVISION 14 - CONCRETE SYSTEMS**
 14.1 N/A
- DIVISION 15 - MECHANICAL SYSTEMS**
 15.1 Hydric Air system with multi zone capacity, humidification and purification shall be included. Dry and all equipment and ductwork to be located within conditioned and/or insulated space. Wall cavities or plenums shall never be utilized as ducts. HVAC contractor to coordinate zones with owner and architect prior to installation.
 15.2 Plumbing rough-in to utilize "PEX" and to equal supply with copper stubs at fixtures. A main sanitary drop to be cast iron. Cast iron waste line to be insulated with sound attenuating rock fiber insulation. apply rubber MLV membrane below just bay waste over public spaces.
 15.3 All devices (thermostats, switches, controls) to be reviewed with owner prior to installation.
 15.4 Provide PVC stop sign and hot and cold water spicket in garage.
 15.5 Provide 4 outdoor water spicket locations.
- DIVISION 16 - ELECTRICAL**
 16.1 Electrical contractor to determine electrical load requirements and install new or upgrade electrical services as required to adequately supply the proposed improvements including future landscape lighting.
 16.2 High voltage wiring shall be copper "Romex" unless otherwise noted.
 16.3 Contractor to install outlets as per the national electric code and in accordance with all local codes. Kitchens to have a minimum of 2 circuits at countertops and at kitchen island.
 16.4 All devices/fixtures types to be Levcon. Decora screwless wall plates. Outlets to be located in base board and to be coordinated prior to rough-in.
 16.5 Outdoor LED flood light spec and locations to be reviewed on site. 5 locations to be included.
 16.6 Provide circuits for irrigation and future landscape lighting.

**LOUIS CAMPANA
 ARCHITECT**

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Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
Date:	11.02.22
Drawn by:	LC

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Drawing Title
**PROPOSED ROOF
 PLAN OPTION 02**

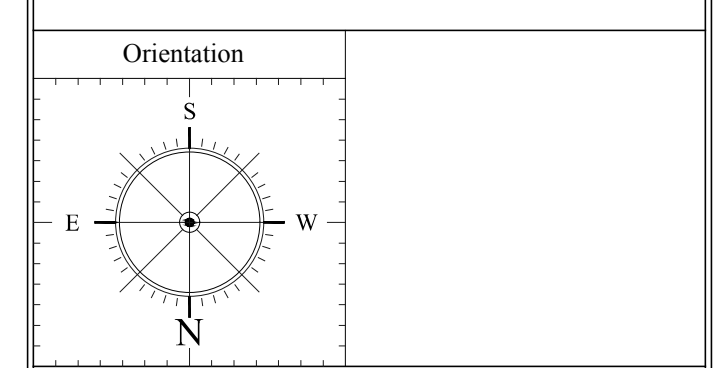
Drawing No.

A205

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707
 Project No. **202304**


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Drawing Title

**PROPOSED
 EXTERIOR ELEVATION
 OPTION 02**

Drawing No.

A404

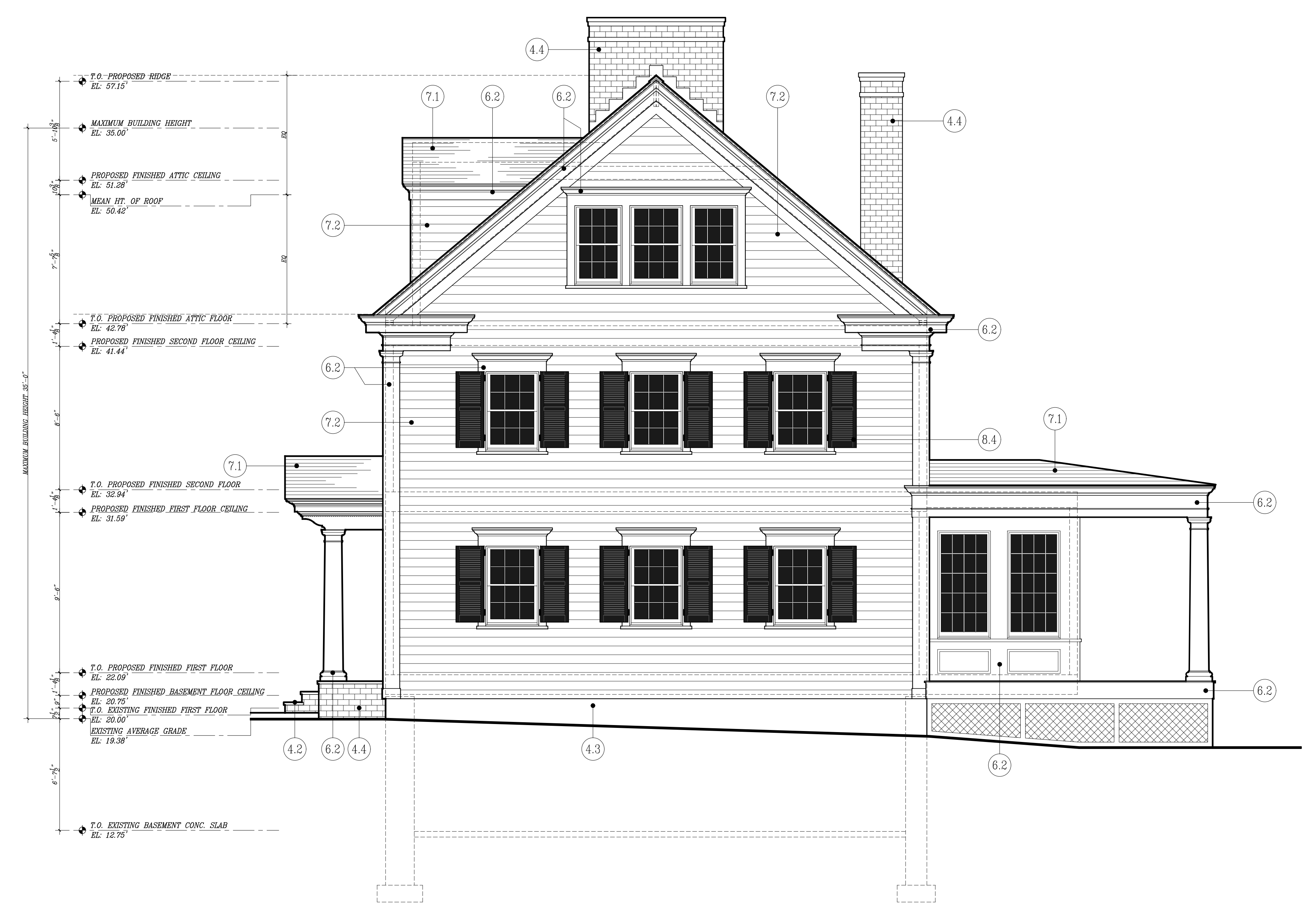


T.O. PROPOSED RIDGE
 EL. 57.15
 MAXIMUM BUILDING HEIGHT
 EL. 35.00
 PROPOSED FINISHED ATTIC CEILING
 EL. 51.26
 MEAN HT. OF ROOF
 EL. 50.42
 T.O. PROPOSED FINISHED ATTIC FLOOR
 EL. 48.78
 PROPOSED FINISHED SECOND FLOOR CEILING
 EL. 41.44
 T.O. PROPOSED FINISHED SECOND FLOOR
 EL. 32.94
 PROPOSED FINISHED FIRST FLOOR CEILING
 EL. 31.59
 T.O. PROPOSED FINISHED FIRST FLOOR
 EL. 22.09
 PROPOSED FINISHED BASEMENT FLOOR CEILING
 EL. 20.75
 T.O. EXISTING FINISHED FIRST FLOOR
 EL. 20.00
 EXISTING AVERAGE GRADE
 EL. 19.38
 T.O. EXISTING BASEMENT CONC. SLAB
 EL. 12.75

1 A404 PROPOSE FRONT EXTERIOR ELEVATION
 1/4" = 1'-0"

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707

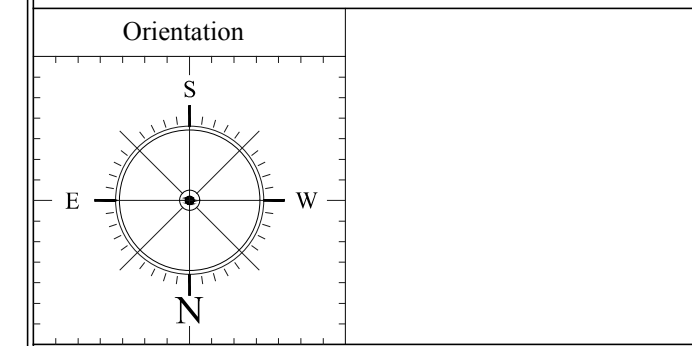
Project No. **202304**



1 A405 PROPOSE RIGHT EXTERIOR ELEVATION
 1/4" = 1'-0"


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Issue Date	Description
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11.28.22	Existing Conditions



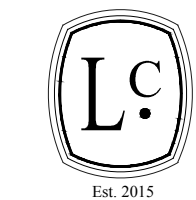
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Drawing Title
**PROPOSED
 EXTERIOR ELEVATION
 OPTION 02**
 Drawing No.

A405

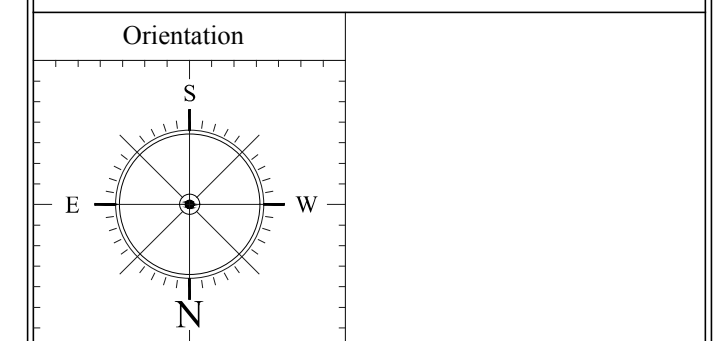
Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707
 Project No. **202304**



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 ARCHITECT**

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Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
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Drawing Title

**PROPOSED
 EXTERIOR ELEVATION
 OPTION 02**

Drawing No.

A406



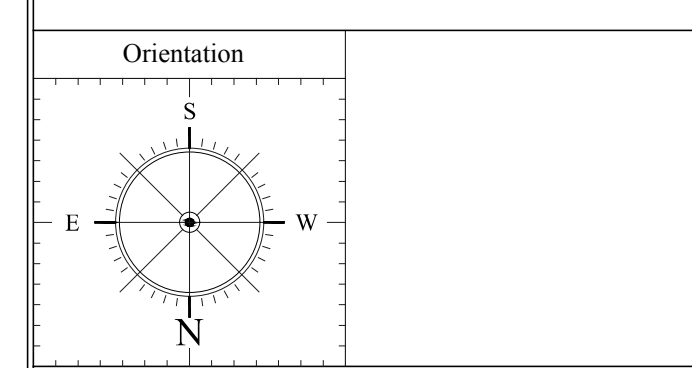
1 A406 PROPOSE REAR EXTERIOR ELEVATION
 1/4" = 1'-0"

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707

Project No. **202304**


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Issue Date	Description
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Scale:	As Noted
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Drawing Title

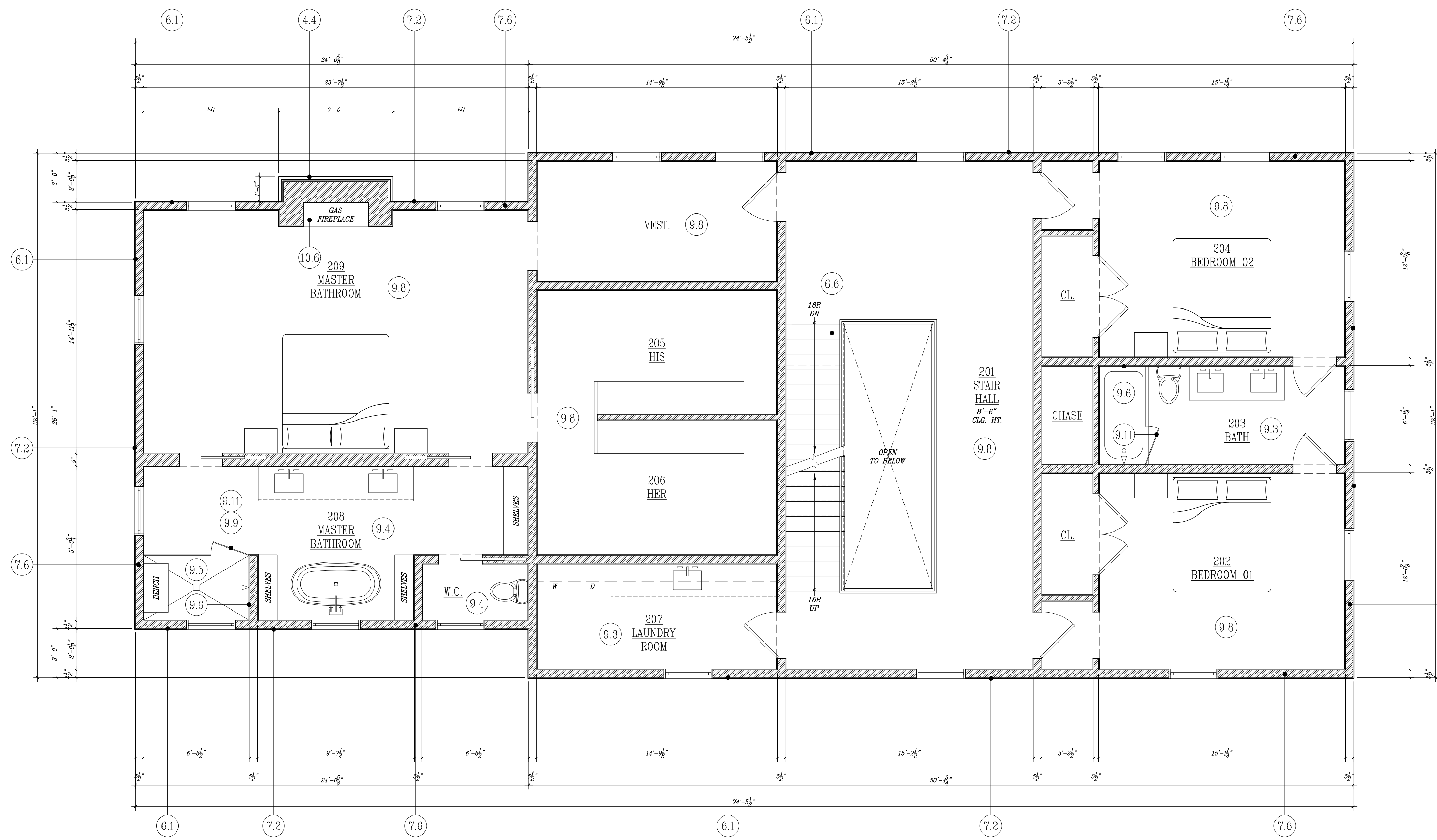
**PROPOSED
 EXTERIOR ELEVATION
 OPTION 02**

Drawing No.

A407



1 A407 PROPOSE LEFT EXTERIOR ELEVATION
 1/4" = 1'-0"



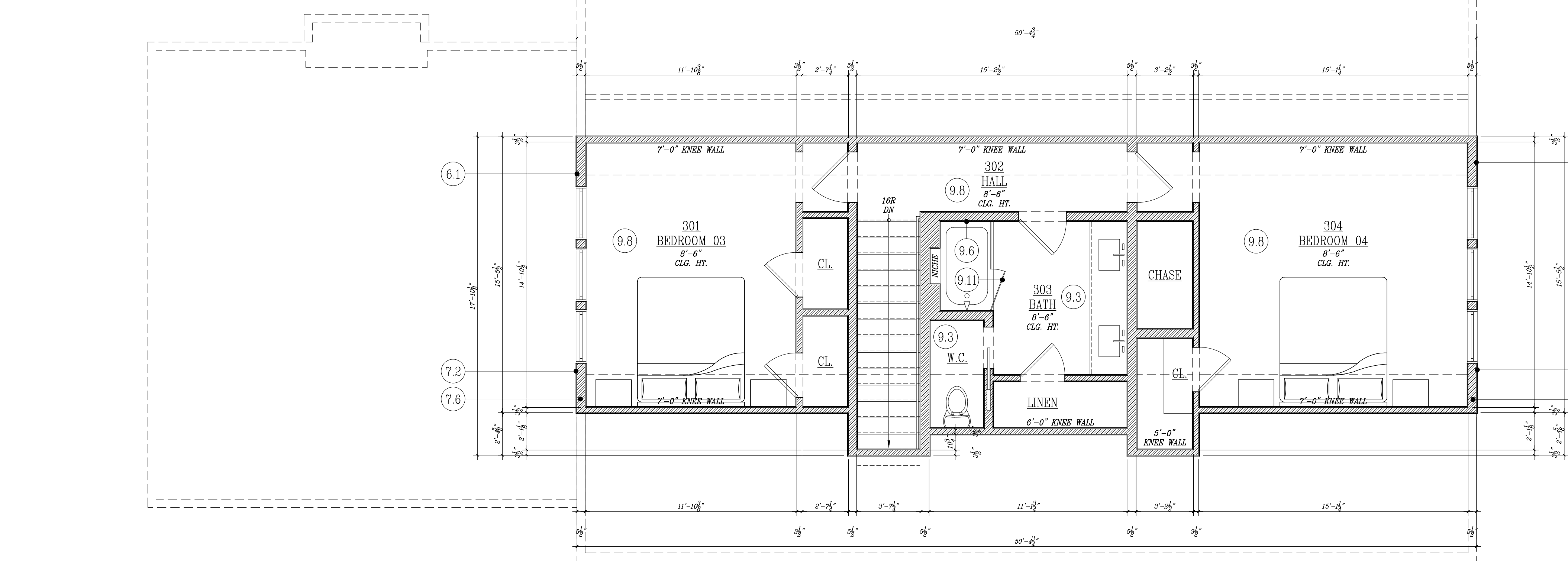
GENERAL MATERIALS AND SPECIFICATIONS:

- Notes shall be considered typical for items identified and shall apply at all same and similar conditions. Contractor to bring contracting conditions to the attention of the architect prior to construction/fabrication or rough in.
- DIVISION 1 - GENERAL REQUIREMENTS**
 1.1 Project designed in accordance with 2020 New York State Residential Building Code and all local guidelines and regulations.
 1.2 All existing facilities and materials to remain, shall be protected to greatest extent possible.
 1.3 Temporary electrical and water systems shall be identified and/or provided by contractor.
- DIVISION 2 - SITE CONSTRUCTION**
 2.1 Contractor to contact Call Before You Dig prior to any site activity. Provide all site fencing, clean out locations, anti-tracking pads and like remedies as required as a part of approvals. Install construction fence and no trespassing signage.
 2.2 Site grading and excavation to be conducted in accordance with site development plans.
 2.3 See site development plans for underground drainage systems, propane tank locations (if required) and driveway configuration.
 2.4 Driveway construction - See site plan on A100.
- DIVISION 3 - CONCRETE**
 3.1 Typical concrete specification 4000 psi at walls and footings and 3500 psi at slabs. See structural drawings.
 3.2 Cast in place concrete footing with self-adhering waterproof strip at exterior of footing. See wall sections for reinforcing requirements.
 3.3 Cast in place reinforced concrete foundation wall. See building sections and wall sections for reinforcing requirements and shell locations and structural drawings.
 3.4 Reinforced concrete slab on grade over 10 mil polyurethane vapor barrier and 2" high density rigid insulation over 6" of clean gravel compacted to 95%.
 3.5 1/2" diameter galvanized anchor bolt set in top of foundation wall @ 8" o.c. 12" from plate ends and 12" per plate min. See wall sections and structural drawings.
 3.6 30740 PVC conduit serves 120 volt lighting, irrigation, gas/propane, water and future site features.
- DIVISION 4 - MASONRY**
 4.1 1" thermal finish bluestone terrace/step and walkways with 2" finished square edges/cutings to be mortar set on reinforced cast-in-place concrete slab over compacted gravel. See wall sections for details.
 4.2 3" thick thermal finish treads with flamed square edge.
 4.3 3" coal cement stucco parge painted white.
 4.4 CMU Masonry Tumbled brick veneer. Contractor to provide architect with samples prior to execution.
 4.5 6" stone veneer with galvanized masonry tie @ 16" o.c. n.e. and weep holes at 24" o.c. along lowest course above grade. re-purpose foundation stone from 225 White Plains Road.
- DIVISION 5 - METALS**
 5.1 Structural steel beams refer to structural drawings.
 5.2 Structural steel columns refer to structural drawings.
 5.3 Copper stop flashing at sidewalls. Flashing shall extend 6" minimum above horizontal or diagonal surface.
 5.4 Crickets, window wells, metal roofing areas to use high temperature ice and water shield. Provide full soldered copper flashing as required to provide waterproof connection.
 5.5 Outlets - aluminum lined "snake gutter".
- DIVISION 6 - WOOD AND PLASTICS**
 6.1 Exterior wall framing: 2x6 studs @ 16" o.c. with 1/2" zip wall (taped joints) and painted 1/2" gypsum wall board on interior side with 4" finish.
 6.2 All exterior trim shall be ADEX or equal in profiles and shapes depicted in construction documents. Refer to manufacturers requirements for adhesives and fasteners.
 6.3 Interior doors: Shop primed and field painted Truittite or equal. Refer to interior elevations or door schedule for door panel design. Contractor to provide shop drawings for approval.
 6.4 Exterior doors: Painted "smooth-grain" fiberglass door by Jeld-Wen. Contractor to provide shop drawings for approval.
 6.5 Stairs: 2" stained white oak treads and painted poplar risers. Refer to interior elevations for details and thickness. Handrails shall be painted mahogany. Refer to interior for baluster type and material. Handrails shall be 36" min. above nosings and handrails shall be 34" min and 36" max above leading edge of stair nosing. Balusters shall be spaced to reject the penetration of a 4" sphere. Open risers and/or space beneath bottom rails shall reject penetration of a 6" sphere. Shop drawings shall be provided for review and approval.
 6.6 Custom architectural millwork: All millwork and running trim shall be installed after mechanical system are activated and the material has acclimated to the interior environment for 14 consecutive days.
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
 7.1 Filled Ribs: GAF Timberline series asphalt roofing shingles (charcoal) on GAF deck armor or GAF ice and water over 1/2" CDX plywood sheathing.
 7.2 Wall Shingles or Boards: Hardie clapboard or Vinyl siding (white) with 6" exposure over 2x4 wall sheathing. Refer to manufacturers requirements for adhesives, fasteners and nailing tape.
 7.3 All penetrations shall follow manufacturers lapping instructions. Exterior doors to have full soldered 16 oz. copper pan flashing. Windows shall use pitched membrane pans.
 7.4 Foundation Insulation: Tuff-N-Dri spray applied liquid membrane with 1" insulated protection board. Contractor shall coordinate extent of insulation and waterproofing with site grades. Under-slab protection shall consist of 2" insulated protection board beneath 10 mil polyurethane vapor barrier. Interior furred walls to be insulated with R-21 closed cell spray foam insulation.
 7.5 Floor Deck Insulation: R-21 closed cell spray foam insulation.
 7.6 Exterior Wall Insulation: R-21 closed cell spray foam insulation.
 7.7 Floor Deck Insulation: Perimeter rim board at each level to receive closed cell spray foam insulation with a minimum depth of 18".
 7.8 Interior floors and walls: all floors to receive fiber rock sound attenuating insulation and 1" layer of MEI membrane on exterior face of stud behind gypsum wall board.
 7.9 All floors exposed to the exterior and garage ceiling shall receive full depth closed cell spray foam insulation (R-19 min.).
 7.10 Window and Door shim space: Low expansion foam.
 7.11 Seams between studs and plates: Low expansion foam.
 7.12 EPDM membrane over solid ice and water shield.
- DIVISION 8 - EXTERIOR DOORS AND WINDOWS**
 8.1 Doors and Windows: Anderson 400 series "double-hung window. Exterior color: White.
 8.2 Overhead Garage doors: Painted aluminum insulated garage door by 2x Garage Doors or approved equal as depicted in construction documents. Contractor to provide shop drawings for review and approval. Any glass within garage door shall be tempered. Liftmaster side mounted motor shall be included. Low clearance track with ceiling and wall dampers.
 8.3 Hardware style and finish TBD by Owner and Builder.
 8.4 Window Shutter: Timberline Fixed Louver Shutter "Wal. Exterior Color: Shale Stone.
- DIVISION 9 - FINISHES**
 9.1 Garage and mechanical room walls/ceilings abutting interior space: All walls in garage/mechanical room that are shared with interior space shall receive 1/2" type x gypsum wall board.
 9.2 All countertops, slabs and dimensional stone and grout shall be sealed in strict accordance with manufacturers guidelines.
 9.3 Floor tile over Schluter Ditra-Mat.
 9.4 Floor tile over Schluter Ditra-heat.
 9.5 Shower floor tile over Schluter waterproofing on mudset.
 9.6 Shower/tub wall tile over Hydroban Laticrete on 1/2" cement board/tile to extend from shower floor or tub deck to ceiling.
 9.7 Carpet flooring by owner over 1/2" padding.
 9.8 Wood Floors: 1" wide rift and quarter sawn select white oak glued and nailed to clean subfloor. Contractor to provide stain samples for approval. Flooring material shall be acclimated to site conditions (mechanicals must be working) for 14 days prior to installation.
 9.9 Shower curb with Schluter waterproofing 5" max height.
 9.10 Flush shower threshold - coordinate with dropped framing.
 9.11 Framesless 1/2" tempered glass shower enclosure with diamond finish. Contractor to coordinate hinge finish with bathroom hardware.
 9.12 - 9.13 Concrete floor.
 9.14 All 2x4 furred walls in unfinished basement areas to be insulated full depth with closed cell spray foam insulation and painted with fire resistant paint.
 9.15 All ceilings in unfinished basement areas to be insulated full depth and painted with fire resistant paint.
- DIVISION 10 - SPECIALTIES**
 10.1 Mechanical grilles in wood floor: Grilles with wood floor to be "Drillworks" flush grilles to match species and finish of wood floors.
 10.2 Mechanical grilles in tile/stone floor: "Nego Register" model G808 color to coordinate with color of tile/stone.
 10.3 Mechanical grilles on first floor, second floor hall and master suite: "Advanced Architectural Drillworks" Plaster J-Head for walls and ceiling.
 10.4 Mechanical grilles on second floor (except hallway and master suite), basement and attic: Surface mounted (concealed screw) white aluminum grille.
 10.5 Bathroom accessories: Medicine cabinets, towel rods, tp rods, robe hooks etc. to be selected by owner.
 10.6 Family Room Fireplace: MONTIGO Divine HSBDF Traditional.
- DIVISION 11 - EQUIPMENT**
 11.1 Audio visual equipment to be coordinated with owners consultant and coordinated by contractor. System TBD.
 11.2 Appliances to be selected by owner. Contractor to coordinate all electrical and water supply/drainage required prior to installation.
 11.3 Gas/propane fired Modine heater to be located in garage.
- DIVISION 12 - FURNISHING**
 12.1 All furnishings not part of building envelope or mechanically fastened to building are responsibility of owner.
- DIVISION 13 - SPECIAL CONSTRUCTION**
 13.1 All specialties items shall be coordinated (not designed) at the owners request as an additional service.
 13.2 Automated roll down shades: TBD.
 13.3 Electric radiant heat by Schluter "Ditra-Heat" in master bathroom.
- DIVISION 14 - CONCRETE SYSTEMS**
 14.1 N/A
- DIVISION 15 - MECHANICAL SYSTEMS**
 15.1 Hydro Air system with multi zone capacity, humidification and purification shall be included. Unit and all equipment and ductwork to be located within conditioned and/or insulated space. Wall cavities or plenums shall never be utilized as ducts. HVAC contractor to coordinate zones with owner and architect prior to installation.
 15.2 Plumbing rough-in to utilize "PEX" and to equal supply with copper stubs at fixtures. All main sanitary drops to be cast iron. Cast iron waste line to be insulated with sound attenuating rock fiber insulation. apply rubber MEI membrane below joint wash over public spaces.
 15.3 All devices (thermostats, switches, controls) to be reviewed with owner prior to installation.
 15.4 Provide PVC shop sink and hot and cold water spicket in garage.
 15.5 Provide 4 outdoor water spicket locations.
- DIVISION 16 - ELECTRICAL**
 16.1 Electrical contractor to determine electrical load requirements and install new or upgrade electrical services as required to adequately supply the proposed improvements including future landscape lighting.
 16.2 High voltage wiring shall be copper "Romex" unless otherwise noted.
 16.3 Contractor to install outlets as per the national electric code and in accordance with all local codes. Kitchens to have a minimum of 2 circuits at countertops and at kitchen island.
 16.4 All devices/fixtures types to be Levcon. Decora screwless wall plates. Outlets to be located in base board and to be coordinated prior to rough-in.
 16.5 Outdoor LED flood light spec and locations to be reviewed on site. 5 locations to be included.
 16.6 Provide circuits for irrigation and future landscape lighting.



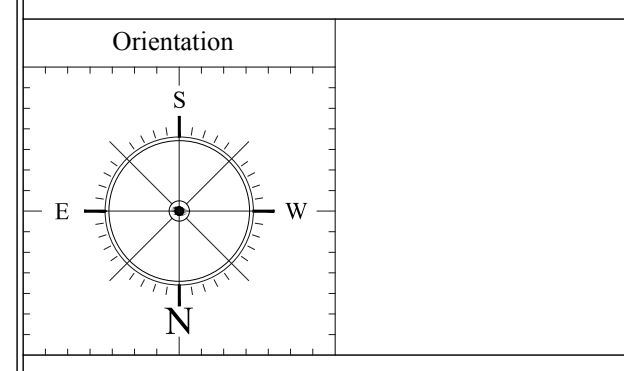
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 louiscampanaarchitect@outlook.com
 914.573.6804

1 A202 PROPOSED SECOND FLOOR PLAN - OPTION 01
 1/4" = 1'-0"



2 A202 PROPOSED ATTIC FLOOR PLAN - OPTION 01
 1/4" = 1'-0"

Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions

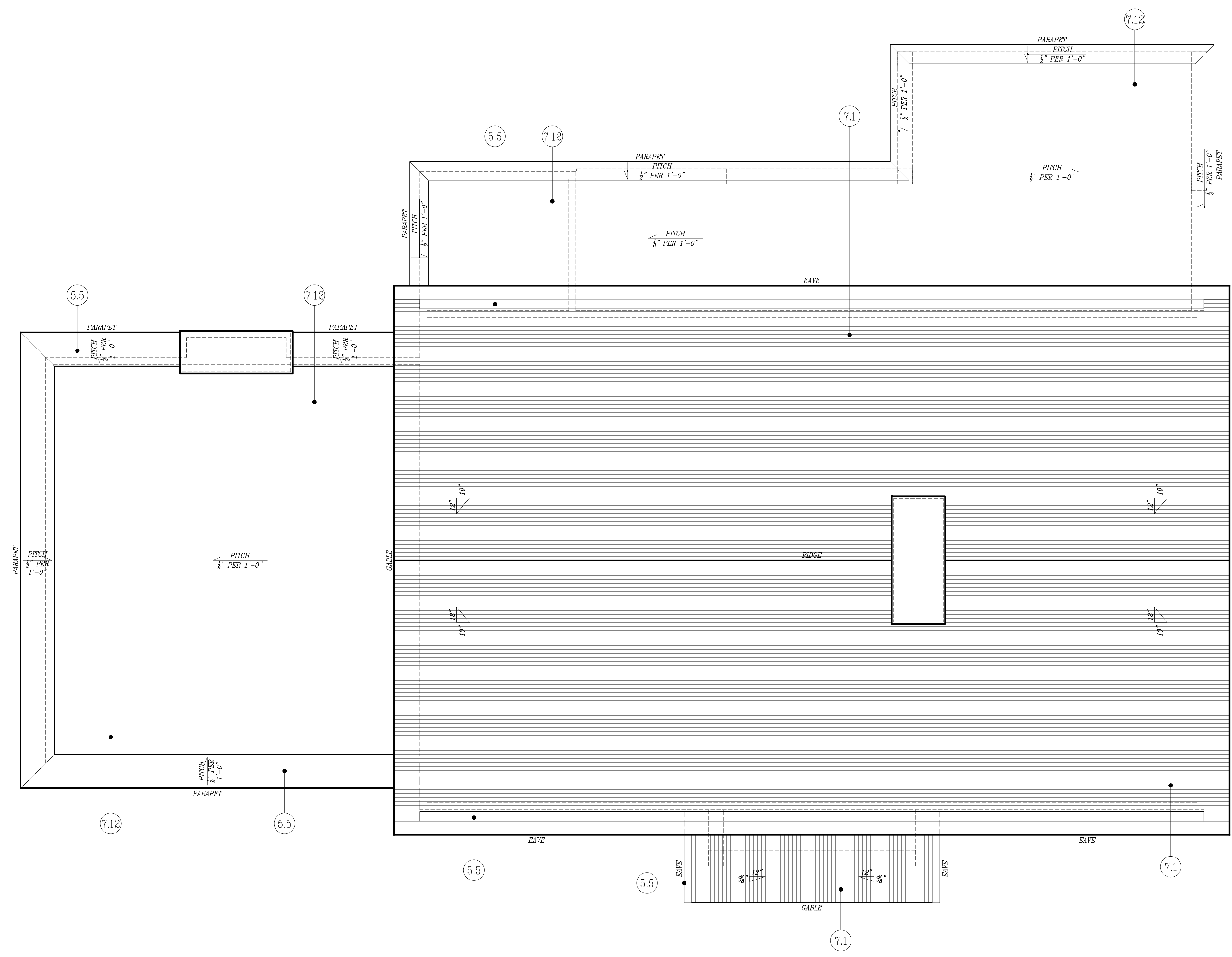


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Drawing Title
**PROPOSED
 FLOOR PLANS
 OPTION 01**
 Drawing No.

A202

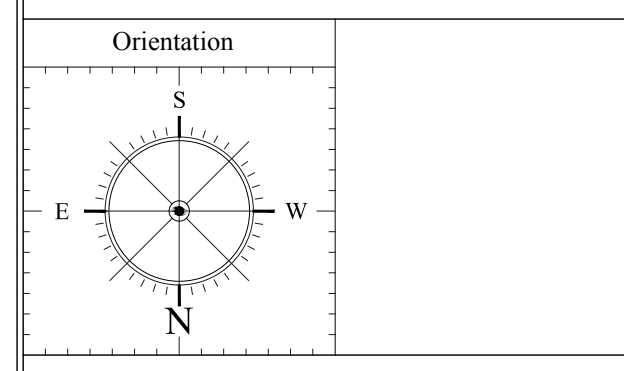


GENERAL MATERIALS AND SPECIFICATIONS:

- Notes shall be considered typical for items identified and shall apply at all same and similar conditions. Contractor to bring contradicting conditions to the attention of the architect prior to construction/fabrication or rough in.
- DIVISION 1 - GENERAL REQUIREMENTS**
 1.1 Project designed in accordance with 2020 New York State Residential Building Code and all local guidelines and regulations.
 1.2 All existing facilities and materials to remain, shall be protected to greatest extent possible.
 1.3 Temporary electrical and water systems shall be identified and/or provided by contractor.
- DIVISION 2 - SITE CONSTRUCTION**
 2.1 Contractor to contact Call Before You Dig prior to any site activity. Provide all site fencing, clean cut locations, anti-tracking pads and like remedies as required as a part of approvals. Install construction fence and no trespassing signage.
 2.2 Site grading and excavation to be conducted in accordance with site development plans.
 2.3 See site development plans for underground drainage systems, propane tank locations (if required) and driveway configuration.
 2.5 Driveway construction - See site plan on A100
- DIVISION 3 - CONCRETE**
 3.1 Typical concrete specification 4,000 psi at walls and footings and 3,500 psi at slabs. See structural drawings.
 3.2 Cast in place concrete footing with ad adhering waterstop strip at exterior of keyway. See wall sections for reinforcing requirements.
 3.3 Cast in place reinforced concrete foundation wall. See building sections and wall sections for reinforcing requirements and shell locations.
 3.4 Reinforced concrete slab on grade over 10 mil. polyurethane vapor barrier and 2" high density rigid insulation over 6" of clean gravel compacted to 95%.
 3.5 1/2" diameter galvanized anchor bolt set in top of foundation wall @ 8" o.c. 12" from plate ends and 12" per plate min. See wall sections and structural drawings.
 3.6 304/316 PVC conduit above all site lighting, irrigation, gas/propane, water and future site features.
- DIVISION 4 - MASONRY**
 4.1 1" thermal finish bluestone terrace/steop and walkways with 2" flamed square edges/cuttings to be mortar set on reinforced cast-in-place concrete slab over compacted gravel. See wall sections for details.
 4.2 2" thick thermal finish treads with flamed square edge.
 4.3 3 coat cement stucco parge painted white.
 4.4 Old World Tumbled Thinbrick veneer. Contractor to provide architect with samples prior to execution.
 4.5 6" stone veneer with gabled masonry tie @ 16" o.c. n.w. and w.e.p. holes at 24" o.c. along lowest course above grade. re-purpose foundation stone from 225 White Plains Road
- DIVISION 5 - METALS**
 5.1 Structural steel beams refer to structural drawings.
 5.2 Structural steel columns refer to structural drawings.
 5.3 Copper stop flashing at sidewalls. Flashing shall extend 6" minimum above horizontal or diagonal surface.
 5.4 Crickets, window wells, metal roofing areas to use high temperature ice and water shield. Provide full soldered copper flashing as required to provide waterproof connection.
 5.5 Gutters: Aluminum lined "snacker gutter".
- DIVISION 6 - WOOD AND PLASTICS**
 6.1 Exterior wall framing: 2x6 studs @ 16" O.C. with 3/4" zip wall (taped joints) and painted 3/4" gypsum wall board on interior side with level 4 finish.
 6.2 All exterior trim shall be ADEX or equal in profiles and shapes depicted in construction documents. Refer to manufacturers requirements for adhesives and fasteners.
 6.3 Interior doors: 36" prefinished and field painted Truville or equal. Refer to interior elevations or door schedule for door panel design. Contractor to provide shop drawings for approval.
 6.4 Exterior doors: Painted "smooth-grain" fiberglass door by Jeld-wen. Contractor to provide shop drawings for approval.
 6.6 Stairs: 2" Chained white oak treads and painted poplar risers. Refer to interior elevations for details and thickness. Handrails shall be painted mahogany. Refer to interior for baluster type and material. Quarterround shall be 3/8" min. above nosings and handrails shall be 3/4" min and 3/8" max above leading edge of stair nosing. Balusters shall be spaced to reject the penetration of a 4" sphere. Open risers and/or space beneath bottom rails shall reject penetration of a 6" sphere. Shop drawings shall be provided for review and approval.
 6.7 Custom architectural millwork: All millwork and running trim shall be installed after mechanical system are activated and the material has acclimated to the interior environment for 14 consecutive days.
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
 7.1 Filled Ribs: GAF Timberline series asphalt roofing shingles (charcoal) on GAF deck armor or GAF ice and water over 3/4" CDX plywood sheathing.
 7.2 Wall Sheathing or Boards: Hardie clapboard or Vinyl siding (white) with 6" exposure over 2ip Wall sheathing. Refer to manufacturers requirements for adhesives, fasteners and nailing tape.
 7.3 All penetrations shall follow manufacturers lapping instructions. Exterior doors to have full soldered 16 Oz. copper pan flashing. Windows shall use pitched membrane pans.
 7.4 Foundation Insulation: Tuff-N-Dri spray applied liquid membrane with 1" insulated protection board. Contractor shall coordinate extent of insulation and waterproofing with site grades. Under-slab protection shall consist of 2" insulated protection board beneath 10 mil. polyurethane vapor barrier. Interior furred walls to be insulated with R-21 closed cell spray foam insulation.
 7.5 Roof Insulation: R-49 open cell spray foam insulation.
 7.6 Exterior Wall Insulation: R-21 closed cell spray foam insulation.
 7.7 Floor Deck Insulation: Perimeter rim board at each level to receive closed cell spray foam insulation with a minimum depth of 18".
 7.8 Interior floors and walls: all floors to receive fiber rock sound attenuating insulation and 1" layer of MLV membrane on exterior face of stud behind gypsum wall board.
 7.9 All floors exposed to the exterior and garage ceiling shall receive full depth closed cell spray foam insulation (R-49 min.).
 7.10 Window and Door shim space: Low expansion foam.
 7.11 Seams between studs and plates: Low expansion foam.
 7.12 EPDM membrane over solid ice and water shield.
- DIVISION 8 - EXTERIOR DOORS AND WINDOWS**
 8.1 Doors and Windows: Andersen 400 series "double-hung window. Exterior color: White.
 8.2 Overhead Garage doors: Painted aluminum insulated garage door by 2P Garage Doors or approved equal as depicted in construction documents. Contractor to provide shop drawings for review and approval. Any glass within garage door shall be tempered. Liftmaster side mounted motor shall be included. Low clearance track with ceiling and wall dampers.
 8.3 Hardware style and finish TBD by Owner and Builder.
 8.4 Window Shutter: Timberlane Fixed Louver Shutter "Wal. Exterior Color: Shale Stone.
- DIVISION 9 - FINISHES**
 9.1 Garage and mechanical room walls/ceilings abutting interior space: All walls in garage/mechanical room that are shared with interior space shall receive 3/4" type x gypsum wall board.
 9.2 All countertops, slabs and dimensional stone and grout shall be sealed in strict accordance with manufacturers guidelines.
 9.3 Floor tile over Schluter Ditra-Mat.
 9.4 Floor tile over Schluter Ditra-heat.
 9.5 Shower floor tile over Schluter waterproofing on mudset.
 9.6 Shower/tub wall tile over Hydroban Laticrete on 3/4" cement boardtile to extend from shower floor or tub deck to ceiling.
 9.7 Carpet flooring by owner over 1/2" padding.
 9.8 Wood Floors: 1" wide rift and quarter sawn select white oak glued and nailed to clean subfloor. Contractor to provide stain samples for approval. Flooring material shall be acclimated to site conditions (mechanicals must be working) for 14 days prior to installation.
 9.9 Shower curb with Schluter waterproofing 5" max height.
 9.10 Flush shower threshold - coordinate with dropped framing.
 9.11 Framesless 1/2" tempered glass shower enclosure with diamond finish. Contractor to coordinate hinge finish with bathroom hardware.
 9.12 -
 9.13 Concrete floor.
 9.14 All 2x4 furred walls in unfinished basement areas to be insulated full depth with closed cell spray foam insulation and painted with fire resistant paint.
 9.15 All ceilings in unfinished basement areas to be insulated full depth and painted with fire resistant paint.
- DIVISION 10 - SPECIALTIES**
 10.1 Mechanical grilles in wood floor: Grilles with wood floor to be "Drillworks" flush grilles to match species and finish of wood floors.
 10.2 Mechanical grilles in tile/stone floor: "Nego Rigiter" model GR08 color to coordinate with color of tile/stone.
 10.3 Mechanical grilles on first floor, second floor hall and master suite: "Advanced Architectural Drillworks" Plaster J-Head for walls and ceilings.
 10.4 Mechanical grilles on second floor (except hallway and master suite), basement and attic: Surface mounted (concealed screw) white aluminum grille.
 10.5 Bathroom accessories: Medicine cabinets, towel rods, tp rods, robe hooks etc. to be selected by owner.
 10.6 Family Room Fireplace: MONTIGO Divine HS80F Traditional
- DIVISION 11 - EQUIPMENT**
 11.1 Audio visual equipment to be coordinated with owners consultant and coordinated by contractor. System TBD.
 11.2 Appliances to be selected by owner. Contractor to coordinate all electrical and water supply/drainage required prior to installation.
 11.3 Gas/propane fired Modine heater to be located in garage.
- DIVISION 12 - FURNISHING**
 12.1 All furnishings not part of building envelope or mechanically fastened to building are responsibility of owner.
- DIVISION 13 - SPECIAL CONSTRUCTION**
 13.1 All specialties items shall be coordinated (not designed) at the owners request as an additional service.
 13.2 Automated roll down shades: TBD.
 13.3 Electric radiant heat by Schluter "Ditra-Heat" in master bathroom.
- DIVISION 14 - CONVEYING SYSTEMS**
 14.1 N/A
- DIVISION 15 - MECHANICAL SYSTEMS**
 15.1 Hydric Air system with multi zone capacity, humidification and purification shall be included stay and all equipment and ductwork to be located within conditioned and/or insulated space. Wall cavities or plenums shall never be utilized as ducts. HVAC contractor to coordinate zones with owner and architect prior to installation.
 15.2 Plumbing rough-in to utilize "PEX" and to equal supply with copper stubs at fixtures. All main sanitary drops to be cast iron. Cast iron waste line to be insulated with sound attenuating rock fiber insulation. apply rubber MLV membrane below just bay white over public spaces.
 15.3 All devices (thermostats, switches, controls) to be reviewed with owner prior to installation.
 15.4 Provide PVC stop sign and hot and cold water spicket in garage.
 15.5 Provide 4 outdoor water spicket locations
- DIVISION 16 - ELECTRICAL**
 16.1 Electrical contractor to determine electrical load requirements and install new or upgrade electrical services as required to adequately supply the proposed improvements including future landscape lighting.
 16.2 High voltage wiring shall be copper "Romex" unless otherwise noted.
 16.3 Contractor to install outlets as per the national electric code and in accordance with all local codes. Kitchens to have a minimum of 2 circuits at countertops and at kitchen island.
 16.4 all devices/fixtures types to be Lutron. Decora screwless wall plates. Outlets to be located in base board and to be coordinated prior to rough-in.
 16.5 Outdoor LED flood light spec and locations to be reviewed on site. 5 locations to be included.
 16.6 Provide circuits for irrigation and future landscape lighting


**LOUIS CAMPANA
 ARCHITECT**
 8 Pasadena Road - Bronxville - NY - 10708
 louiscampanaarchitect@outlook.com
 914.573.6804

Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
Date:	11.02.22
Drawn by:	LC

Ownership & Conditions of Use:
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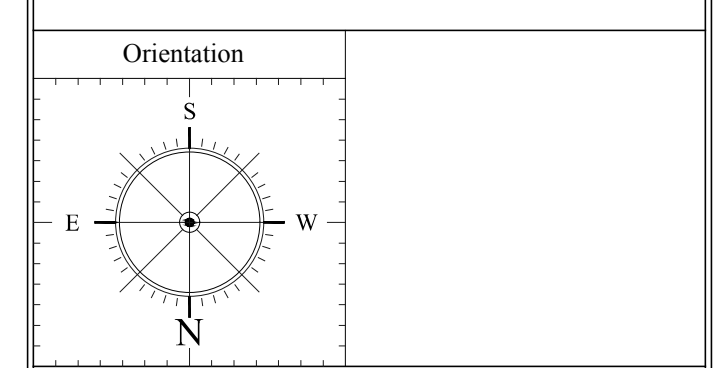
Drawing Title	PROPOSED ROOF PLAN OPTION 01
Drawing No.	

A203

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707
 Project No. **202304**


**LOUIS CAMPANA
 ARCHITECT**
 8 Pasadena Road - Bronxville - NY - 10708
 louiscampanaarchitect@outlook.com
 914.573.6804

Issue Date	Description
03.08.23	Preliminary Drawings
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Drawing Title

**PROPOSED
 EXTERIOR ELEVATION
 OPTION 01**

Drawing No.

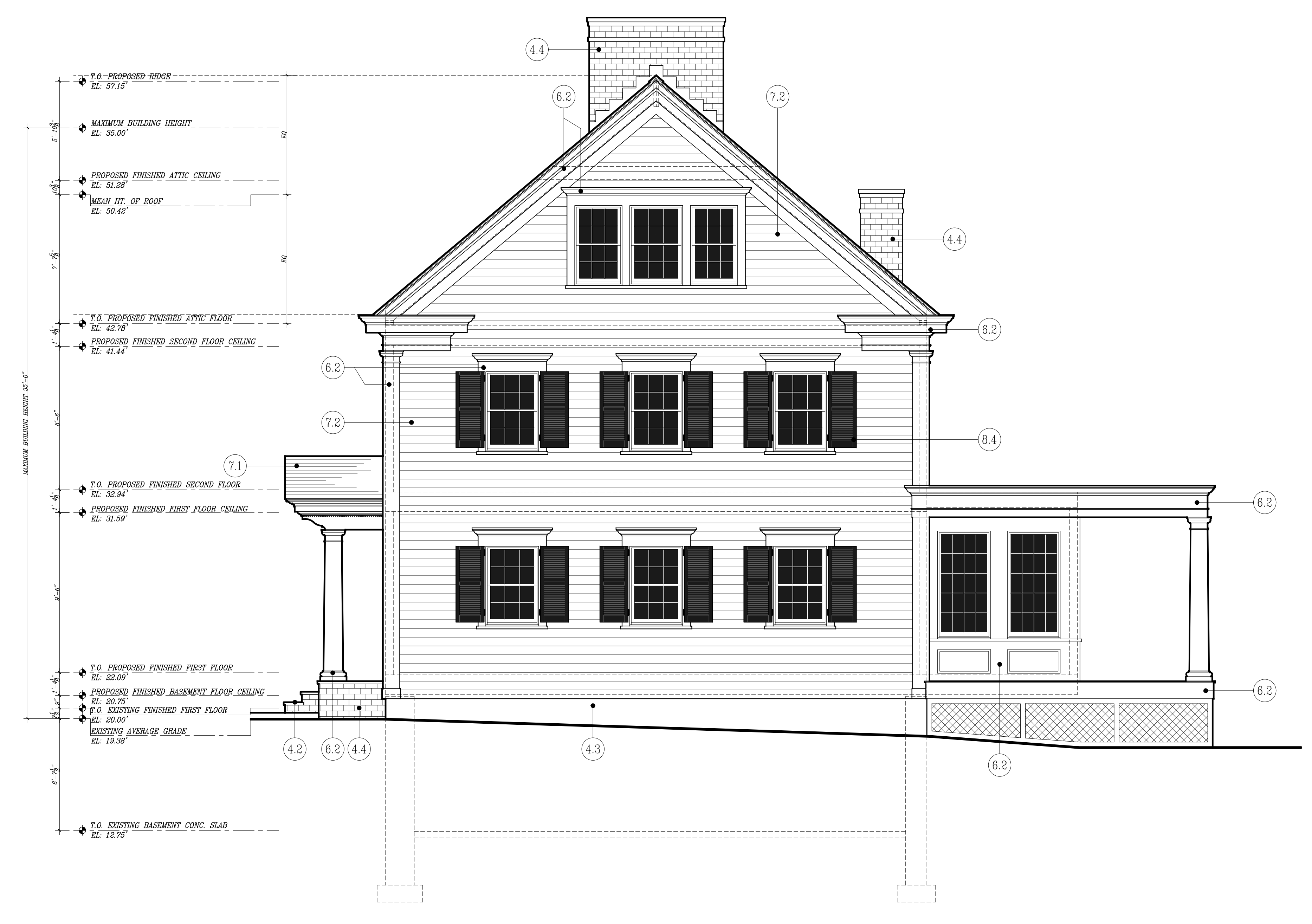
A400



1 A400 PROPOSE FRONT EXTERIOR ELEVATION
 1/4" = 1'-0"

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707

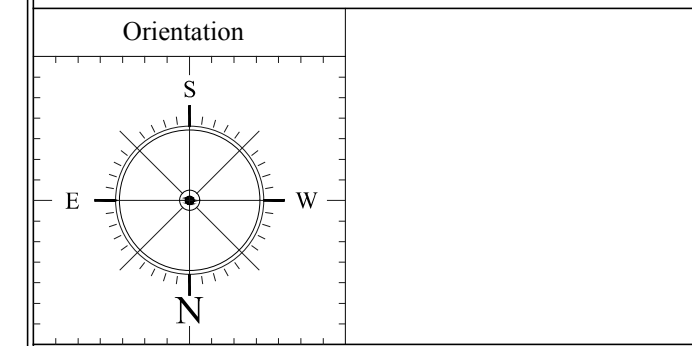
Project No. **202304**



1 A401 PROPOSE RIGHT EXTERIOR ELEVATION
 1/4" = 1'-0"

LC
 LOUIS CAMPANA
 ARCHITECT
 8 Pasadena Road - Bronxville - NY - 10708
 louiscampanaarchitect@outlook.com
 914.573.6804

Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
Date:	11.02.22
Drawn by:	LC

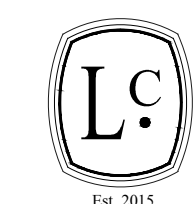
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Drawing Title
**PROPOSED
 EXTERIOR ELEVATION
 OPTION 01**
 Drawing No.

A401

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707

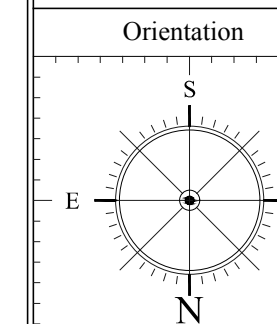
Project No. **202304**



**LOUIS CAMPANA
 ARCHITECT**

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 914.573.6804

Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale: As Noted

Date: 11.02.22

Drawn by: LC

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Drawing Title

**PROPOSED
 EXTERIOR ELEVATION
 OPTION 01**

Drawing No.

A402



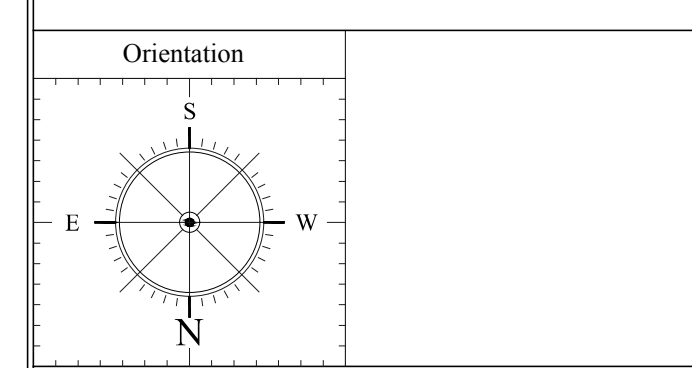
1 A402 PROPOSE REAR EXTERIOR ELEVATION
 1/4" = 1'-0"

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707

Project No. **202304**


**LOUIS CAMPANA
 ARCHITECT**
 8 Pasadena Road - Bronxville - NY - 10708
 louiscampanaarchitect@outlook.com
 914.573.6804

Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
Date:	11.02.22
Drawn by:	LC

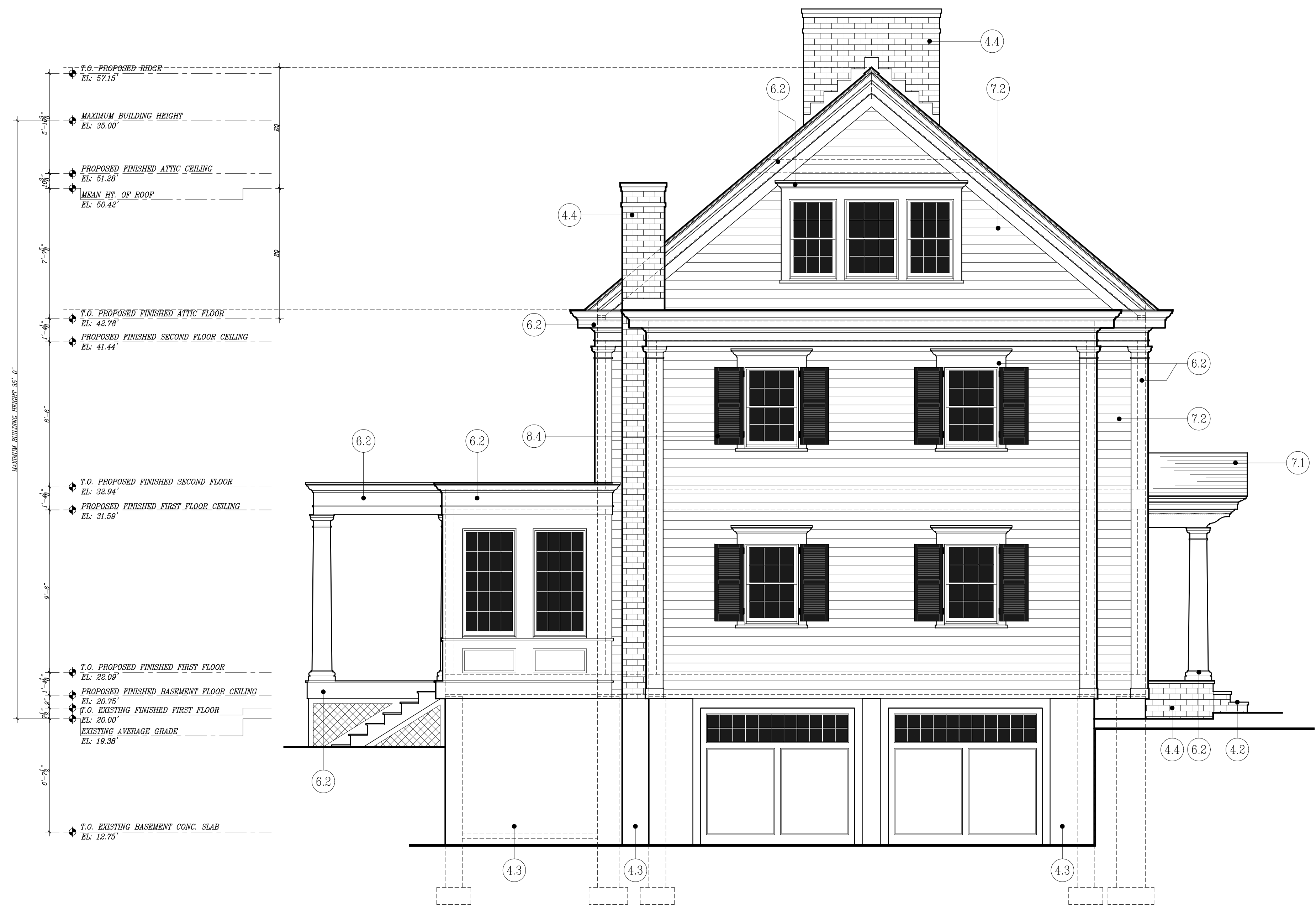
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Drawing Title

**PROPOSED
 EXTERIOR ELEVATION
 OPTION 01**

Drawing No.

A403



1 A403 PROPOSE LEFT EXTERIOR ELEVATION
 1/4" = 1'-0"

OWNERS LIST (ABUTTING PROPERTY OWNERS AND OWNERS ACROSS STREET/ROADWAY)

Obtained from Municipal Tax Parcel Viewer (<http://giswww.westchestergov.com>)

BIGGEST FISH WESTCHESTER
224 WHITE PLAINS RD
TUCKAHOE, NY 10707

VAN COTT, MARY
33 WINSLOW CIR
TUCKAHOE, NY 10707

CARPENTER THOMAS J JR.
36 WINSLOW CIR
TUCKAHOE, NY 10707

**DI FUCCI PAUL &
JUSTINA**
30 WINSLOW CIR
TUCKAHOE, NY 10707

PARTICULAR HARBOR LLC
225 WHITE PLAINS RD
TUCKAHOE, NY 10707

PARTICULAR HARBOR LLC
163 WHITE PLAINS RD
TUCKAHOE, NY 10707

CHURCH OF IMMAC
EASTCHESTER, NY 10709

Exhibit “B”



BUDGETARY PROPOSAL

**EXTERIOR RESTORATION
OF:**

**The Ward House
230 White Plains Road
Tuckahoe, New York 10707**

ARCHITECT:

**Louis Campana Architect
8 Pasadena Road
Bronxville, New York 10708**

July 21, 2023

MURPHY BROTHERS CONTRACTING

TO: The Ward House

FROM: Sean P. Murphy
Chris H. Murphy

DATE: July 21, 2023

RE: Budgetary Proposal for Exterior Restoration of the Ward House
PROJECT #: 202003
PLANS DATED: 11/28/22
PLANS: X400 & X401

Murphy Brothers Contracting, Inc. is pleased to submit this budgetary proposal for an exterior restoration of the Ward House, Tuckahoe, NY.

All work is to be performed per above plans and specifications. \$ 1,076,455.00 ±10%

After you have had time to review our proposal, we would like to discuss it with you in greater detail. We would also be pleased to introduce you to our project management staff and visit some of our completed projects. We hope to work with you on this project and look forward to hearing from you.

Enclosed for your review:

- ◆ PROJECT OVERVIEW**
- ◆ COST BREAKDOWN**
- ◆ NOTES**
- ◆ STAFFING**



WARD HOUSE

PROJECT OVERVIEW

Murphy Brothers Contracting, Inc. has a solid reputation for quality work, the ability to manage time schedules and budgets, and for being highly competitive. Our craftsmanship is defined by attention to detail and excellence. Murphy Brothers Contracting's partners, Sean Murphy and Chris Murphy, are directly involved in all projects. They have developed a long-term relationship with subcontractors to ensure that their workmanship is superior and their work priced fairly. Sean and Chris are committed to making your project successful by providing excellence, service, trained personnel, outstanding project management, organization and coordination.

For your project we expect to provide you with the following:

- ◆ A time schedule, which will guide the project. This will be revised and updated on a periodic basis.**
- ◆ On-site meetings scheduled with the owner, project manager, and architect throughout construction.**
- ◆ Contracts and Changes to Contract will be issued on standard forms.**
- ◆ Computer generated Applications for Payment will be submitted on a regular basis according to an established Schedule of Payments.**



**WARD HOUSE
COST BREAKDOWN**

CATEGORY	DESCRIPTION	COST	TOTAL
Site Work:			\$6,500.00
	Excavation and Backfill	\$2,500.00	
	Erosion Control / Land Clearing	\$2,500.00	
	Gas/Electric Services/Sleeves & Condu	\$1,500.00	
Demolition:			\$24,000.00
	Demolition and Removals	\$24,000.00	
Masonry:			\$104,250.00
	Foundation Drainage & Waterproofing	\$9,000.00	
	Foundation, Footings, Slab	\$9,000.00	
	Fireplace and Chimney	\$8,500.00	
	Stucco	\$5,200.00	
	Brick Veneer	\$32,550.00	
	Masonry	\$3,500.00	
	Exterior Stairs	\$12,000.00	
	Patio	\$16,000.00	
	Curbs & Sidewalk	\$8,500.00	
Steel and Metal Work:			\$8,500.00
	Metal Railings	\$8,500.00	
Framing:			\$22,700.00
	Labor	\$14,700.00	
	Material	\$8,000.00	
Finish Carpentry:			\$244,100.00
	Exterior trim - Labor	\$90,600.00	
	Exterior trim - Material	\$65,000.00	
	Exterior Rails	\$16,500.00	
	Siding - Labor & Material	\$72,000.00	
Doors and Hardware:			\$20,000.00
	Exterior Doors	\$20,000.00	

MURPHY BROTHERS CONTRACTING

CATEGORY	DESCRIPTION	COST	TOTAL
Windows:			\$134,500.00
	Windows - Material	\$89,500.00	
	Shutters	\$45,000.00	
Thermal and Moisture Protection:			\$189,000.00
	Roofing	\$162,000.00	
	Gutters and Leaders	\$22,000.00	
	Insulation	\$5,000.00	
Painting / Wallpaper:			\$58,000.00
	Exterior Painting	\$58,000.00	
Electrical:			\$17,500.00
	Labor and Material	\$17,500.00	
General Conditions:			\$83,200.00
	General Conditions	\$76,700.00	
	Construction Dumpsters	\$6,500.00	
Sub Total			\$912,250.00
Overhead			\$136,837.50
Insurance			\$27,367.50
Total Project			\$1,076,455.00 ±10%



WARD HOUSE

NOTES

The following items are not included in the Proposal:

- ◆ Temporary fire and heat protection, which may be required by your insurance company.
- ◆ Security system, fire sprinkler system, central vacuum system, audio/video system, and computer system wiring or devices.
- ◆ Blasting, rock chipping, rock removal, and drilling or pinning for foundation, if required is not included.
- ◆ Repair of pre-existing structural damage or mechanical shortcomings, except those specifically addressed in the architectural drawings.
- ◆ Legalization of any existing conditions unless specified in the work documents.
- ◆ Waterproofing of existing basement unless specified.
- ◆ If existing sewer line is being used, any repairs are not included. It must be camera scanned if town requires it.
- ◆ If required, erosion control and tree removal permits and/or bonds are not included.
- ◆ Tree or plantings removal or relocation, if required; landscape work.
- ◆ Preconstruction survey for hazardous material, if required. If hazardous materials are found it can be priced at that time, it cannot be addressed before then. Levels of lead paint impregnated material and material disposal to be determined by a preconstruction survey.
- ◆ Temporary electric and heating for construction project use if required, supplied by owner; utility bills are to be paid by the homeowner during construction.
- ◆ Cost of building permits and fees, occupancy permits and fees, street opening permits or bonds, or utility company fees.
- ◆ Drywell work.
- ◆ Irrigation system work.
- ◆ Supply or installation of appliances.
- ◆ Supply or installation of plumbing fixtures or fittings.
- ◆ Supply of decorative electrical fittings, installation is included.
- ◆ Supply or installation of accessories.
- ◆ Supply or installation of countertops.

MURPHY BROTHERS CONTRACTING

WARD HOUSE

NOTES

Notes:

- ◆ This is a budgetary proposal, pricing is subject to change.
- ◆ EPA RRP RULE (EPA-740-R-09-002) requires that all remodeling projects in pre-1978 built homes that test positively for the presence of lead-based paint be performed by EPA trained and certified contractors. This federal law is intended to protect you, your family & pets, and our workers from the harmful effects of breathing lead-based paint dust. Fines are stiff for non-compliance. In order to comply, Murphy Brothers Contracting, Inc. is EPA certified and our employees are properly trained to practice EPA prescribed methods of lead-based paint dust containment in our remodeling work.



Alternates:

- | | |
|--|---------------------|
| ◆ Stainless Steel Railing | \$ 13,000.00 Less |
| ◆ Galvanized Railing | \$ 30,000.00 Less |
| ◆ PT Wood Decking | \$ 26,500.00 Less |
| ◆ Allowance for Unforeseen Conditions/Structural Repairs | \$ 100,000.00 Extra |



WARD HOUSE STAFFING

The Ward Project requires significant staffing. The following personnel will be provided:

- ◆ **Christopher Murphy: Partner and Construction Director will handle technical and quality control issues when presented.**
- ◆ **Sean Murphy: Partner and Operations Director is responsible for overseeing the everyday business and general administration of the company.**
- ◆ **Project Manager: An on-site manager responsible for coordinating subcontractors, material, generating change orders, maintaining on-site paperwork and maintaining customer satisfaction.**
- ◆ **Weekly on-site tool box safety talks**
- ◆ **Safety Director: Visits sites to review safety protocol.**
- ◆ **Carpenters and Laborers are provided as needed throughout the project.**
- ◆ **Subcontractors will be scheduled so that they are on the job site when the project is ready for their particular specialty. They are precision craftsman whose abilities are vital to the construction process.**

MURPHY BROTHERS CONTRACTING

Painted and Finished Characteristics:

Murphy Brothers Contracting, Inc.'s Hallmark is satisfied customers. Therefore, it is for this reason that we accentuate the need for our customers to completely understand the characteristics of painted, stained, or natural finishes. A situation may exist whereby the cabinetry, trim or flooring in your home will dry out or pick up moisture. Rough framing will also contract and pull adjoining members (sheetrock, exterior soffits, etc.) with them. In either event, the expansion or contraction of the joints can cause the paint finish to fracture at the joints. This condition is not in any way considered defective workmanship or materials, nor will it affect the stability of your woodwork or finish in general. If patching is necessary, it will be done on a Time and Material basis. We cannot be held responsible for natural sap, tannin oil, etc. excretions from any wood species.

Asbestos:

Murphy Brothers Contracting, Inc. and all subcontractor's scope of work shall not include the identification, detection, abatement, encapsulation or removal of any toxic, hazardous or radioactive waste substance, material, chemical, compound or contaminated material including asbestos and polychlorinated biphenyl (PCB), or any other hazardous substances. In the event that Murphy Brothers Contracting, Inc. encounters any such products or material in the course of performing our work, we shall have the right to discontinue our work and remove all our employees and subcontractors from the project until no such products or material, nor any hazard exists, as the case may require, and Murphy Brothers Contracting, Inc. shall receive an extension of time to complete our work hereunder and compensation for delays encountered as a result of such situation and correction. It will be the homeowners' responsibility to test for asbestos, lead, or similar hazardous substances before, during and after construction

The Owner acknowledges that Contractor does not hold any special license, permit, authorization or approval, and is not otherwise recognized by Laws and Regulations as a person or entity permitted to handle, generate, transport, treat, store or dispose of any hazardous material.

Concealed Conditions:

This contract is based solely on observations the contractor was able to make with the structure in its current condition at the time the work was bid. If concealed conditions are discovered once work has commenced which were not visible at the time this proposal was made, the contractor will stop work and point out these unforeseen concealed conditions to the owner/architect so that the owner/architect, and contractor can review and decide if they need to execute a Change Order for any deductive or additional work. Not applicable to Time and Material projects.

MURPHY BROTHERS CONTRACTING

Deviation from Scope of Work in Contract Documents:

Any alteration or deviation from the scope of work referred to in the contract documents involving extra costs of materials or labor will be executed upon written change order issued by the contractor and signed by the contractor and owner prior to the commencement of additional work. This Change Order will become an extra charge over and above the lump sum contract amount referred to at the beginning of this contract. Not applicable to Time and Material projects.

Supplied by Owner:

If Owner is to furnish any materials or equipment for installation by the Contractor, Owner represents that the materials are either presently on hand at the locations specified or will be made available by the Owner for the Contractor at agreed locations sufficiently in advance of when they are required for installation so as to cause no delay in performing the work. Murphy Brothers Contracting, Inc. shall not be held responsible for specifications, ordering, delivery, time delays due to material delay, defects, or replacement of any items supplied by the Owner.

Final Payment:

Balance of contract amount is due upon Substantial Completion of all work under contract, "Substantial Completion" is defined as the point at which the building/work is suitable for its intended use, or the issuance of an occupancy consent or final permit sign-off from the Building Department, whichever one of the aforementioned events occurs first. Owner may hold back 200% of the value of all punch list work from final payment to contractor to assure that all punch list work is performed in a timely manner. There will be a \$75.00 fee for any returned checks.

Payment of Change Orders: 50% of payment for each Change Order is due upon signing of change order work and balance is due upon completion. Not applicable to Time and Material projects.

Exhibit “C”

Single Family Agent Full



MLS#: **6262058** Active List Price: **\$850,000**
 Addr: **230 White Plains Road**
 PO: **Tuckahoe** **Westchester County**
 City/Town: **Eastchester** Zip: **10707-4410**
 Village: **Tuckahoe** Hamlet/Loc.:
 Street Type: Avail 4/Lease: **No**
 P Type: **Single Family** Type: **Detached**
 Sub/Devel: 55+ Comm: **No**
 Beds: **5** SqFt: **4,440** Acre(s): **0.2700**
 Baths: **3 (3 0)** Rooms: **14** Levels:
 Style: **Colonial** Model:
 Wtr Access: PUD: Builders Lot #:

Sch Dist: **Tuckahoe** Elem: **William E. Cottle**
 Jr High: **Tuckahoe** High: **Tuckahoe**
 LSC: **New Listing** Last Ext:
 Attic: **Full** Fireplaces: **1**
 Yr Blt: **1875** Yr Reno: **1921**
 Cnstrctn: **Frame**

Basement: **Unfinished**
 Addl Fees: **No**
 Addl Fee Des:

Tax ID#: [2403-031-000-00003-000-0013](tel:2403-031-000-00003-000-0013)
 Taxes Include:
 Avail Financing: Tax: **\$17,515** Tax Year: **2023(Municipality)**
 Assmt: **\$5,800** Monthly HOA:
 HOA\$ Inc:

Amenities:
 Includes:
 Excludes:
 Parking: **Driveway, No Garage**
 Heat Zones/Type: **Steam** Elec Co: **Con-Edison**
 A/C: **None** Fuel: **Natural Gas**
 Hot Water: **Gas Stand Alone** Water: **Municipal**
 Garbage: **Public** Sewer: **Sewer**
 Lot Description: **Easement, Restrictions** Siding: **Aluminum**

Public Remarks

Historically Landmarked Property on .27 acre in Tuckahoe Formerly Used as a Dorm Now Zoned Res A for Single Family Use Only with No Certificate of Occupancy is Being Offered for Sale and Will be Sold Strictly As Is Where Is. Only All Cash Offers in Writing with all Terms will be Considered. Proof of Funds Must be Supplied Prior to Appointment Being Scheduled.

Agent Only Remarks

***** 48 HOUR NOTICE TO SHOW NO PREVIEWS ALLOWED *** SOLD IN STRICTLY AS IS WHERE IS CONDITION. HOME HAS NO CERTIFICATE OF OCCUPANCY AND PROPERTY IS HISTORICALLY LANDMARKED. ONLY ALL CASH OFFERS IN WRITING WITH PROOF OF FUNDS THAT MUST INCLUDE POTENTIAL BUYERS NAMES EMAILED WILL BE CONSIDERED.*** PROOF OF FUNDS INCLUDING POTENTIAL BUYERS NAMES MUST BE SUBMITTED PRIOR TO APPOINTMENT BEING SCHEDULED NO SCREEN SHOTS THANK YOU.**

Show Instr: **48 HOUR NOTICE ONCE PROOF OF CASH FUNDS ARE EMAILED THEN APPOINTMENT WILL BE SCHEDULED THANK YOU.**

Access for Show: **Broker** Senti LB#:
 Directions: **WHITE PLAINS RD SOUTH TO LEFT ON WINSLOW CIRCLE TO FIRST HOUSE ON THE RIGHT.**

Appt Ph: **9144903906** Appt Ph 2: DOM: **58**
 REO: **No** Auction: AuctionTerms:
 Owner: **WITHHELD** Org Price: **\$850,000**
 LA: [4788](tel:4788) **Lorenzo C. Signorile** LA Ph: **(914) 490-3906** Mod/Excl: **M1,M3**
 LA Email: lorenzosignorile@bhhsNYP.com List Dt: **07/31/2023**
 LO: [\(BHHSWP01\) Berkshire Hathaway HS NY Prop](#) LO Ph: **(914) 779-1700** On Market Dt:
 CLA: CLA Ph: **(914) 779-1700** Expire Dt: **12/17/2023**
 CLA Email: Agr Type: **ERS**
 CLO: Neg Thru: **Listing Agent**
 SA: BA: **2%** CLO Ph: \$/SqFt: **\$191.44**
 BRA: **0%** TOM Dt:
 OBD: OM Date:
 CAN Dt:

Prepared By: Lorenzo C. Signorile

Date Printed: 09/27/2023

Exhibit “D”

PROPOSAL

**Ward House Replacement
230 White Plains Road
Tuckahoe, New York 10707**

ARCHITECT:

**Louis Campana
8 Pasadena Road Bronxville,
New York 10708**

New House Estimate

230 White Plains Road
Tuckahoe, NY 10708

House Area (Sq.Ft.)

Basement	1,700.00
Garage	420.00
First Floor	1,700.00
Second Floor	1,700.00
Total	5,520.00

Description	Materials	Install	Total
Foundation			\$ 57,000.00
Framing	\$ 110,000.00	\$ 65,000.00	\$ 175,000.00
Roof	\$ 10,700.00	\$ 5,200.00	\$ 15,900.00
Exterior Siding, Windows, Trim	\$ 53,000.00	\$ 19,000.00	\$ 72,000.00
Electrical with service			\$ 35,500.00
Plumbing			\$ 40,000.00
Insulation			\$ 27,000.00
Rock and Mud			\$ 23,000.00
Stairs and Railings			\$ 18,000.00
Steel			\$ 4,500.00
Fireplace			\$ 7,000.00
Heat, A/C, Hot Water			\$ 35,000.00
Garage Doors			\$ 8,500.00
Floors			\$ 23,000.00
Paint-In and Out			\$ 28,000.00
Kitchen Cabinets			\$ 32,000.00
Appliances			\$ 12,000.00
Interior doors and trim	\$ 22,000.00	\$ 8,500.00	\$ 30,500.00
Tile	\$ 8,000.00	\$ 6,000.00	\$ 14,000.00
Bathroom Finishes/ Laundry	\$ 15,000.00		\$ 15,000.00
Counter Tops	\$ 18,000.00		\$ 18,000.00
Shutters	\$ 2,000.00		\$ 2,000.00
Gutters			\$ 7,000.00
Driveway			\$ 8,000.00
Site Work/Drainage System			\$ 22,000.00
C&D			\$ 4,000.00
Landscaping			\$ 19,000.00
	Sub Total		\$752,900.00
	Overhead		\$112,935.00
	Insurance		\$ 16,940.25
	Project Total		\$882,775.25

George Latimer
Westchester County Executive

Westchester
gov.com

James Maisano
Director, Consumer Protection

Department of Consumer Protection Home Improvement License

ADIRONDACK FISHERIES, INC.
1025 STATE ROUTE 55 - PO BOX 111
ELDRED, NY-12732

This license is issued in accordance with Article XVI of the Westchester County Consumer Protection Code and is valid only upon presence of the official department seal. Proof of citizenship or immigration status is not required for issuance of this license.
NOT FOR FEDERAL PURPOSES

License Number
WC-18282-H06



Date of Expiration
09/19/2024

Exhibit “E”



Environmental, Planning, and Engineering Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 929 284-1085
www.akrf.com

Memorandum

To: Lee J. Lefkowitz, Esq., Counsel (Zarin & Steinmetz)
From: Molly McDonald and Jennifer Morris (AKRF, Inc.)
Date: July 27, 2023
Re: Potential Funding and Financial Incentives for Rehabilitation of Historic Properties: 230 White Plains Road in Tuckahoe, New York
cc: Claudia Cooney (AKRF, Inc.)

INTRODUCTION

This memorandum reviews potential funding sources/programs available for the rehabilitation of historic properties and how these funding sources apply to the subject property located at 230 White Plains Road in Tuckahoe, NY. It was prepared by architectural historians at AKRF, Inc. who meet or exceed the Secretary of the Interior's professional qualification standards in architectural history (Appendix A of 36 CFR Part 61). The property at 230 White Plains Road was determined eligible for listing on the State/National Register of Historic Places (S/NR) by the New York State Historic Preservation Office (SHPO) in 2022 and was designated as a local landmark in 2022 by the Village of Tuckahoe Historic Preservation Commission.

Also known as the Ward House, 230 White Plains Road was determined eligible by SHPO under National Register Criteria B (association with lives of persons significant in our past) and C (distinctive characteristics of a type, period, or method of construction). As described in the 2022 Resource Evaluation on file with SHPO, the property was determined to qualify under Criterion B for its association with Stephan Ward, a prominent local civic leader during the late 18th century and under Criterion C as an example of both Colonial-period and Greek Revival-style architecture. Stephan Ward first built a house on the site ca. 1750; however, the prominent Patriot's dwelling was targeted by Loyalist forces, who burned it to the ground. Ward rebuilt the house on the footprint of the original in the 1790s. Ward went on to serve as a State Senator and Judge and presidential elector and was elected to the United States House of Representatives in 1796. After his death a year later, his wife, Ruth, and children continued to occupy the house. The building was later used as a post office, inn and tavern. Between the mid-1940s and 2021, it was owned by nearby Concordia College for use as a dormitory.

The two-and-a-half-story wood-frame house consists of a three-bay gambrel-roofed main block with a center-hall plan and a shed-roofed east addition. It has two chimneys, a full-width front porch, a stylized main entry, a bracketed cornice, and pilasters. SHPO's Resource Evaluation notes that the interior retains

original trim and fire mantels and notes that despite some alterations such as changes siding and window replacement, the “character defining features of the residence remain intact.”

STATE AND NATIONAL REGISTERS AND LOCAL DESIGNATION

The State and National Registers of Historic Places are the official lists of buildings, structures, districts, objects, and sites significant in the history, architecture, archeology, engineering, and culture of New York and the nation. The same eligibility criteria are used for both the New York State and National Registers. The National Historic Preservation Act of 1966 and the New York State Historic Preservation Act of 1980 established the National and State Registers programs. In New York, the Commissioner of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), who is also the State Historic Preservation Officer, administers these programs. The National Register of Historic Places is administered by the National Park Service and is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

OPRHP, which also serves as the New York State SHPO, assists communities in the identification, protection, and rehabilitation of historic resources. The OPRHP offers technical assistance and administers programs that include the Statewide Historic Resources Survey, the S/NR, the federal historic rehabilitation tax credit, and the state historic preservation grants program. The OPRHP also manages the Cultural Resources Information System (CRIS), an online geographic information system (<https://cris.parks.ny.gov>). CRIS provides access to State and National Register documents, including documentation relating to eligible and listed properties on the S/NR, such as images, inventory forms, archaeological surveys, and nominations.

The Village of Tuckahoe in Westchester County, New York, established the Village of Tuckahoe Historic Preservation Law in 2021 and maintains a Historic Preservation Commission. The Commission recommends the designation of local landmarks and historic districts to the Village Board of Trustees for approval and evaluates applications for certificates of appropriateness for alterations to the historic character, appearance, or fabric of local landmarks, or for demolition or removal of local landmarks.

STATE AND FEDERAL TAX INCENTIVES

New York State Tax Incentives for Historic Preservation

New York State offers several tax credit programs that incentivize the rehabilitation of historic properties. Owners of income-producing properties that receive approval for the 20 percent federal rehabilitation tax credit (as described below) automatically qualify for the **New York State Rehabilitation Tax Credit for Commercial Properties**, provided that the property is located within an eligible census tract (see below). This program offers property owners a state income tax credit equal to 20 percent of the qualified rehabilitation costs, up to \$5 million in credits.

The State also offers the **New York State Historic Homeownership Rehabilitation Tax Credit**, for historic residential structures. The tax credit covers 20 percent of the qualified rehabilitation costs associated with repair, maintenance, and upgrades of structures, up to a credit value of fifty thousand dollars. The residential property must be owner-occupied and located within an eligible census tract. The property must also be listed on the S/NR or designated as a contributing building in a historic district that is listed in the S/NR. If the property has been determined S/NR-eligible but has not yet been formally listed on the S/NR, the homeowner may proceed with the project if they work with SHPO staff to guide the property through S/NR nomination as part of the tax credit process. To qualify for the program, the rehabilitation project must cost at least five thousand dollars and five percent of the cost must apply to the building's exterior.

New York State also offers a **Historic Barns Tax Credit** for the rehabilitation of a historic barn.

New York State also has a **Low-Income Housing Tax Credit Program** (NYS Homes & Community Renewal). The NYS Low-Income Housing Tax Credit Program is modeled after the federal Low Income Housing Credit program and offers a dollar-for-dollar reduction in state taxes to investors in qualified low-

income housing that meet the requirements of Article 2-A of the Public Housing Law. The Low-Income Housing Tax Credit program may be combined with the Historic Tax Credit programs.

Federal Historic Rehabilitation Tax Credit Program

The Federal Historic Rehabilitation Tax Credit allows a 20 percent tax credit for the substantial rehabilitation of income-producing historic properties. Qualifying properties must be determined “certified historic structures” by the Secretary of the Interior Internal Revenue Code § 47(c)(3) and Treasury Regulation § 1.48-12(d)(1) define the term certified historic structure to mean any building (and its structural components) which is listed on the National Register of Historic Places (National Register), or located in a registered historic district and certified by the NPS to the IRS as being of historic significance in the district. A preliminary determination of significance allows NPS to review the tax credit application, however, the owner is required to obtain National Register listing in a timely manner. The NPS and/or the SHPO may review the project within a 5-year period to ensure it has been done to proper standards and may revoke the credit if the standards have not been met. The rehabilitation work is reviewed to ensure that it complies with the Secretary’s Standards for Rehabilitation, a set of criteria to ensure that a rehabilitated project retains its historic integrity.¹The National Park Service subsequently reviews the application and the proposed rehabilitation work and makes the final determination of whether the project is a “certified rehabilitation.”

FUNDING SOURCES

This section reviews public and private sources of funding for historic preservation projects at the local, state, and federal level.

Scarsdale Historical Society Grant Program

The Scarsdale Historical Society considers applications for grant funding of projects undertaken by private individuals or organizations that further the mission of the organization to “discover, preserve, and disseminate information, as well as inspire others to learn about and contribute to the history of Scarsdale and the Central Mid-Westchester Region.” Required application materials are listed on the Scarsdale Historical Society website. Past recipients of the grant have included the Odell House Rochambeau Headquarters in the Town of Greenburgh and the Scarsdale Library. While there does not appear to be a specific range for the grant amounts offered, recent grants have ranged from \$7,500 to \$100,000.

Westchester County Legacy Program

The Westchester County Planning Department administers the Westchester Legacy Program, which acquires and preserves open space and historic properties in Westchester County. Among the goals of the land acquisition program is that of historic preservation and protection of the County’s cultural heritage. In addition to funding improvements to properties that are already owned by the County or a municipality, the fund may also be used to acquire private property to convert it to a public use.

New York State Historic Preservation Grant Program

New York State’s Historic Preservation Grant program is part of the Environmental Protection Fund Grant Program for Parks, Preservation and Heritage (EPF), and is administered by OPRHP. The grant supports acquisition, improvements, preservation, and rehabilitation projects for historic properties, as well as structural assessments. The grants are available to municipalities and non-profits with an ownership interest. Qualifying properties must be listed on the S/NR. For all historic property grants, OPRHP will acquire a preservation covenant or conservation easement on the property. All work must conform to the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

¹ <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

New York State Council on the Arts

The New York State Council on the Arts' (NYSCA) Architecture and Design programs offer funding for General Operating Support, Project Support, and Independent Projects. The General Operating Support program funds operating expenses for arts and cultural organizations whose mission is focused on design. General Operating Support grants are more than \$5,000, and do not exceed 25 percent of an organization's budget. The Project Support program funds projects and programs that promote an understanding of design, including exhibitions, publications, workshops, artist residencies, conferences, public programs, and services to the field. The Project Support program encourages historic preservation projects that demonstrate excellence in the arts, an innovative method of interpretation, or that educate an audience about design and historic preservation. The program does not support preservation and restoration work. Nonprofit organizations and municipalities are eligible to apply for the grants, which range from \$2,500 to \$27,000. The Independent Projects program funds individuals and teams to research an issue in the design field, including historic preservation. Projects must be sponsored by a qualifying nonprofit organization, which will receive and administer the grant of up to \$10,000.

Preservation League of New York State

The Preservation League of New York State is a nonprofit organization that supports historic preservation in New York through advocacy, policy research, outreach, and funding. The Preservation League has partnered with the New York State Council on the Arts (NYSCA) to offer two grant programs: Preserve New York and the Technical Assistance Grant (TAG). Preserve New York offers funding for historic structure reports, building condition reports, cultural landscape reports, and cultural resource surveys. Local governments or nonprofit organizations are eligible to apply for the grants, which typically range between \$3,000 and \$10,000. The applicant must match 20 percent of the total project cost. The Technical Assistance Grants (TAG) program supports the management of historic sites, museums, arts facilities and other arts or cultural institutions that are open to the public. Municipalities or nonprofit organizations are eligible to apply for the grants of up to \$3,000. Applicants must match \$500 for each grant. In addition, the Donald Stephen Gratz Preservation Services Fund supports professional services for preservation projects that illustrate the benefits of the New York State Historic Tax Credit Program, leverage other public and private investments, and enable the Preservation League to react quickly to preservation opportunities with financial resources. Priority is given to projects in the Utica area whenever possible. Lastly, the Preservation League has an Endangered Properties Intervention Program. This revolving loan program helps individuals, nonprofit organizations, companies, and municipalities return historic properties threatened with disinvestment, neglect, or demolition by providing loan funds for acquisition, stabilization, or rehabilitation.

National Park Service

The National Park Service administers the Save America's Treasures (SAT) program. SAT supports preservation and conservation work on nationally significant properties and collections. Eligible properties must be listed in the National Register of Historic Places at the national level of significance. Eligible applicants include state and local governments, nonprofit organizations, Federally recognized Tribes, educational institutions, and historic properties associated with active religious organizations. The applicant is required to provide matching funding. Historic property grants under the SAT program range from a minimum of \$125,000 and maximum \$500,000.

The National Park Service also administers the Paul Bruhn Rural Revitalization Grant Program. This grant opportunity supports subgrant programs that enable the rehabilitation of historic properties and rehabilitate, protect, and foster economic development of rural communities. This program funds preservation projects for historic sites, including architectural and engineering services and physical building preservation, through subgrants to communities determined rural by the US Census Bureau.

National Trust for Historic Preservation

The National Trust for Historic Preservation is a nationwide nonprofit organization that supports historic preservation through leadership, education, advocacy, assistance, and funding. The National Trust's grant program only supports preservation planning, education and outreach activities. Nonprofit organizations and public agencies are eligible to apply for grants, which typically range from \$2,500-\$5,000 and require a dollar-for-dollar match. The National Trust's Special Grant Programs include the African American Cultural Heritage Action Fund, the Battlefield Preservation Fund, the Bartus Trew Providence Preservation Fund, the Cynthia Woods Mitchell Fund for Historic Interiors, Emergency/Intervention Funding, Johanna Favrot Fund for Historic Preservation, and the National Fund for Sacred Places. These grants provide funding to support the preservation of various types of built heritage.

GRANT/TAX CREDIT APPLICABILITY TO SUBJECT PROPERTY

The building at 230 White Plains Road is within census tract 48.01 (census tract 48 as of 2016). CRIS notes this census tract as qualifying for the New York State Homeownership Rehabilitation and New York State Rehabilitation Tax Credit for Commercial Properties credits through at least December 31, 2024.

If the building remains in private residential use, it would not be eligible for many of the tax credit and grant programs described above, including the New York State Rehabilitation Tax Credit for Commercial Properties and federal historic rehabilitation tax credit, which are only available to income-producing properties. It is our understanding that there is no barn at the property at 230 White Plains Road; therefore, the New York State barn tax credit would also not be applicable.

The building would qualify for the New York State Historic Homeownership Rehabilitation Tax Credit due to its private ownership, residential use, and location within a qualifying census tract. As the Ward House has been determined S/NR-eligible but has not been formally listed on the S/NR, SHPO staff would assist the owners with S/NR-listing as part of the tax credit application process. The New York State Historic Homeownership Rehabilitation Tax Credit appears to be the only state or federal tax credit program that would be applicable to the property at 230 White Plains Road.

In terms of grant funding, few opportunities are currently available to private owners of historic properties with no municipal or not-for-profit involvement. If the building owner partnered with a public agency or non-profit organization to develop the building for a public or non-profit use, other sources of funding could potentially be utilized. However, for a private homeowner with no government or non-profit involvement, no state or federal grant programs for rehabilitation of a historic house are available. On the local level, the Scarsdale Historical Society Grant program may be applicable to a private historic preservation project for a historic house of local significance. The Scarsdale Historical Society could be consulted to explore the potential applicability of the grant to the subject property.

Exhibit “F”

March 15, 2023

Via FedEx & Email (mmccann@tuckahoe-ny.com)

Tuckahoe Building Department
Attn: Historic Preservation Commission
Tuckahoe Village Hall
65 Main Street, Tuckahoe NY 10707

***Re: Biggest Fish Westchester LLC – Application for Certificate of Appropriateness
Section 31. Block 3 Lot 13 (the “Property”)
230 White Plains Road, Village of Tuckahoe***

Chairperson Stainhagen and Members of the Historic Preservation Commission:

Our firm represents Biggest Fish Westchester LLC (“Applicant”), the owner of the Property in its application to the Village of Tuckahoe (“Village”) Historic Preservation Committee (“HPC”) for a Certificate of Appropriateness pursuant to Chapter 11A of the Village Code (the “Historic Preservation Law”). To initiate the application process, we respectfully submit the following:

1. Certificate of Appropriateness Application, dated March 9, 2023;
2. Structural Consulting Report, prepared by Pantec Engineering and dated January 28, 2023 (enclosing photographs of the existing conditions);
3. Construction and Site Plan drawings, prepared by Louis Campana Architect and last revised March 8, 2023; and
4. List of abutting property owners (w/in 500’ of property line).

The Applicant purchased the Property in late 2021 by deed recorded in the Office of the Westchester County Clerk in Deed Book 61242 at Page 3780. The Property was last owned by Concordia College and used a college residential dormitory. Shortly after the Applicant’s purchase of the Property, a non-owner of the Property filed an application with the Village seeking to landmark the Property, which said application was approved by the Village in August 2022. The Applicant did not join in or otherwise approve of the landmarking application. Rather, once aware of the Application, the Applicant, as the sole owner of the Property, opposed the application. The Applicant has filed an Article 78 proceeding challenging the Village’s approval of the landmarking application. See Biggest

Fish Westchester LLC v. The Village of Tuckahoe, et al., No. 68970/2022 (Supreme Court, Westchester County).¹

The Property has undergone such significant modifications by prior ownership that, since first being constructed in the late 1700's, its historical significance (if any) is now unrecognizable. The modifications include alterations for use of the structure as a college dormitory, a two-story addition made to the structure in the 1960's and the use of modern siding on the structure. Additional modifications are detailed in Pantec's Structural Consulting Report, enclosed. In sum, these modifications detract significantly from what, if any, historical character of the Property there may have ever been. Any remaining historical significant as indicated in the landmarking application itself is more attributable to the site than to the structure.

Even more critical than the above-referenced modifications, the Property is in such a state of disrepair that the replacement of the structure is the only feasible method of ensuring the health, safety and welfare of the occupants while returning the Property back to its traditional use (i.e., single-family dwelling). Pantec's Structural Consulting Report discusses in detail (with photographs) the structural deficiencies that currently exist at the Property. These structural deficiencies were observed through the examination of the building's exterior, cellar and twelve probe openings. Of particular note, every probe opening made uncovered structural deficiencies. (See Pantec Structural Consulting Report, p. 7). The combination of the modifications to and the failure to maintain the structure has resulted in conditions that cannot be reasonably repaired. The structure is not safe. As such the Applicant proposes to remove and replace the structure in its entirety

As shown in the enclosed drawings, the replacement structure will maintain the character of both the Property and the surrounding neighborhood. In fact, the proposed structure is nearly identical in size and incorporates the same Georgian style design as the existing building. (See Proposed Exterior Elevation drawings, A404 to A407). The building's exterior (including doors and windows) will be white, and will include Timberlane fixed lower shutters, double hung windows and Yankee gutters. As such, the new features will match or otherwise be similar to the existing building in terms of design, color, texture and other visual qualities, thus maintaining its historical character.

Given the above, this Application will not result in a substantial adverse effect on the aesthetic, historical or architectural significance of the Property or of that of the surrounding neighborhood. As such, this Application satisfies the standards set forth in Village Code Section 11A-7(c).

¹ Notwithstanding the enclosed application for a Certificate of Appropriateness, the Applicant reserves all rights in its Article 78 proceeding and in its challenge of the Village Board of Trustee's resolution adopted August 8, 2022 designating the Property as a local landmark. It remains the Applicant's position that the Village's designation was improper for all the reasons stated in the Article 78 proceeding. However, in the interest of compromise and endeavoring to seek a mutual agreement with the Village, the Applicant respectfully submits this application pursuant to Chapter 11A of the Village Code to permit the reconstruction of the structure on the Property and for settlement purposes.

We respectfully request that this HPC place this matter on its next available meeting agenda to accept the application and schedule a public hearing. Should you have any questions or require any additional information, please contact the undersigned.

Respectfully submitted,

ZARIN & STEINMETZ

By:



Lee J. Lefkowitz
Brian T. Sinsabaugh

cc: Biggest Fish Westchester LLC (via email)
Louis Campana Architect (via email)

VILLAGE OF TUCKAHOE HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS APPLICATION

Application for Certificate of Appropriateness for Designated Local Landmarks

I. Instructions

This form is used by a property owner for making an application for a Certificate of Appropriateness (CoA) under the Village of Tuckahoe Historic Preservation Legislation.

1. Fill out this CoA application completely. If anything in the application does not apply, enter "NA" for "not applicable" rather than leave the item blank. If additional space is needed, please use clearly marked continuation sheets.
2. Submit the completed application, and the required supporting documentation, to the:
Tuckahoe Building Department
Attn: Historic Preservation Commission
Tuckahoe Village Hall
65 Main Street, Tuckahoe NY 10707
(914) 961-3100
3. The Tuckahoe Historic Preservation Commission (THPC), which may approve or disapprove the CoA, will review the proposed work and develop its findings of fact according to the criteria set forth in the Tuckahoe Historic Preservation Legislation. The THPC will issue a resolution to the CoA application with its findings.
4. Please note that approval of the CoA does not constitute a building permit. The CoA must be presented to the Building Department as a required document prior to the issuance of a building permit. This is required for all designated local landmarks.

II. Property Information

Property Location: Section: Block: Lot: 230 White Plains Rd, Tuckahoe, NY 10707 (SBL 31.-3-13)

Name of the Local Landmark: The Ward House

Address of the Local Landmark: 230 White Plains Rd, Tuckahoe, NY 10707 (SBL 31.-3-13)

Zoning Classification: Res A-5

Historic District Name (if applicable): NA

Property Owner: Biggest Fish Westchester LLC

Property Owner Mailing Address: 19 Hewitt Avenue, Bronxville, NY 10708

Project Contact Person: Gregory F. Holcombe

Project Contact Email: greg.holcombe@yahoo.com

Project Contact Phone Number:

Present Use of Property: Vacant (previously used as Concordia College dormitory)
Proposed Use of Property (if applicable): Private residence

III. Explanation of Proposed Work

Scope of Work:
New Construction _____ Addition _____ Exterior Alteration _____ Replacement in kind _____ Re-
placement with new Repair _____ Painting _____ Signage _____ Demolition Other _____

1. What are the current existing conditions?

Provide a narrative that explains the conditions of the specific building components (roof, windows, doors, siding, size, insufficient space, etc.) that have prompted the proposed changes.

See enclosed Structural Consulting Report prepared by Pantec Engineering and dated January 28, 2023

2. What is being proposed and why?

Describe the work being proposed and the reasons for it, including any issues being addressed as well as any and all building components that will be affected by the proposed work.

Demolition and replacement of the existing building. The proposed structure is similar in design and size. The applicant proposes the demolition and replacement due to the deteriorated conditions of the existing structure.

3. What are the intended results/benefits?

Explain the expected outcomes.

Removal of a dilapidated structure and replacement of similar structure that is compliant with modern building practices and therefore, safer for the owner, the inhabitants and the surrounding properties.

IV. Documentation

Attachments Required

The following material needs to be submitted along with this application. Please provide four (4) sets of each of the physical items requested below.

- 1. Photographs of Original/Existing Conditions** – Current photos clearly showing all aspects of the current conditions. Photographs of properties within up to 500 feet of the property line may also be provided and/or requested.
- 2. Construction Drawings** – Renderings of the proposed work, as well as any dimensional plans (to scale), site plans, footprints, elevations, and perspectives.
- 3. List and Samples of Proposed Materials**
Samples and product specifications of all materials to be used, including colors, finish, equipment, etc.
- 4. Signage Details: *For Signage Only***
Sign location: Elevation showing sign location
Sign dimensions: Height, width, depth (thickness), total sign footage, including supporting brackets
Sign material: Sign text, type of lettering, finish, materials, method of illumination (if applicable), and colors (samples may be required)
Sign attachment method: How will the sign be attached to the façade?

5. List of Abutting Property Owners (within 500 feet of property line)

The names and addresses of abutting properties; Town of Eastchester Assessors Office can provide a list and map of adjacent property information.

V. Agreements with Signatures

The information contained in this application, together with the attachments, is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Tuckahoe Historic Preservation Legislation, and will comply with all applicable regulations.

BIGGEST FISH WESTCHESTER LLC

Owner Signature: Gregory F. Holcombe **Date:** 3/09/2023

By: Gregory F. Holcombe, Managing Member

OFFICE USE ONLY

HPC Project No. _____

Submittal Date: _____

Approval Date: _____

Denial Date: _____

General Information

Property Location:	230 White Plains Road Tuckahoe, NY 10707
Inspection Dates:	Initial Inspection: 9/23/22 In Depth Inspection: 11/14/22 Probe Inspection: 12/13/22
Report Date:	1/28/23
Report By:	Peter Panagopoulos, P.E. <i>Principal</i> Pantec Engineering
Appendices:	Appendix A – Photos Appendix B – Probe Locations Appendix C – Structural Layout Appendix D – Deficiency Location Diagram Appendix E - Two Inner Chimney Georgia Colonial Layout

Introduction

The home at 230 White Plains Road is a three-story colonial era Georgian style home. The home is oriented with its front façade facing north. The original structure has a cellar under the rear two thirds of the home and a crawlspace that runs along the front third of the structure. Historical texts have the home originally built sometime in the early 1700s, burned down in 1778, and rebuilt sometime before 1797. A two-story extension with a cellar was added in the 1960s by Concordia College. Up until recently this home has been used as a student dorm facility. There does not seem to be any historic photos of the home.

Scope

There are multiple signs of structural deterioration throughout the home especially in the cellar. Purpose of the inspection was to investigate the structural integrity of the home at 230 White Plains Road. After an initial inspection it was deemed necessary to make twelve probes to further investigate structural components of the home. Mechanical, electrical, and plumbing components of home were not covered in this inspection.

Observations

The structure at 230 White Plains Road was observed to of been originally built with timber frame construction which was the method of construction for homes in the 18th century era. Timber frame construction consists of using large wood members joined together by various woodworking joints without the use of metal nails. Wood members are notched to fit into each other like puzzle pieces by a method called mortise-and-tenon construction. Some timber frame construction joints use wooden pegs to hold structural wood members in place.

The majority of the original homes interior and exterior have been modified over the years leaving almost no original features to the home other than its general exterior shape which based on the cellar foundation wall and crawlspace configuration may have not even been the original layout of the house. The original home on the property had a smaller foundation footprint than the current foundation. At some unknown point in the past, the foundation was enlarged creating a crawlspace between what was once the northern exterior foundation wall and where the front façade of the home now is. It is unclear if the footprint of the main building was enlarged prior or after the 1778 fire. The height of the crawlspace at the location of probe #1 is approximately 7 inches making it an inaccessible crawlspace. Due to this fact the crawlspace of the building could not be inspected in its entirety. All crawl space observations were made from the one probe opening made in the floor above and two openings in the cellar. It appears piping was run into crawlspace through what potentially was old window openings in the original north foundation wall (Photo #53 - 55). Based on lack of historical photos, the original home being burnt down in a fire, and all the different uses of the building throughout the years it is really not even possible to say for sure when this house was modified to its last footprint.

The layout of the interior of the home has been highly altered, even on the ground floor. Appendix E highlights major modifications to the home which were done at some unknown point of time in the past and shows what the original layout for a home like this would have been. These buildings last use case as a dorm required the layout of all three floors of the building to be altered, creating as many bedrooms as possible and to add bathrooms. The homes layout has been drastically changed and the structural components of the building have been altered throughout. See list below of observations regarding building's interior/exterior components that have been altered and replaced.

- a) The current staircase is not common for a Georgian styled colonial house. Staircase to go up to the second floor was originally located somewhere in the entrance foyer but was demolished and moved in the past. See Appendix E, photo #86, and photo #87 to see original location and new location. Current stairs in original home from ground level to 2nd floor is a narrow staircase with walls on each side. Original staircase to the home would of be a wider staircase that is open on one side with a handrail with balusters.

- b) Chimneys were originally built symmetrically on Georgian styled colonial homes. Viewing the home from outside it is clear the western chimney was demolished and moved more towards the center of the home. The chimney foundation is still in place and can be observed at cellar level. See Appendix E, Photo #76, & Photo #77 to see original and new chimney locations. See Photo #57 showing original chimney foundation in cellar and new chimney foundation. Chimney being moved drastically alters the layout and originality of the home.
- c) Layouts on all floors of original home have been altered to make bedrooms and to add bathrooms for original structure to be used as a dorm.
- d) Original floorboards above crawlspace have been removed. Photo #69 & Photo #70 show that there is no original wood flooring beneath new wood flooring above crawlspace. New wood flooring observed to be directly attached to joists. Additionally, no original wood flooring was observed anywhere else in the house.
- e) Two cellar windows at boiler room south foundation wall have been covered up when porch was added to the rear of the home at some unknown point in the past (Photo #58 & #62). Porch also was observed to have two different sets of support pillars (Photos #31 - #34). It appears porch that was added to home got extended at some unknown point in the past.
- f) Typically, the front of home had the double lines of windows on either side of the door. At 230 White Plains Road the front façade has only one line of windows on each side of the door and what is now the rear façade with the porch has two lines of windows on each side of the door. This means the rear of the home at 230 White Plains Rd was the original front of the home (Appendix E, Photo #12, and Photo #28). It is unclear at what point in time this change was made.
- g) Original structure at 230 White Plains Road observed to have new vinyl siding, windows, and roof shingles that has made home lose its original appearance.

Deficiency List

Deficiencies below only cover structural issues & safety issues observed. List below covers no electrical, mechanical, or plumbing deficiencies.

Grounds

1. Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Joints have filled with dirt. Multiple stone pieces no longer attached. Roots/ large weeds growing through joints of walls multiple locations. (Photo #1-3)
2. Retaining wall that runs between rear yard and adjacent sidewalk deteriorating throughout. Broken stones and joints between stones have filled with dirt/ organic growths. (Photo #11)

3. Negative grading front of home. Water pooling up against foundation wall and most likely infiltrating into crawlspace. Signs of foundation deterioration (Photo #4 - #6).
4. Stone slabs have settled/heaved creating multiple trip hazards, stone walkway rear yard (Photo #7).
5. Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard (Photo #8 - #10).

Exterior

6. Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation (Photo #12, #13, #15, & #16).
7. Base of column support for front portico showing signs of differential settlement. Vertical crack running down middle of front portico (Photo #17 - #19).
8. Exposed exterior side of rumble foundation deteriorating (Photo #20).
9. Bulge noticed between first and second floors, west façade of home. Cause unknown. Further investigation required (Photo #21 & #22).
10. Southeast corner of structure showing signs of inwards movement towards the top. Cause unknown. Vertical crack ground level stonework. Further investigation required (Photo #23 & #24).
11. Roof structure has deflected causing water to pool. Roofing membrane observed to be fairly new (Photo #28 & #29).
12. Exterior metal stair egress just sitting on roofing membrane and not attached to structure (Photo #28 & #30).

Rear Porch

13. Rear porch roof deflecting over stairs causing water to pool and leaf build up (Photo #25 - #27).
14. Rear porch sitting on stone pillars that are showing signs of deterioration (Photo #31 - #34).
15. Rear porch stairs deteriorated. No longer usable (Photo #35).

Cellar/Crawl Space

16. Stairs leading from cellar to ground floor have varying stair riser heights exceeding code max tolerance creating a fall hazard.

17. Water intrusion foundation wall, northeast corner of home at extension (Photo #36).
18. Water intrusion foundation, south wall of home at extension (Photo #37).
19. Mold formation and deteriorating damp plaster interior walls at cellar level due to water wicking up through cellar floor (Photo #38 & #39).
20. Water infiltration around cellar window, north façade of home at window well (Photo #40).
21. Horizontal crack has formed in concrete window well, north façade (Photo #41).
22. Water infiltration at base of inner, original foundation wall. Water is rotting base of wood support post. Crawlspace that spans the front side of the home is located on the other side of this wall (Photo #42).
23. Water infiltration through foundation floor around perimeter of boiler pit (Photo #43).
24. Concrete footings were never poured beneath temporary support columns that were added to prop of failing girder in boiler room (Photo #43).
25. Concrete footings were never poured beneath temporary support columns that were added to prop of failing girder in west end of cellar (Photo #44).
26. Cellar floor observed to be composed of bricks with a cement stucco layer that is deteriorating (Photo #45).
27. Water infiltrating through foundation is bringing in soil through spaces between dry laid rubble stone walls. Soil piling along inside of foundation walls (Photo #46 & #47).
28. Pipe penetration drilled through door header leading out to rear yard (Photo #49).
29. Horizontal crack from shear stress resonating down entire member from notch at end of beam (Photo #50 & #51).
30. Wood joist observed to have a large extent of termite damage (Photo #52).
31. Joists connections in crawlspace observed to be coming apart. Piping was run into crawlspace through what potentially was an old window in original foundation wall (Photo #53).
32. Dirt and soil infiltrating around window in cellar at west foundation wall (Photo #56).
33. Temporary support column being used to hold failing 9-1/2"x9-1/4" girder in boiler room. Column not mechanically attached to girder above (Photo #59).
34. Large horizontal crack in 9-1/2"x9-1/4" girder in boiler radiating from mortise-and-tenon joint connections (Photo #60).
35. Wood joist observed to have a large extent of termite damage (Photo #61).
36. Plumbing pipe drilled directly through main girder in the vertical direction, west end of cellar (Photo #62 & 63).

37. Temporary support columns being used to hold failing 6-3/4"x10-1/2" girder in place west end of cellar. Columns are not mechanically (Photo #64).
38. Joist with inadequate support resting on foundation wall that is deteriorated and that has been damaged to make a pipe penetration into crawlspace (Photo #65).
39. Multiple penetrations have been made through a door header that is observed to be failing. There is a wall on the first-floor level directly above this header (Photo #66).
40. Crawl space joists sit on a 7-inch sill plate that is only bearing 3 inches onto deteriorating foundation wall below. Sill plate has a four-inch unsupported overhang (Probe #1) (Photo #67 - #72).
41. Exterior foundation along north side of home below sill beam is deteriorating and observed to have displaced (Probe #1) (Photo #73).
42. Wood joists spanning crawl space are being inadequately supported at midspans by wood members that are balanced above unstable pieces of stone (Probe #1) (Photo #75).

1st Floor

43. Both staircases leading from ground floor to second floor have varying stair riser heights exceeding code max tolerance creating a fall hazard.
44. Large floor depression adjacent to load bearing wall 1st floor. This area is directly above girder that is failing in the boiler area and being propped up with temporary columns. Staircase to go up to the second floor was originally located somewhere in this room (Photo #86 & #87).
45. Large shrinkage crack that runs entire floor joist (Probe #4) (Photo #91).
46. Interior girder running north to south is splitting along the mortise and tenon joist connections (Probe #4) (Photo #92 & #93).
47. Wall containing girder beam showing signs of deflection. This girder is directly above girder that is failing in the boiler room area and is being propped up with temporary columns (Probe #5) (Photo #94 & #96).

2nd Floor

48. Stairs leading from second floor to attic have varying stair riser heights exceeding code max tolerance creating a fall hazard.
49. Depression in second floor hallway. Most likely due to weight of walls and bathroom added in this area. Further investigation would be required to figure out exact cause (Photo #99).

50. Floor joists supporting attic above observed at second floor level are oriented east to west. Large hole drilled through girder for pipe penetration (Probe #7) (Photo #100 #101).
51. Past termite damage was observed in floor joist supporting attic level (Probe #7) (Photo #102).
52. Multiple joists supporting attic floor above have holes drilled above their neutral axis at the joists ends where shear force is the highest (Probe #8) (Photo #104).
53. Water damage adjacent to east exterior wall of addition. Cause unknown, further investigation required (Photo #107).
54. View facing northeast in roof void between 2nd floor ceiling joists and roof joists in the addition. Roof joists do not align with ceiling joists and are being supported at midspan with blocking that is resting right onto plaster ceiling (Probe #9) (Photo #108 &109).

Attic

55. Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #11) (Photo #111 - #113).
56. Vertical crack that has opened more towards the bottom observed, attic post Unclear why this has occurred. Further investigation required (Probe #12) (Photo #114 &115).
57. Roof support beam observed to be coming apart (Photo #117 &118).

Conclusion

Structural deficiency list above it quite extensive. The structure at 230 White Plains Road is in poor condition with the ground level framing, observed from cellar and the probe opening of the crawl space, being in the worst condition. A good amount of the deficiencies observed would require more investigative work to better understand issues. The list above only includes structural deficiencies from examining exterior, cellar, and twelve probe openings. Every probe opening done uncovered structural deficiencies and structural modifications that have been done to the building over the years. It can be assumed that if more probe openings were made, they would uncover more structural deficiencies and modifications. See list below of structural modifications that were observed during in the inspections.

- a) The relocated chimney was built directly in the plane of a structural girder beam that was running north to south. Girder beam must have been cut in half to make way for chimney.

- b) A large 6"x9-1/4" beam was observed in basement, and it is unclear why it is sized larger than the other floor joists (Photo #48).
- c) Ceiling soffit contains a support beam that runs east to west below the exterior spandrel beam that runs north to south. Beam running east to west supports joists above at midspan. This is an atypical configuration that was most likely a modification done when chimney was moved and not part of the original timber framing design (Probe #2) (Photo #81 & 82).
- d) Photo #85: Joists above faux soffit are running north to south and are spaced at 18" inches apart. All other floor joists observed in the original structure above the ground level are running perpendicular to these joists (Probe #3) (Photo #85). Further investigation required.
- e) New joists observed, 2nd floor ceiling, running east to west have been installed at a higher level than original joists and are resting on 2x4 wood ledges that have been nailed to girder to support attic floor above. It is unclear why these joists were installed. Most likely to add additional space for piping below showers and toilets in attic. Further investigation required. Original joists left in place and still supporting ceiling below (Probe #8) (Photo #103 - #106, #115, & 116).
- f) Original staircase from ground level to 2nd floor was demolished and relocated.

The structure at 230 White Plains Road has been heavily modified over the years. With all the inconsistencies found by observing structural members from the twelve probe openings done Pantec Engineering could still not create a full picture of the structural layout of the home. Atypical framing techniques were observed in multiple locations, most likely due all the modifications over the years. One example being it is abnormal to have floor joists observed in the cellar level to be spanning in different directions. Appendix C attached to report shows what Pantec Engineering believes is the best representation of the framing layout of the home. More probe work would need to be done to get a fuller picture of the structural layout.

The retaining walls on the grounds of the home were observed to be deteriorating throughout. Stone pathways and rear patio area have trip hazards throughout. Rear porch is in unsafe condition. Multiple structural issues were observed from the exterior of the building. The foundation of the cellar is not watertight in either the original building or addition. Water infiltration issues observed throughout cellar even at base of interior walls. Main structural members in cellar were observed to be failing and sloped floors observed in multiple locations at floors above due to deflecting structural members. Improperly supported floor joists were observed in the crawlspace. The foundation of the crawl space was observed to be too low to the ground putting wood members above at a height were they can be easily damaged due to water infiltration over the top of the foundation. Damaged and deteriorated wood structural members were observed throughout cellar and probes openings.

Pantec Engineering can not vouch for the structural integrity of the original portion of the home at 230 White Plains Road. Too many structural deficiencies and modifications were observed. The amount of structural modifications made to make home a high occupancy dorm



with many bedrooms, bathrooms, heating, and a sprinkler system have damaged the structure throughout. Large penetrations were drilled in structural members for piping without following best practices for these types of modifications. Pantec Engineering's opinion is that the proper structural investigative work, repairs, and structural reinforcement were never done by Concordia College when building was converted into a dorm. Typically, when trying to preserve a historical home building additions are added to house the bathrooms and kitchens to avoid altering the original structure as much as possible. This was not put into practice at 230 White Plains Road.

Due to all the modifications done over the years and deficiencies observed its Pantec's opinion that the entire interior of the building would need to be gutted to properly inspect and analyze structure to come up with repairs for each deficiency. Based on what has been observed large portions of the exterior façade would also be required to be removed for structural repairs to be done. Homes built using timber framed construction have some structural members that span the entire length or width of the home with just using one full member. Posts, the vertical members, are primarily two stories high. Replacing these members would be costly as they would require specialized repair details. Structural repairs would also require large amounts of temporary supports be installed during repair process. Making the foundation watertight and remedying the low crawlspace foundation issue would also require extensive work.

Pantec's opinion is that the amount of repairs that would be required does not justify saving a home that has little historical character left and such a varied layout. The extent of the structural repairs and accompanying costs cannot be determined until interior is gutted. It is safe to assume structural repairs costs will end up being very high. Converting original structure into a dorm was greatly detrimental to the structure at 230 White Plains Road. Pantec Engineering does not think its worth further exploring the idea of potentially saving this structure.

Thank You,

Peter Panagopoulos, P.E



Appendix A – Photos

Grounds

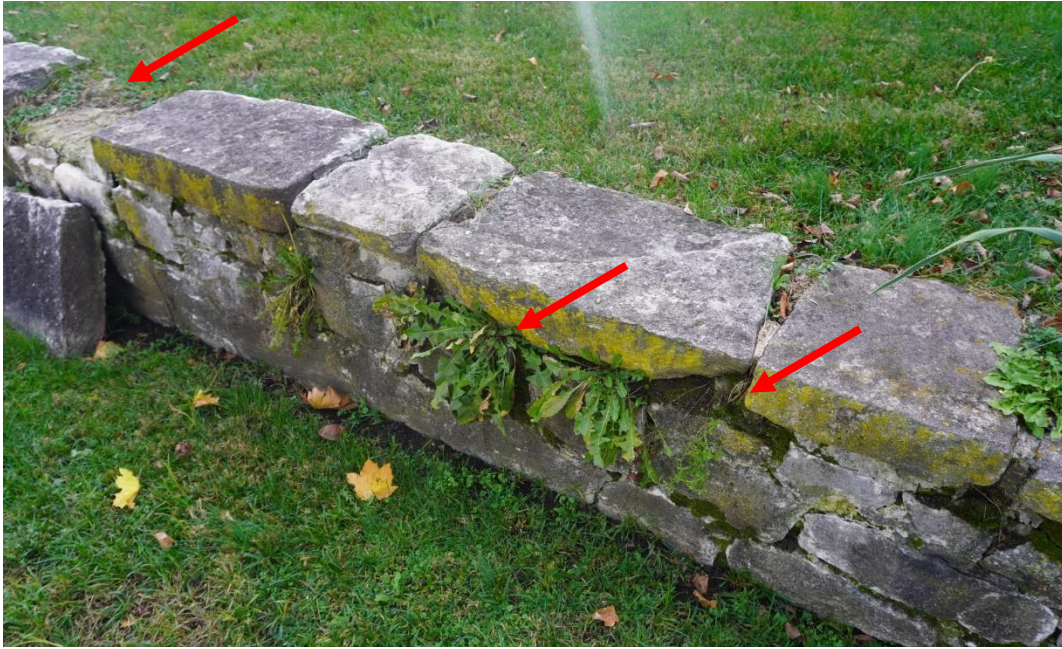


Photo #1: Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Joints have filled with dirt. Multiple stone pieces no longer attached.



Photo #2: Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Roots/ large weeds growing through joints of walls multiple locations.



Photo #3: Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Roots/ large weeds growing through joints of walls multiple locations.

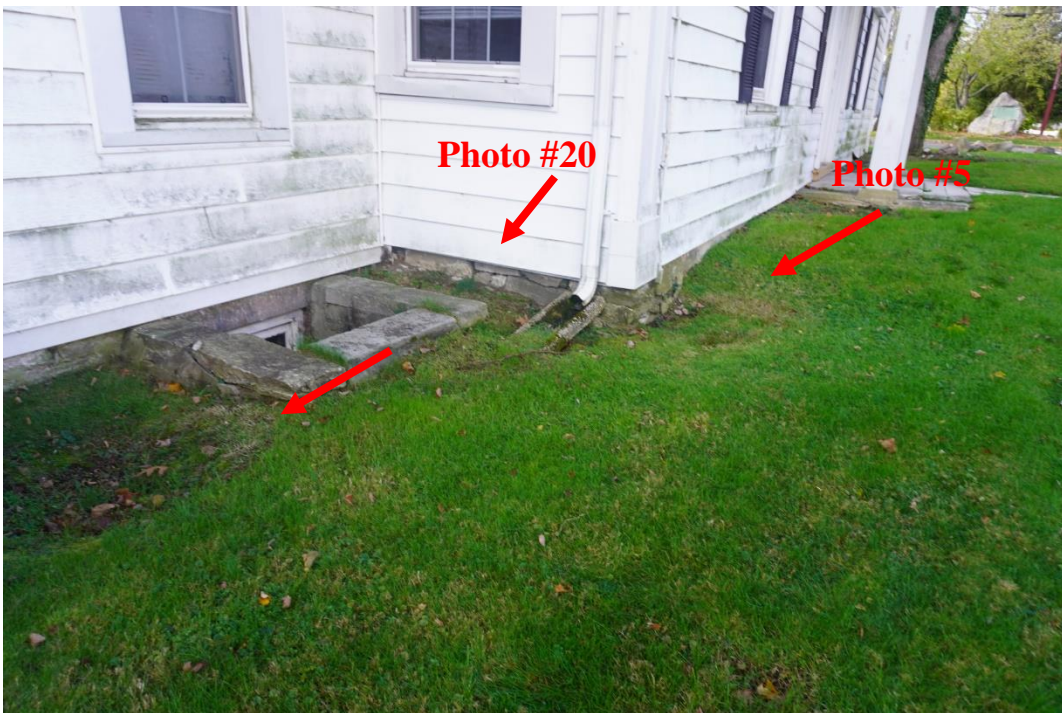


Photo #4: Negative grading front of home between entrance and northeast corner of original structure. Water pooling up against foundation wall and most likely infiltrating into crawlspace.



Photo #5: Negative grading front of home between entrance and northeast corner of home. Water pooling up against foundation wall and most likely infiltrating into crawlspace. Signs of foundation deterioration.



Photo #6: Negative grading front of home between entrance and northwest corner of home. Water pooling up against exterior foundation wall of crawlspace.



Photo #7: Stone slabs have settled/heaved creating multiple trip hazards, stone walkway rear yard.



Photo #8: Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard.



Photo #9: Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard.



Photo #10: Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard.



Photo #11: Retaining wall that runs between rear yard and adjacent sidewalk deteriorating throughout. Broken stones and joints between stones have filled with dirt/ organic growths.

Exterior



Photo #12: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.



Photo #13: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.



Photo #14: Exterior of building covered in vinyl siding which is not the homes original exterior building material.



Photo #15: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.



Photo #16: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.

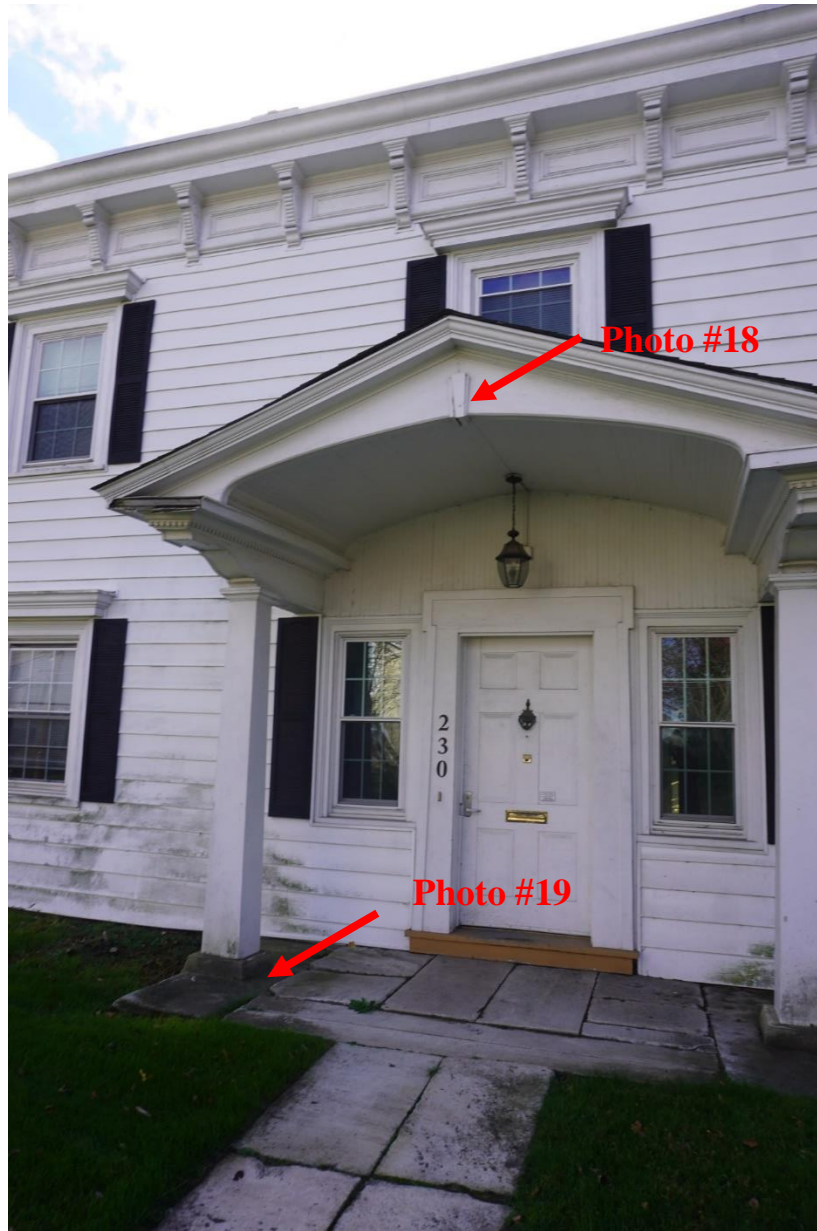


Photo #17: Base of column support for front portico showing signs of differential settlement.
Vertical crack running down middle of front portico.



Photo #18: Vertical crack running down middle of front portico.



Photo #19: Base of column support for front portico showing signs of differential settlement.



Photo #20: Exposed exterior side of rumble foundation deteriorating. No mortar between stones.



Photo #21: Bulge noticed between first and second floors, west façade of home. Cause unknown. Further investigation required.



Photo #22: Bulge noticed between first and second floors, west façade of home. Cause unknown. Further investigation required.



Photo #23: Southeast corner of structure showing signs of inwards movement towards the top. Cause unknown. Further investigation required.



Photo #24: Vertical crack ground level stonework east façade, southeast corner of structure at addition.



Photo #25: Rear porch roof deflecting over stairs causing water to pool and leaf build up.



Photo #26: Rear porch roof deflecting over stairs causing water to pool and leaf build up.



Photo #27: Rear porch roof deflecting over stairs causing water to pool and leaf build up.

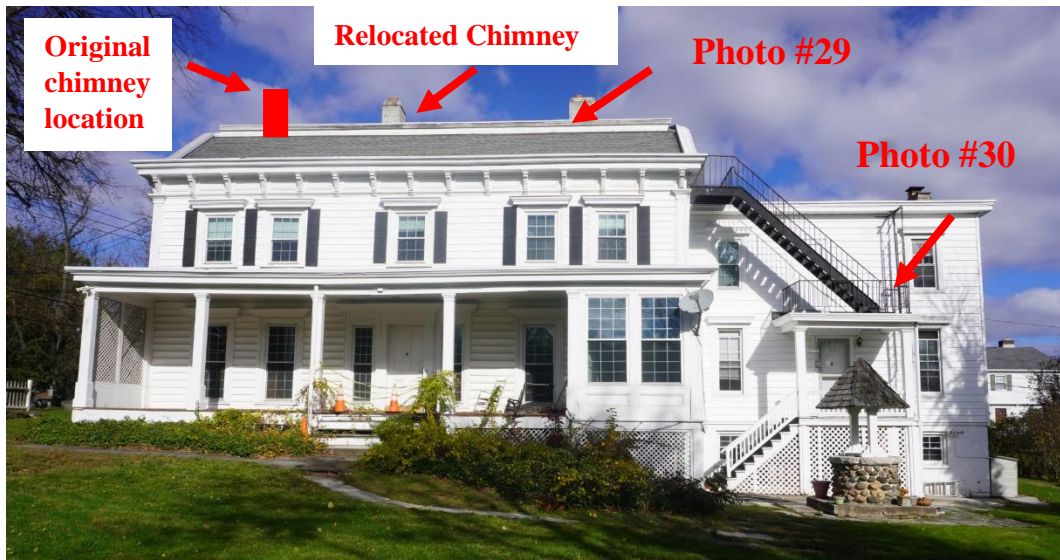


Photo #28: Rear south façade. Chimneys in colonial era Georgian style homes were symmetrically placed. Original chimney was demolished and relocated at some unknown point in the past. Typically, the front of home had the double sets of windows on either side of the door for this type of Georgian colonial. This means the façade that is now the front of the home that only has one window on each side of the door was most likely the old rear façade of the home.

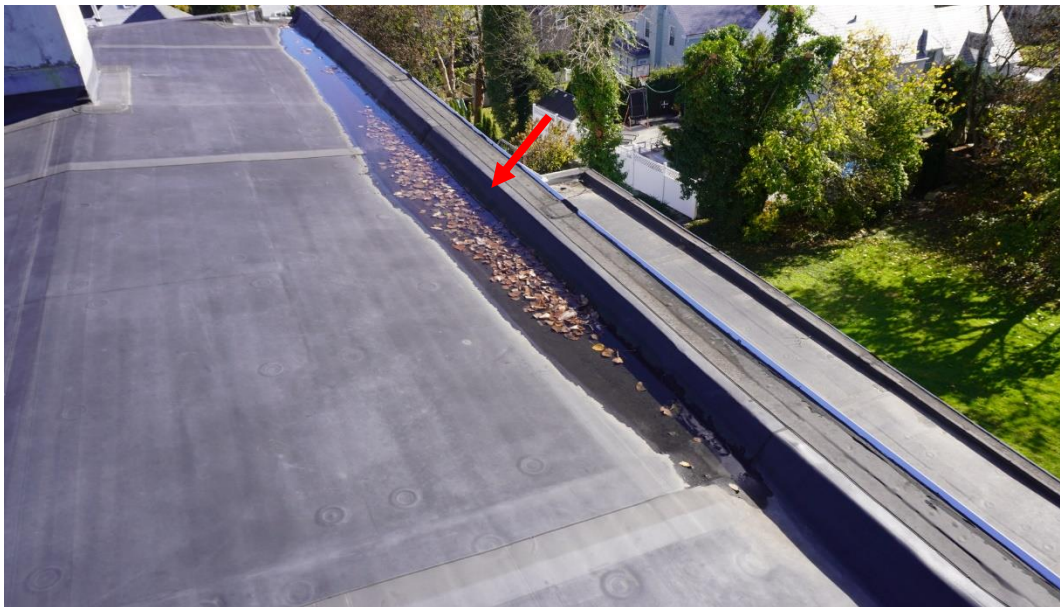


Photo #29: Roof structure has deflected causing water to pool. Roofing membrane observed to be fairly new.



Photo #30: Exterior metal stair egress just sitting on roofing membrane and not attached to structure.

Rear Porch



Photo #31: Rear porch sitting on stone pillars that are showing signs of deterioration.



Photo #32: Rear porch sitting on stone pillars that are showing signs of deterioration.



Photo #33: Rear porch was extended to be made wider at some unknown time in the past.



Photo #34: Rear porch sitting on stone pillars that are showing signs of deterioration.



Photo #35: Rear porch stairs deteriorated. No longer usable. Unsafe condition.

Cellar/Crawl Space



Photo #36: Water intrusion foundation wall, northeast corner of home at extension.



Photo #37: Water intrusion foundation, south wall of home at extension.



Photo #38: Mold formation and deteriorating damp plaster interior walls at cellar level due to water wicking up through cellar floor.



Photo #39: Mold formation and deteriorating damp plaster interior walls at cellar level due to water wicking up through cellar floor.



Photo #40: Water infiltration around cellar window, north façade of home at window well.



Photo #41: Horizontal crack has formed in concrete window well, north façade.



Photo #42: Water infiltration at base of inner, original foundation wall. Water is rotting base of wood support post. Crawlspace that spans the front side of the home is located on the other side of this wall.



Photo #43: Water infiltration through foundation floor around perimeter of boiler pit. Concrete footings were never poured beneath temporary support columns that were added to prop up both failing girders in the cellar.



Photo #44: Concrete footings were never poured beneath temporary support columns that were added to prop of both failing girders in the cellar.



Photo #45: Cellar floor observed to be composed of bricks with a cement stucco layer that is deteriorating.



Photo #46: Water infiltrating through foundation is bringing in soil through spaces between dry laid rubble stone walls. Soil piling along inside of foundation walls.



Photo #47: Water infiltrating through foundation is bringing in soil through spaces between dry laid rubble stone walls. Soil piling along inside of foundation walls.



Photo #48: Two 10x3 beams spaced 16 inches apart on left are spanning 19 feet. The reason 6"x9-1/4" beam on right is sized larger than other joists is unclear. It is uncommon for such a large member to be sitting on a door header.



Photo #49: Pipe penetration drilled through door header leading out to rear yard.



Photo #50: Horizontal crack from shear stress resonating down entire member from notch at end of beam.



Photo #51: Horizontal crack from shear stress resonating down entire member from notch at end of beam.



Photo #52: Wood joist observed to have a large extent of termite damage.



Photo #53: Joists connections in crawlspace observed to be coming apart. Piping was run into crawlspace through what potentially was an old window in original foundation wall.



Photo #54: Piping was run into crawlspace through what potentially was an old window in original foundation wall.



Photo #55: Piping was run into crawlspace through what potentially was an old window (second location) in original foundation wall.



Photo #56: Dirt and soil infiltrating around window in cellar at west foundation wall.



Photo #57: Original west chimney was relocated at some unknown time in the past.



Photo #58: Cellar window at boiler room south foundation wall has been covered up when porch was added to the rear of the home.



Photo #59: Temporary support column being used to hold failing 9-1/2"x9-1/4" girder in boiler room. Column not mechanically attached to girder above and does not have a proper footing.

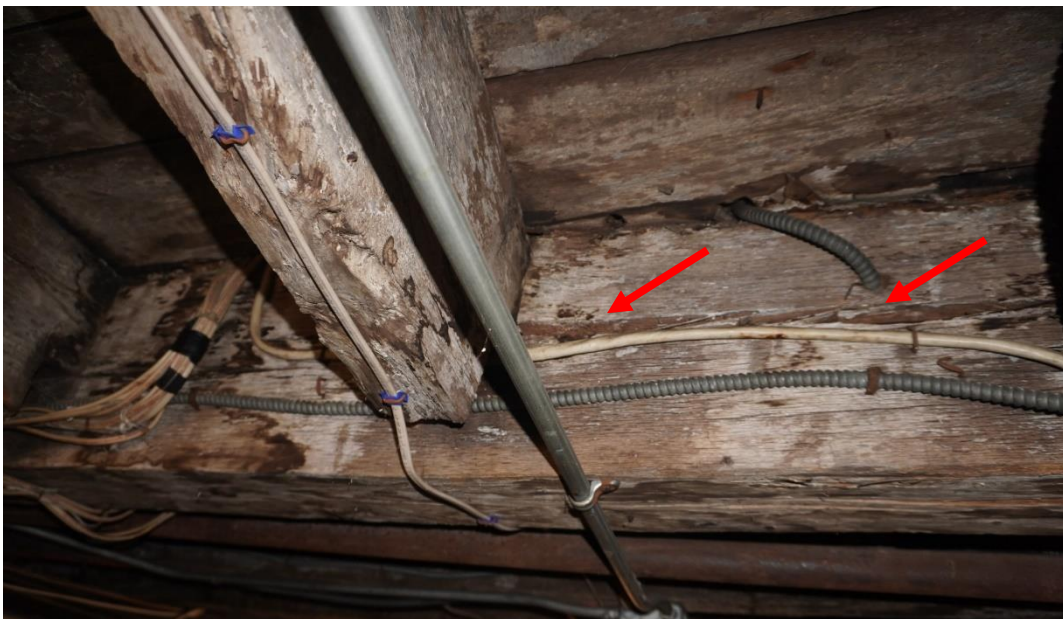


Photo #60: Large horizontal crack in 9-1/2"x9-1/4" girder in boiler radiating from mortise-and-tenon joint connections.



Photo #61: Wood joist observed to have a large extent of termite damage.



Photo #62: Cellar window (second location) at west end of home on south foundation wall has been covered up when porch was added to the rear of the home. Plumbing pipe drilled directly through main girder in the vertical direction, west end of cellar.



Photo #63: Plumbing pipe drilled directly through main girder in the vertical direction, west end of cellar.



Photo #64: Temporary support columns being used to hold failing 6-3/4"x10-1/2" girder in place west end of cellar. Columns are not mechanically attached to girder above and do not have proper footings.



Photo #65: Joist with inadequate support resting on foundation wall that is deteriorated and that has been damaged to make a pipe penetration into crawlspace.



Photo #66: Multiple penetrations have been made through a door header that is observed to be failing. There is a wall on the first-floor level directly above this header.



Photo #67: Joists spanning crawlspace sit on a thin sill plate which is not a standard timber framing technique. Typically, wood joists would be notched into the sill beam with use of a mortise and tenon connections (Probe #1).



Photo #68: Thin sill plate, joists spanning crawlspace are sitting on, is being supported by a rubble stone foundation wall that is coming apart (Probe #1).



Photo #69: Original floorboards above crawlspace have been removed. New wood flooring directly attached to joists. Crawl space joists sitting on an improperly supported sill plate.



Photo #70: Original floorboards above crawlspace have been removed. New wood flooring directly attached to joists. Crawl space joists sitting on an improperly supported sill plate (Probe#1).



Photo #71: Crawl space joists sit on a 7-inch sill plate that is only bearing 3 inches onto deteriorating foundation wall below. Sill plate has a four-inch unsupported overhang (Probe #1).



Photo #72: Crawl space joists sit on a 7-inch sill plate that is only bearing 3 inches onto deteriorating foundation wall below. Sill plate has a four-inch unsupported overhang (Probe #1).



Photo #73: Exterior foundation along north side of home below sill beam is deteriorating and observed to have displaced. (Probe #1)



Photo #74: Wood joists in crawlspace are sitting 7 inches above exposed dirt beneath crawlspace. Crawlspace is inaccessible. Crawlspace foundation most likely does not extend below the frost line (Probe #1). Further investigation required.



Photo #75: Wood joists spanning crawl space are being inadequately supported at midspans by wood members that are balanced above unstable pieces of stone (Probe #1).

1st Floor



Photo #76: Location of west chimney that was relocated at some point in the past. Foundation still in place and can be observed in cellar below.



Photo #77: Chimney was added to this location at some unknown point in the past. Presumably when the original west chimney was demoed.



Photo #78: Vertical exterior framing members spaced at approximately 10 to 11 inches apart along west façade sitting on sill beam (Probe #1).



Photo #79: Vertical exterior framing members spaced at approximately 10 to 11 inches apart along west façade sitting on sill beam (Probe #1).



Photo #80: Large beam observed in ceiling soffit spanning east to west. Beam is acting as a midspan support for floor joists above that span north to south (Probe #2).



Photo #81: 10x7 Exterior spandrel beam running north to south 1st floor ceiling level along west exterior wall. (Probe #2)



Photo #82: Ceiling soffit contains a support beam that runs east to west below the spandrel beam. Beam running east to west supports joists above at midspan. This is an atypical configuration that was most likely a modification and not part of the original timber framing design (Probe #2).



Photo #83: Soffit was opened up to further investigate crack. When soffit at this location was opened up it was empty inside and apparently was just there for aesthetic purposes (Probe #3).



Photo #84: Soffit was opened up to further investigate crack. When soffit at this location was opened up it was empty inside and was just apparently there for aesthetic purposes (Probe #3).



Photo #85: Joists above faux soffit are running north to south and are spaced at 18” inches apart. All other floor joists observed in the original structure above the ground level are running perpendicular to these joists (Probe #3). Further investigation required.



Photo #86: Large floor depression adjacent to load bearing wall 1st floor. This area is directly above girder that is failing in the boiler area and being propped up with temporary columns. Staircase to go up to the second floor was originally located somewhere in this room.



Photo #87: Large floor depression adjacent to load bearing wall 1st floor. This area is directly above girder that is failing in the boiler area and being propped up with temporary columns. Staircase to go up to the second floor was originally located somewhere in this room.

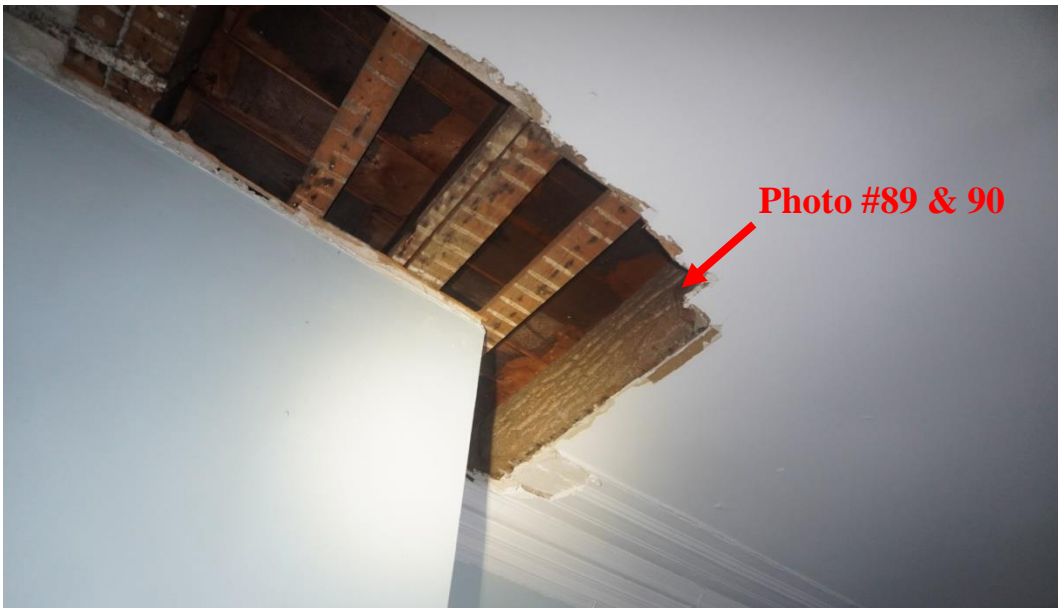


Photo #88: Ceiling joist that was never fully scored into a square framing member and still has bark exterior (Probe #4).



Photo #89: Ceiling joist that was never fully scored into a square framing member and still has bark exterior (Probe #4).



Photo #90: Ceiling joist that was never fully scored into a square framing member and still has bark exterior (Probe #4).



Photo #91: Large shrinkage crack that runs entire floor joist (Probe #4).



Photo #92: Interior girder running north to south is splitting along the mortise and tenon joint connections (Probe #4).



Photo #93: Interior girder running north to south is splitting along the mortise and tenon joint connections (Probe #4).



Photo #94: Wall containing girder beam showing signs of deflection. This girder is directly above girder that is failing in the boiler room area and is being propped up with temporary columns (Probe #5).



Photo #95: Interior girder that is showing signs of deflection. Girder is directly above girder that is failing in the boiler room area and is being propped up with temporary columns (Probe #5).



Photo #96: Mortise and tenon connection between a bracing member and interior girder being held in place with a wooden peg. (Probe #5)



Photo #97: Girder beam that runs north to south in wall that use to be the exterior wall of the original structure (Probe #6).



Photo #98: Old exterior wall vertical member that was never scored down into a square (Probe #6).

2nd Floor



Photo #99: Depression in second floor hallway. Most likely due to weight of walls and bathroom added in this area. Further investigation would be required to figure out exact cause.



Photo #100: Floor joists supporting attic above observed at second floor level are oriented east to west. Large hole drilled through girder for pipe penetration (Probe #7).



Photo #101: Floor joists supporting attic above observed at second floor level are oriented east to west. Large hold drilled through girder for pipe penetration (Probe #7).



Photo #102: Past termite damage was observed in floor joist supporting attic level (Probe #7).



Photo #103: New joists running east to west have been installed at higher level than original joists and are resting on a 2x4 wood ledges that have been nailed to girder to support attic floor above. It is unclear why these joists were installed. Most likely to add additional space for piping below showers and toilets in attic. Further investigation required. Original joists left in place and still supporting ceiling below (Probe #8).



Photo #104: New joists running east to west have been installed at higher level than original joists and are resting on a 2x4 wood ledges that have been nailed to girder to support attic floor above. It is unclear why these joists were installed. Further investigation required to figure out why this was done. Original joists left in place and still supporting ceiling below. Multiple joists supporting attic floor above have holes drilled above their neutral axis at the joists ends where shear force is the highest (Probe #8).



Photo #105: New joists running east to west have been installed at higher level than original joists and are resting on a wood ledge 2x4s that have been nailed to girder to support attic floor above (Probe #8).



Photo #106: New joists running east to west have been installed at higher level than original joists and are resting on a wood ledge 2x4s that have been nailed to girder to support attic floor above (Probe #8). (Probe #8)



Photo #107: Water damage adjacent to east exterior wall of addition. Cause unknown, further investigation required.



Photo #108: View facing northeast in roof void between 2nd floor ceiling joists and roof joists in the addition. Roof joists do not align with ceiling joists and are being supported at midspan with blocking that is resting right onto plaster ceiling (Probe #9).



Photo #109: View facing northeast in roof void between 2nd floor ceiling joists and roof joists in the addition. Roof joists do not align with ceiling joists and are being supported at midspan with blocking that is resting right onto plaster ceiling (Probe #9).

Attic



Photo #110: Pipe penetration drilled through girder drilled above its neutral axis. Observed in unfinished attic area, north side of original structure.



Photo #111: Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #10).



Photo #112: Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #11).

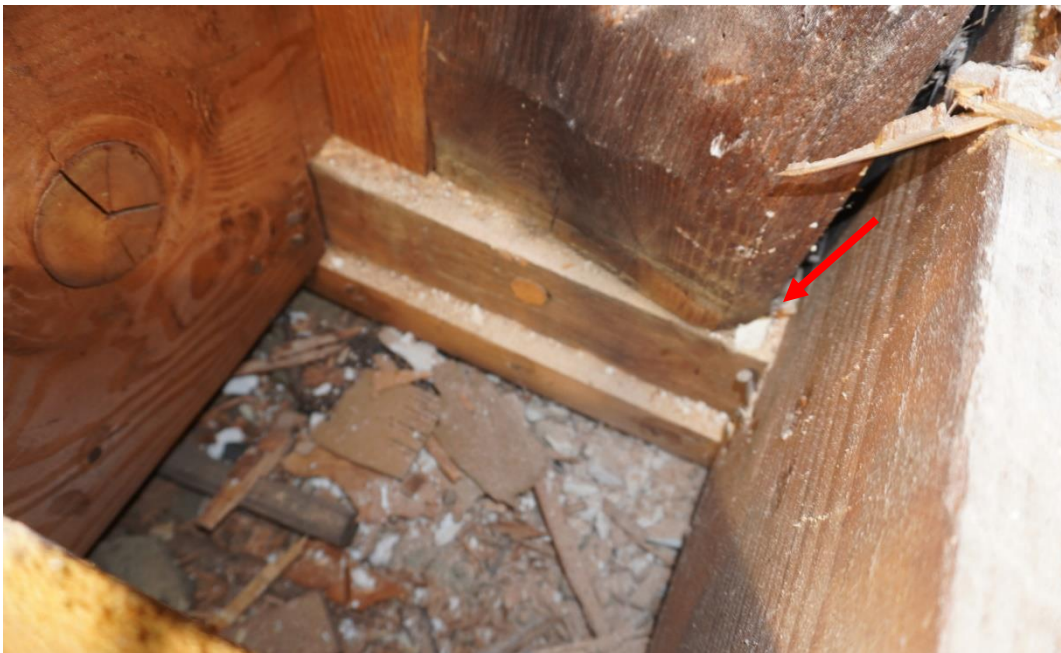


Photo #113: Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #11).



Photo #114: Vertical crack that has opened more towards the bottom observed, attic post
Unclear why this has occurred. Further investigation required (Probe #12).

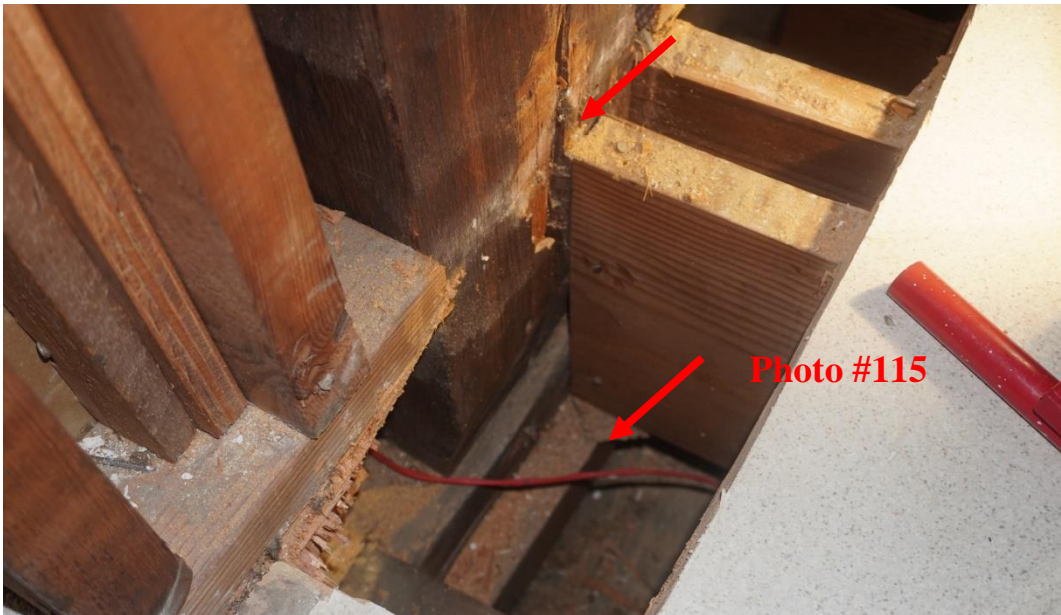


Photo #115: Vertical crack that has opened more towards the bottom observed, attic post. Unclear why this has occurred. Further investigation required. New wood joists have been installed going east to west bearing on wood ledge that has been nailed into girder. It is unclear why this was done. Further investigation required (Probe #12).



Photo #116: New wood joists have been installed going east to west bearing on wood ledge that has been nailed into girder. It is unclear why this was done. Further investigation required (Probe #12).

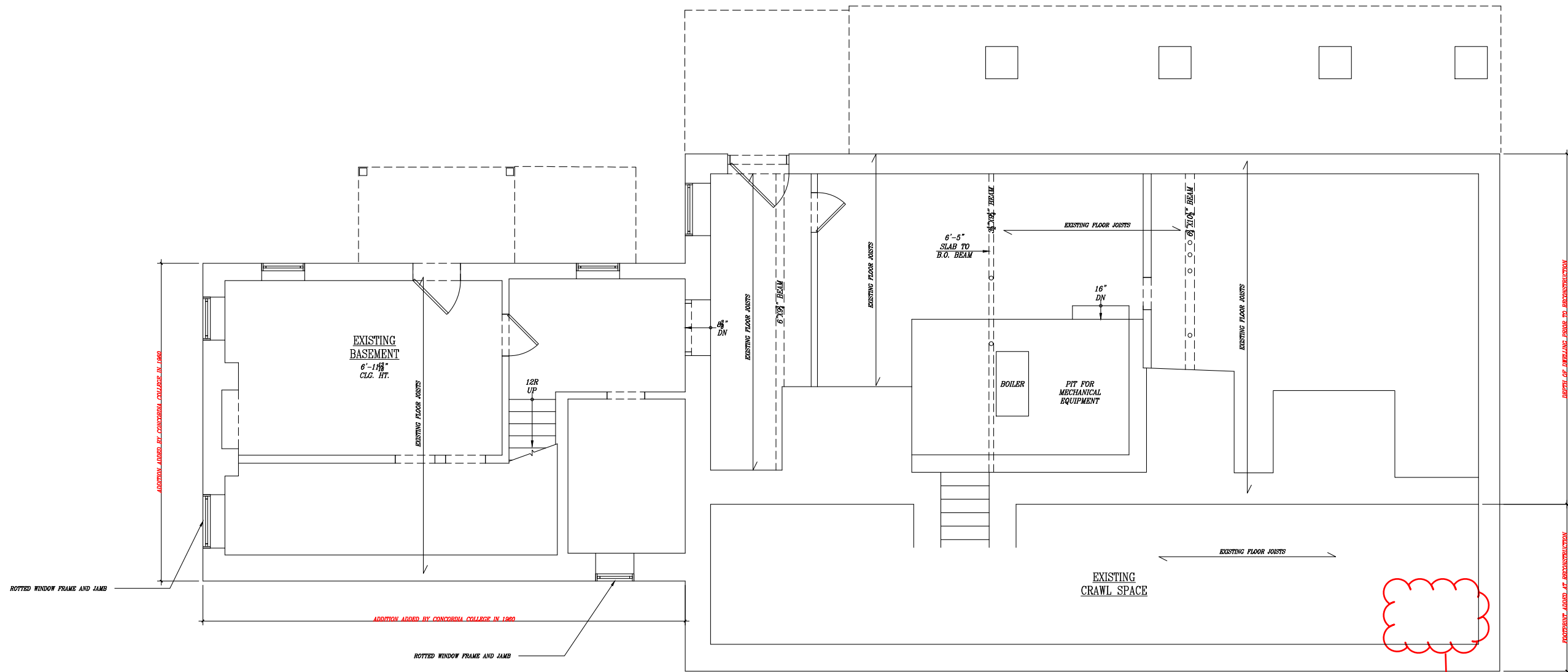


Photo #117: Roof support beam observed to be coming apart.



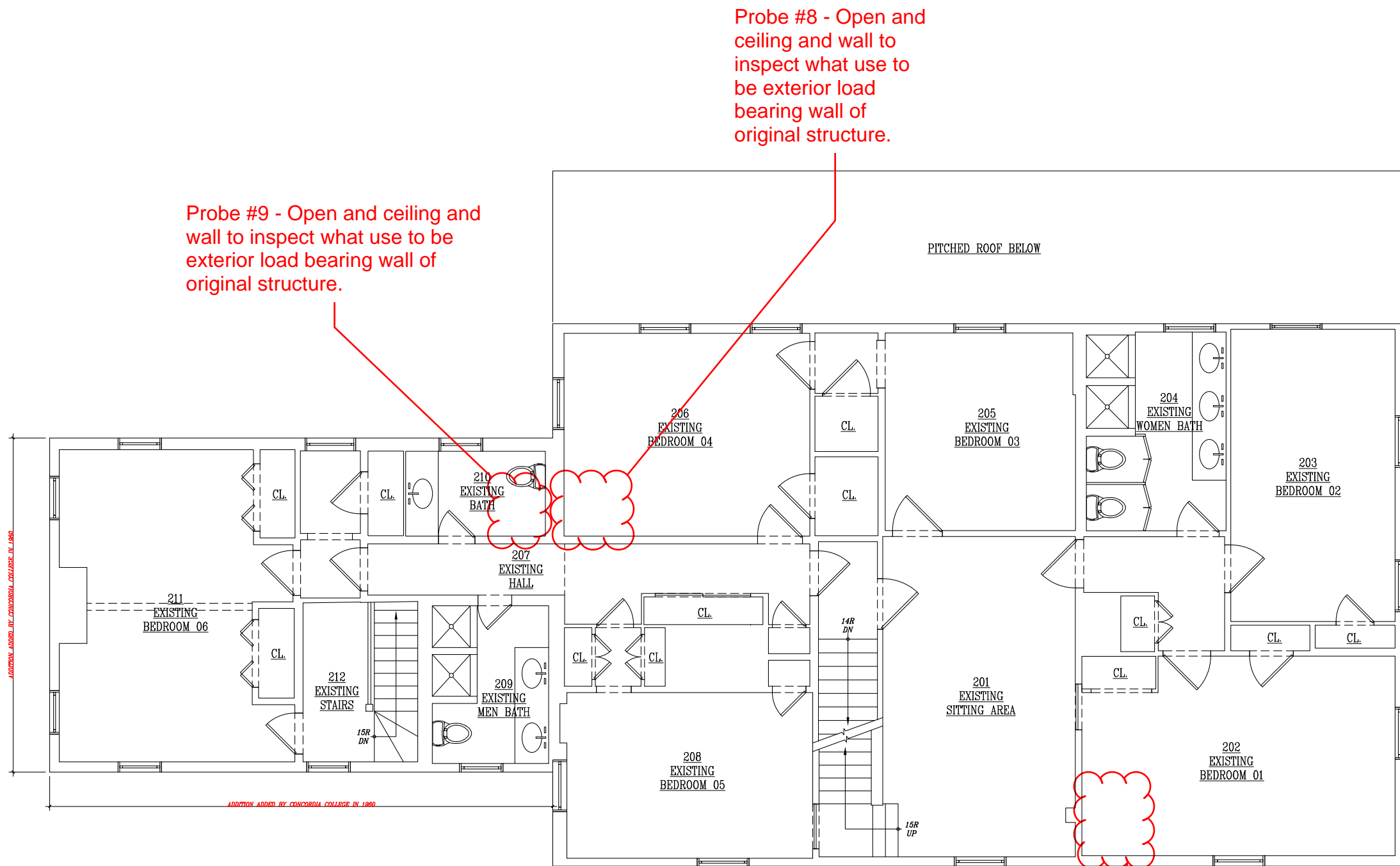
Photo #118: Roof support beam observed to be coming apart.

Appendix B – Probe Locations



Probe #1 - Remove floor boards to inspect crawlspace.

Appendix B – Probe Locations



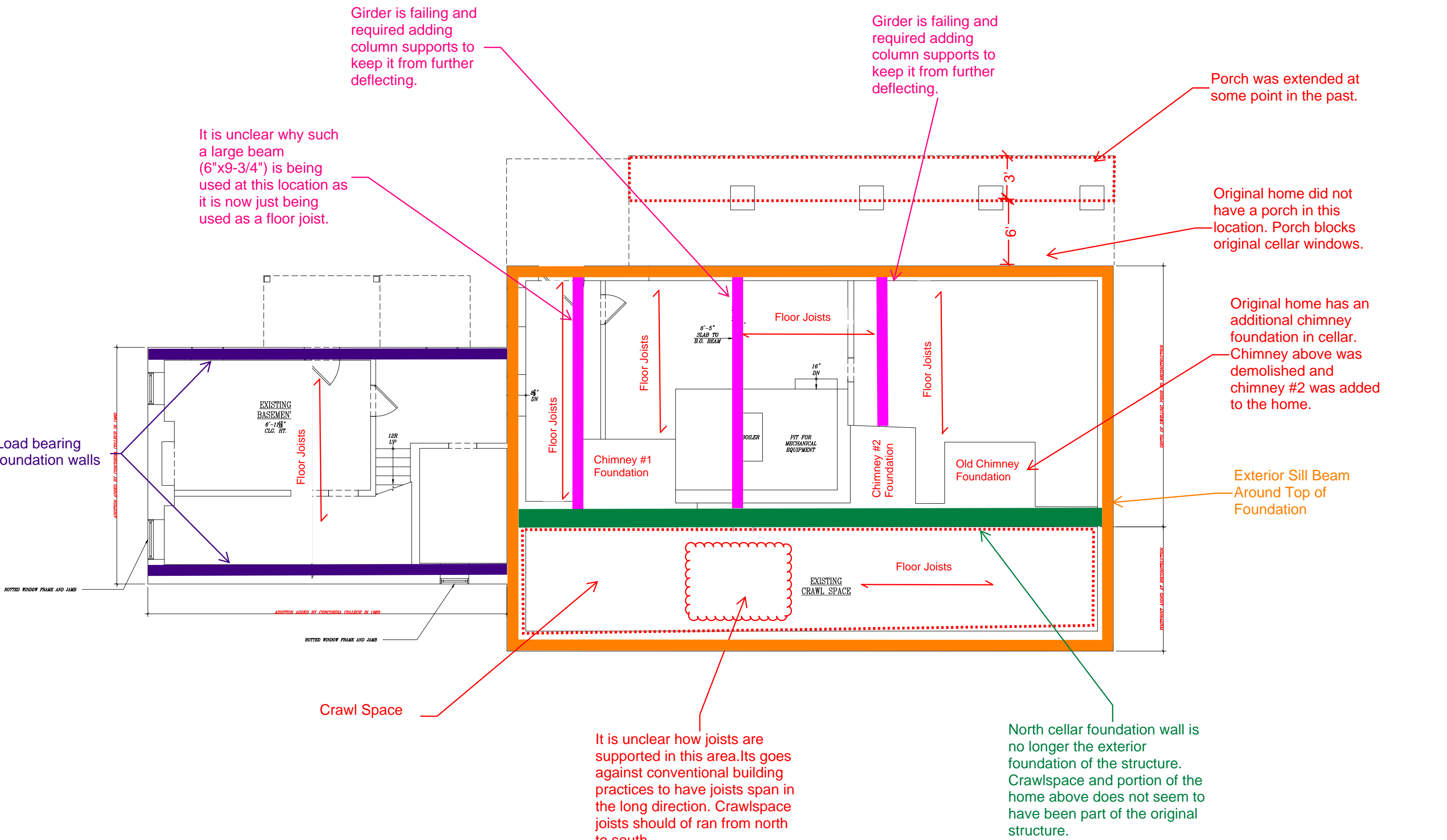
Probe #8 - Open and ceiling and wall to inspect what use to be exterior load bearing wall of original structure.

Probe #9 - Open and ceiling and wall to inspect what use to be exterior load bearing wall of original structure.

Probe #7 - Open up ceiling and top of wall to inspect interior load bearing wall.

Appendix C – Structural Layout

(*Structural members shown are supporting ground level above.)

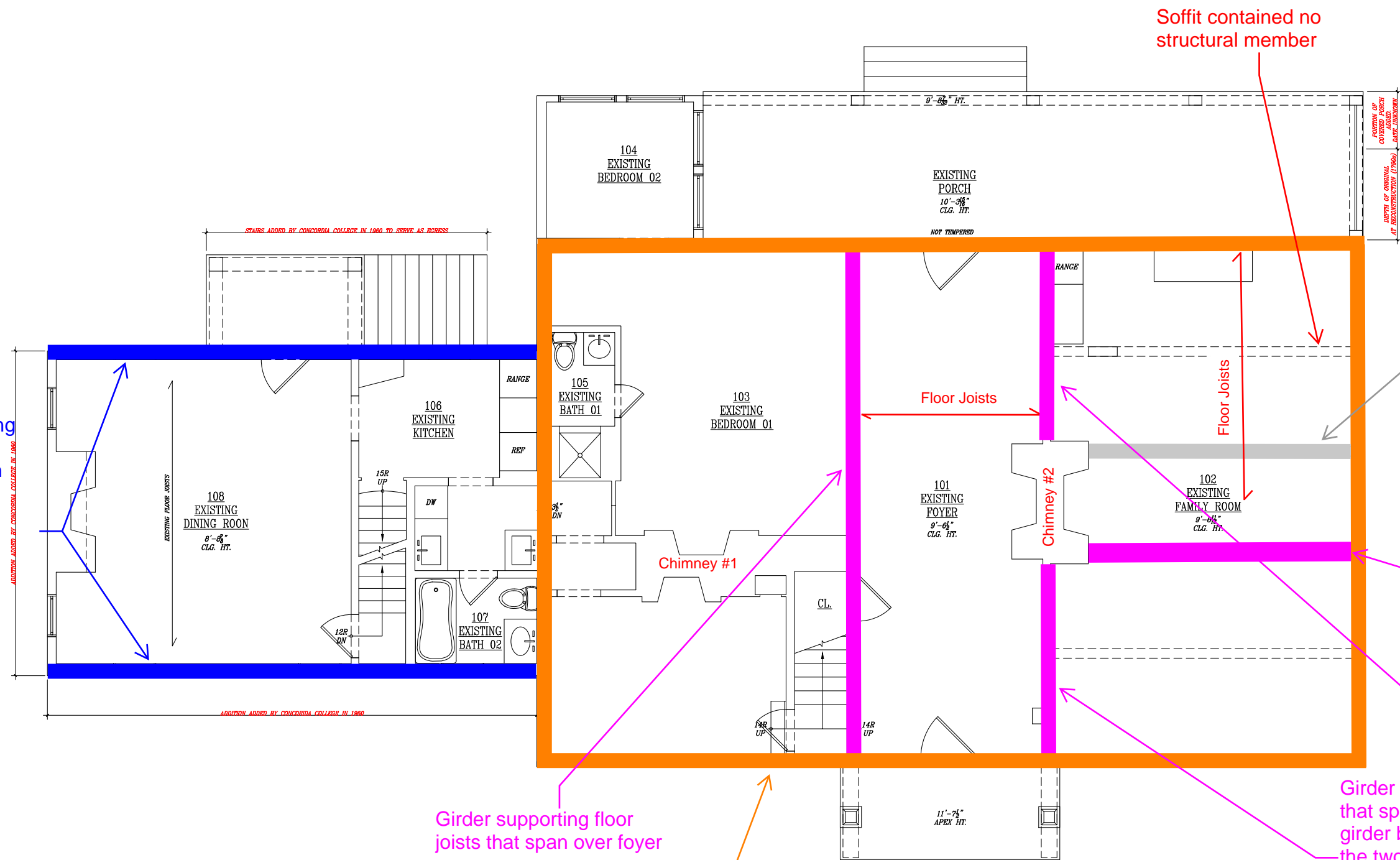


Cellar/ Crawlspace

Appendix C – Structural Layout

(*Structural members shown are supporting second level above.)

Exterior load bearing wood framed wall. Extension built with modern framing techniques.



Soffit contains large wooden member running below floor joists. Wood member is below ceiling level and is acting as additional support for floor joists. This is not a standard timber framing layout. Was a modification made after, potentially when the chimney was moved.

Floor joists connect to girder with mortise and tenon connections. Girder is above ceiling level.

Girder supporting floor joists that span over foyer. Original girder beam spanned between the two exterior facades and was modified when chimney #2 was added to the home.

Girder supporting floor joists that span over foyer

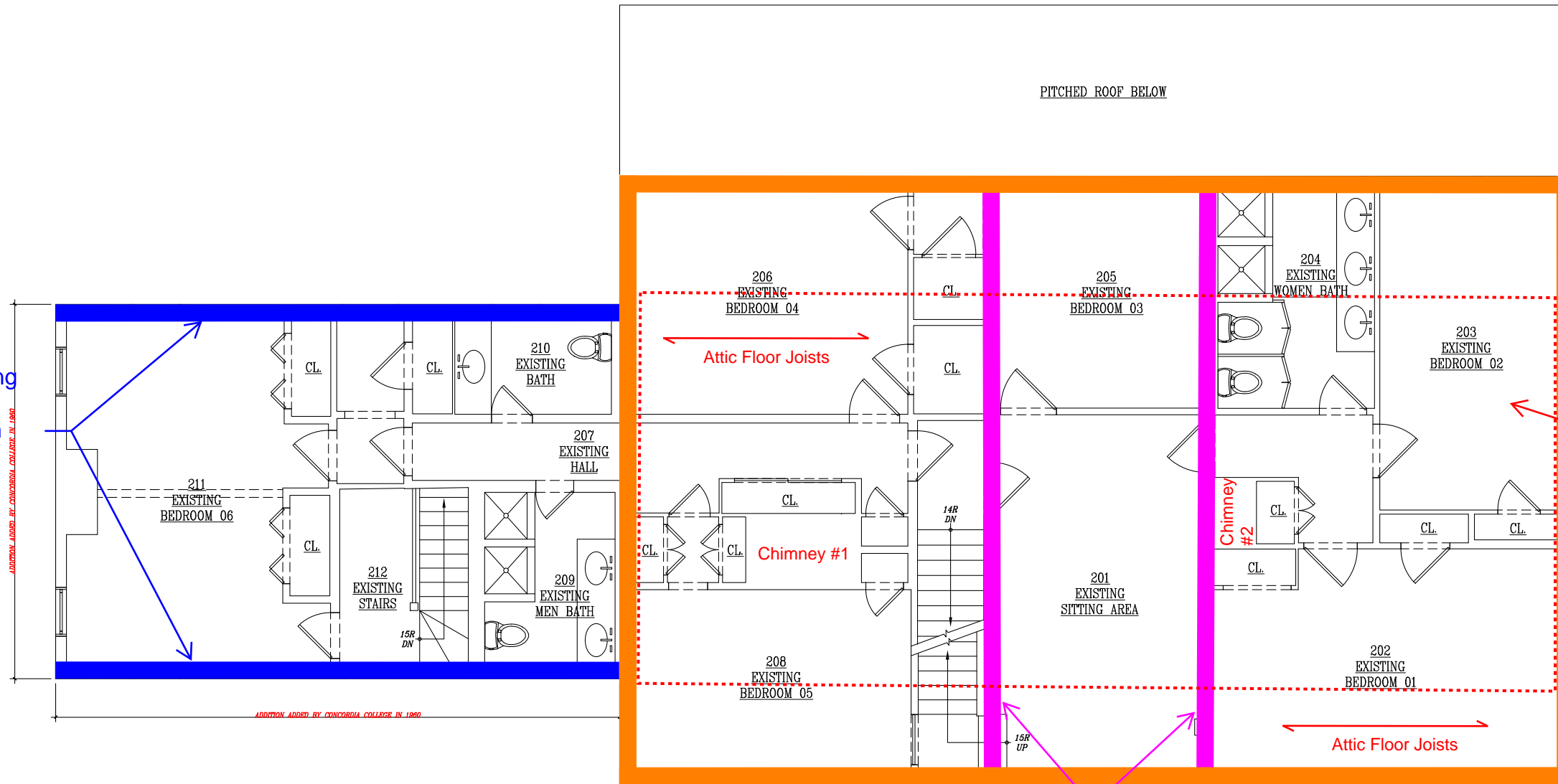
Exterior girt beams span the perimeter of the home

1st Floor (2nd Floor Framing)

Appendix C – Structural Layout

(*Structural members shown are supporting attic level above.)

Exterior load bearing wood framed wall. Extension built with modern framing techniques

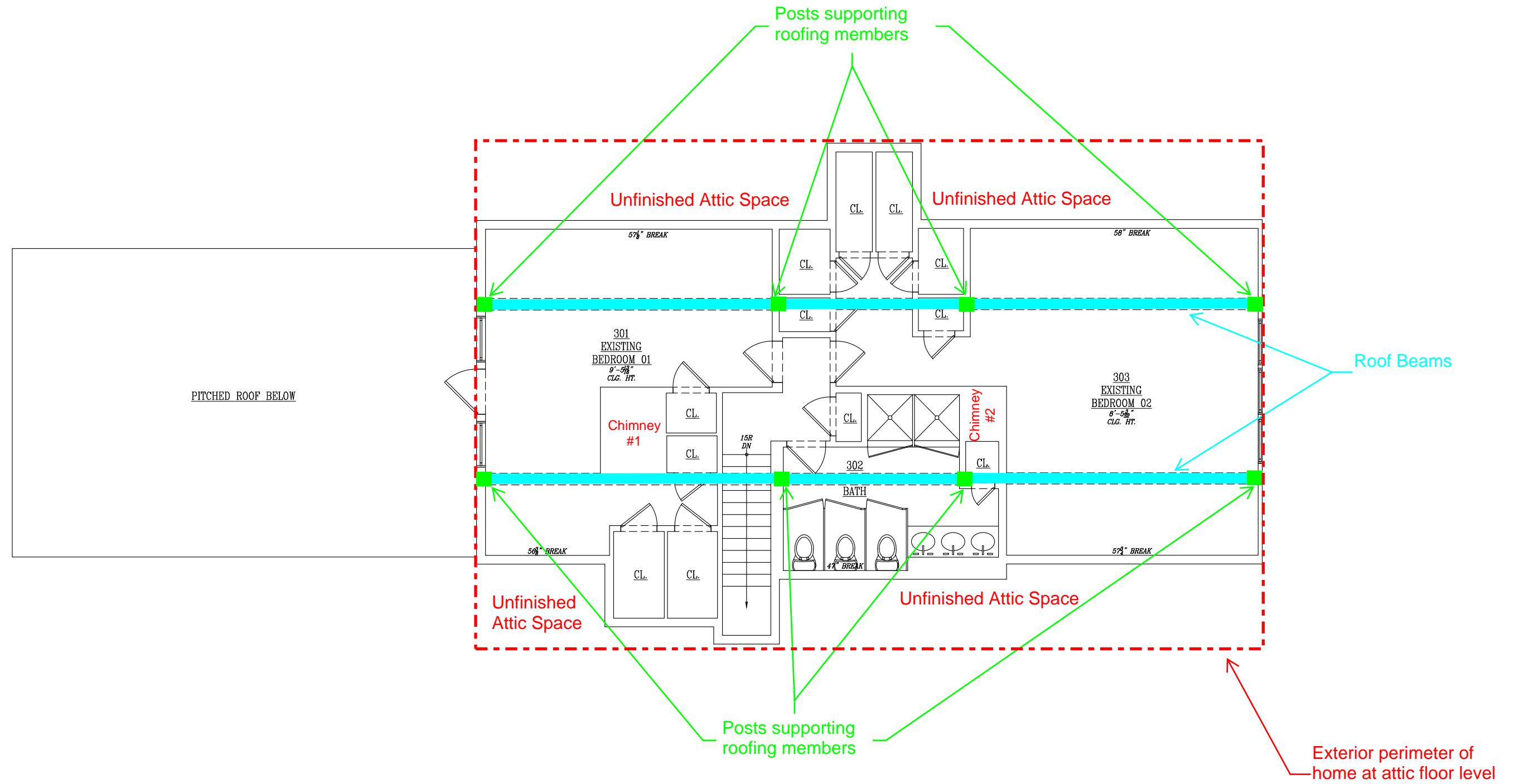


New joists have been installed in dashed area at a higher level to increase floor height in attic. Most likely to add additional space for piping below showers and toilets in attic. Older joists have been left in place.

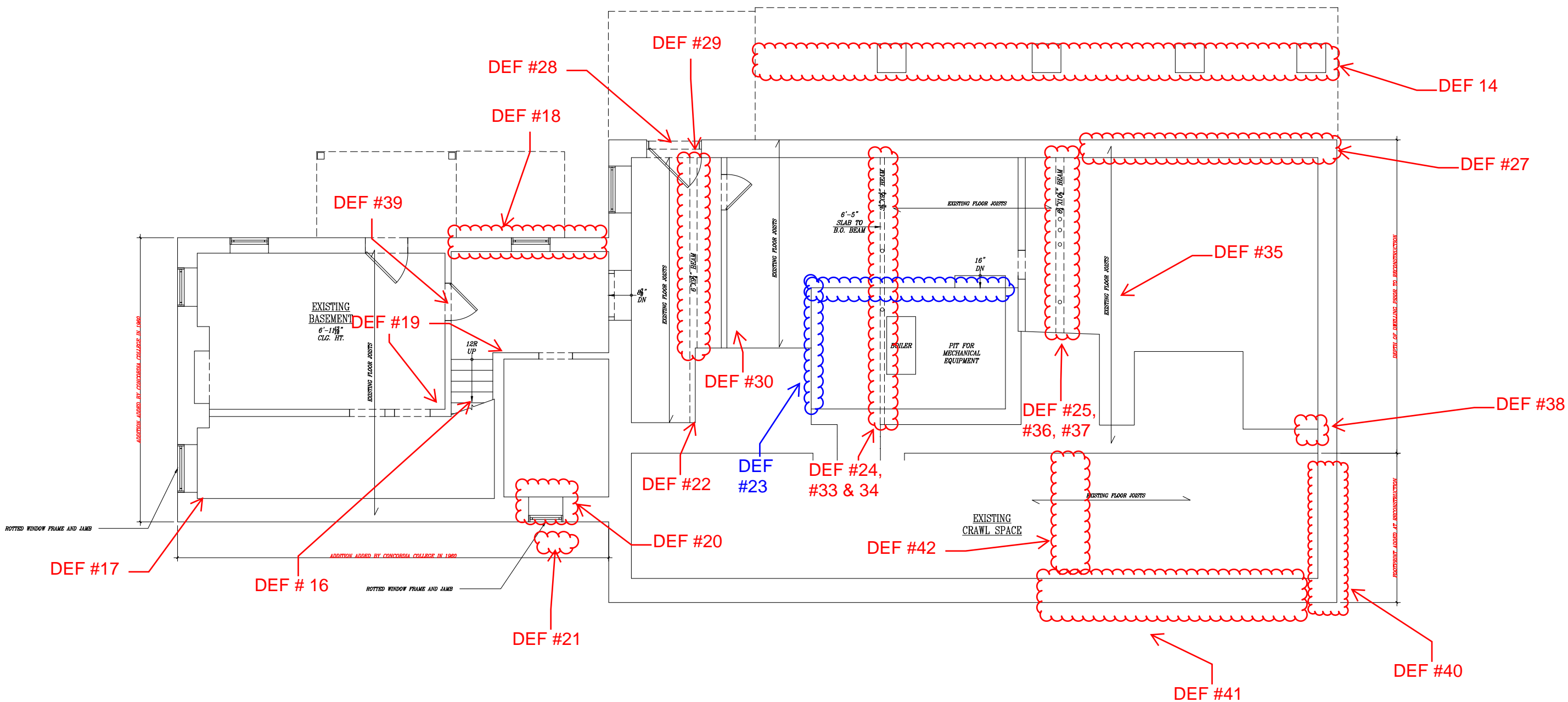
Girder supporting attic floor joists

Exterior girtr beams span the perimeter of the home

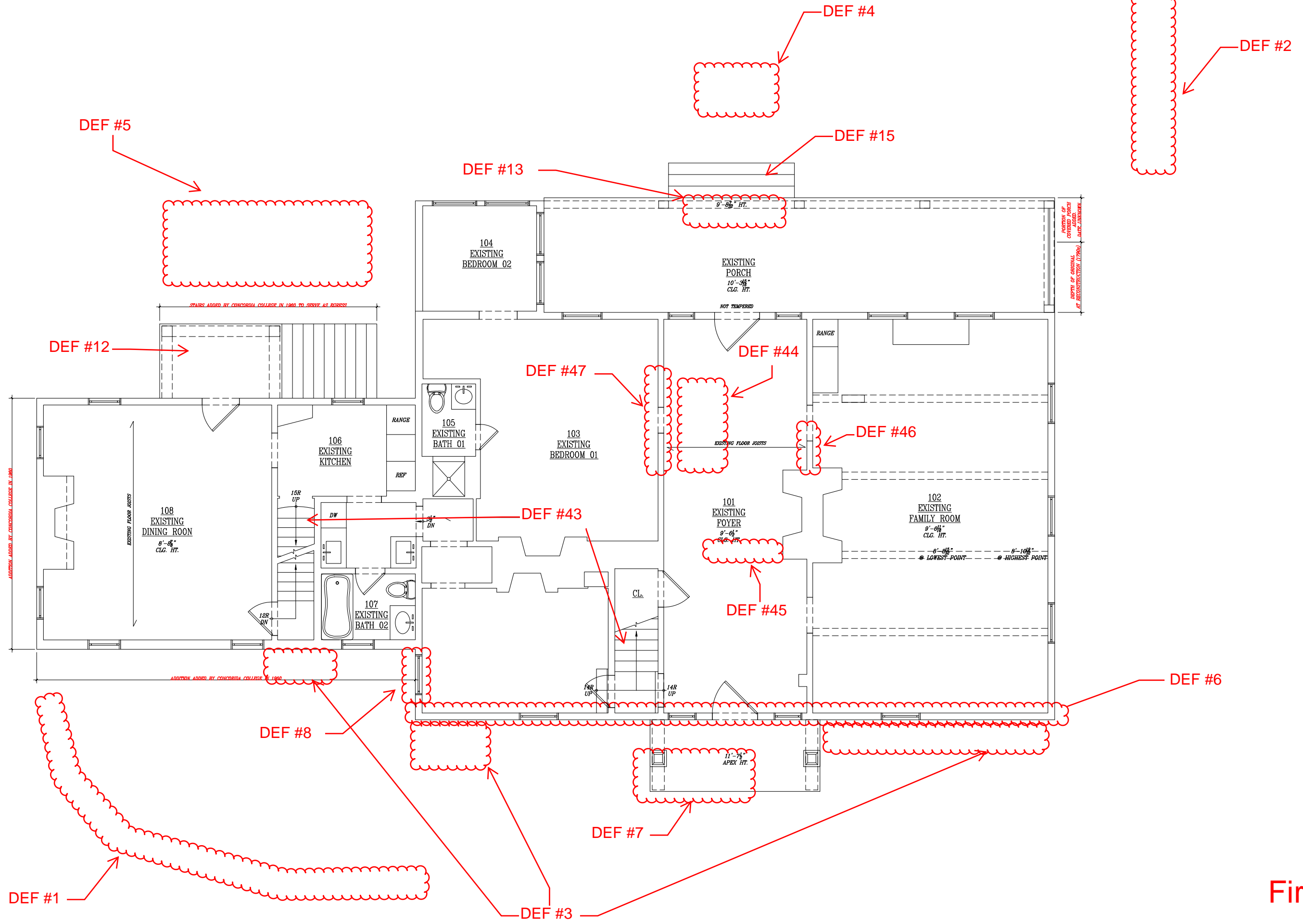
2nd Floor (Attic Floor Framing)



Appendix D – Deficiency Location Diagram

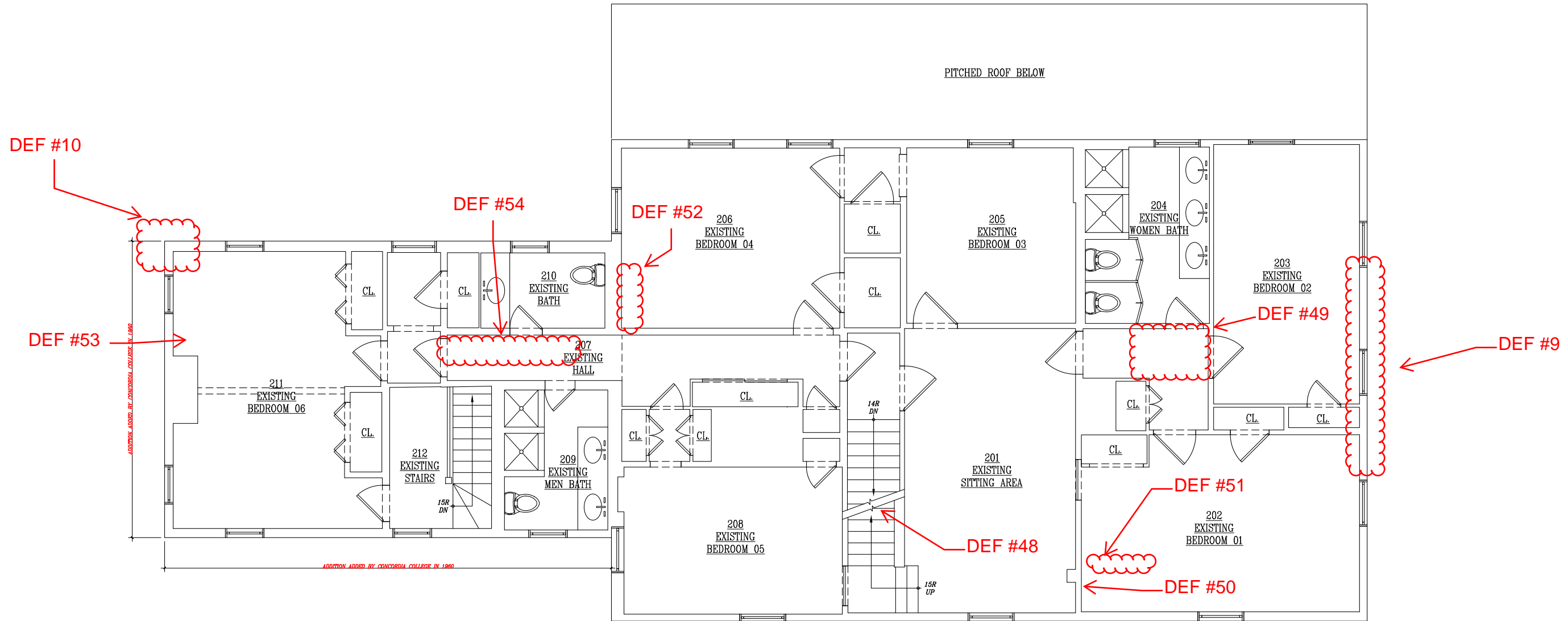


Appendix D – Deficiency Location Diagram

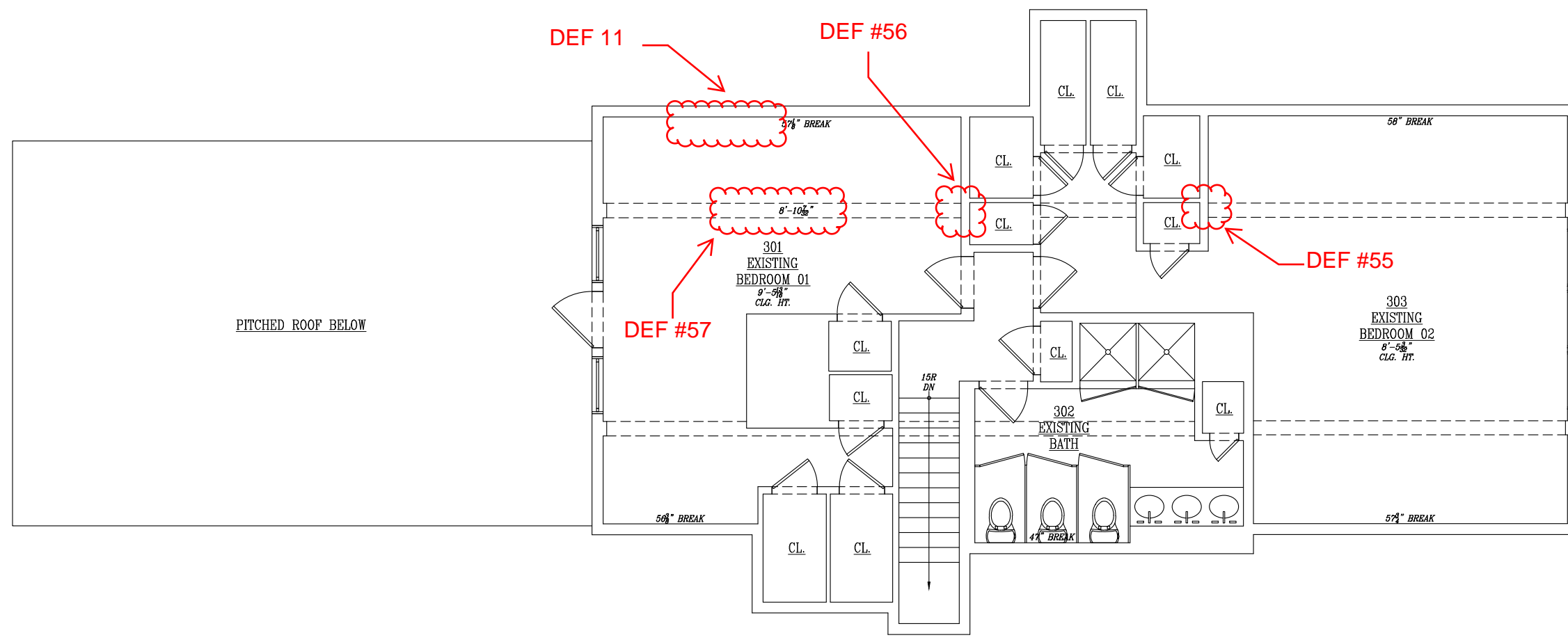


First Floor

Appendix D – Deficiency Location Diagram



Appendix D – Deficiency Location Diagram

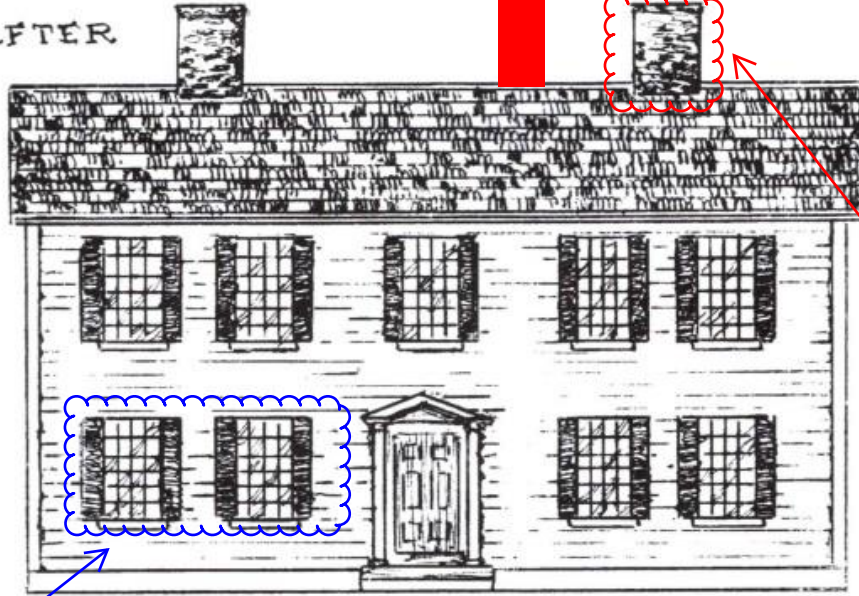


APPENDIX E - TWO INNER CHIMNEY
 GEORGIAN COLONIAL LAYOUT

Chimneys in colonial era
 Georgian style homes
 were symmetrical.

New chimney added at
 230 White Plains Road
 at some unknown time
 in the past.

AFTER

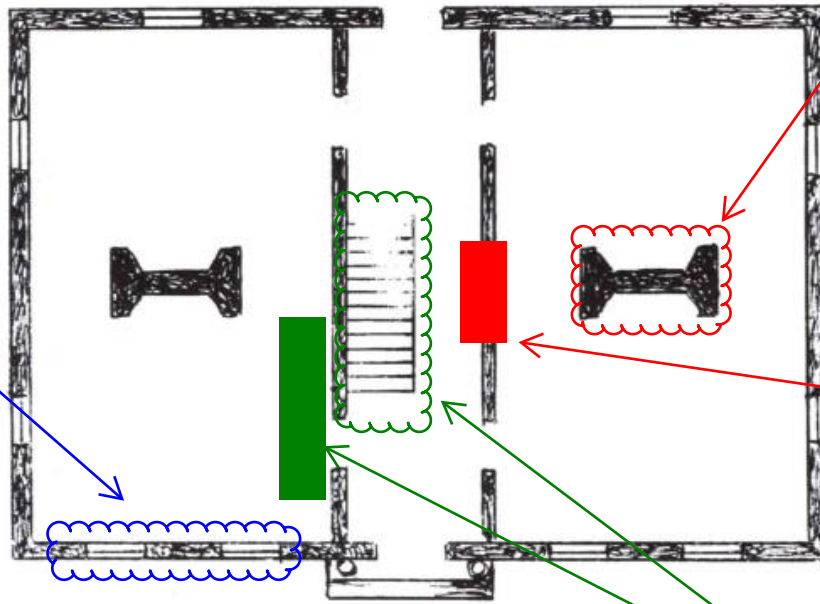


Original chimney at
 230 White Plains Road
 was demolished and
 moved at some
 unknown point in the
 past. The chimney
 foundation is still in
 place and can be
 observed at cellar
 level.

New chimney added at
 230 White Plains Road
 at some unknown time
 in the past.

Original staircase
 at 230 White Plains
 Road was
 demolished and a
 staircase was
 added at a new
 location at some
 point in the past.

Typically the front of
 home had the double
 sets of windows on
 either side of the door.
 This means the rear of
 the home at 230 White
 Plains Rd was the
 original front of the
 home.



GEORGIAN TWO CHIMNEY BACK-TO-BACK
 FIREPLACES

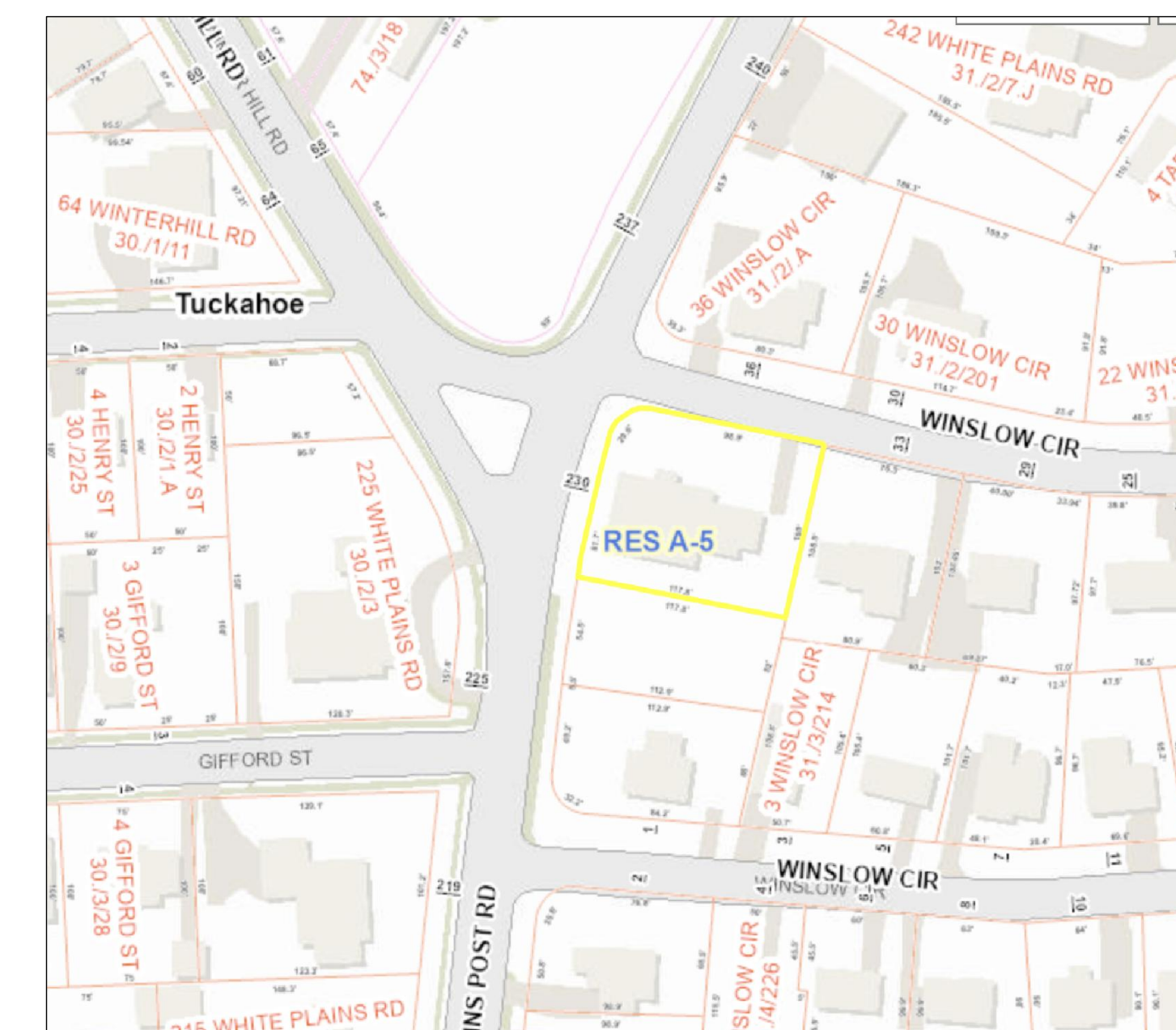
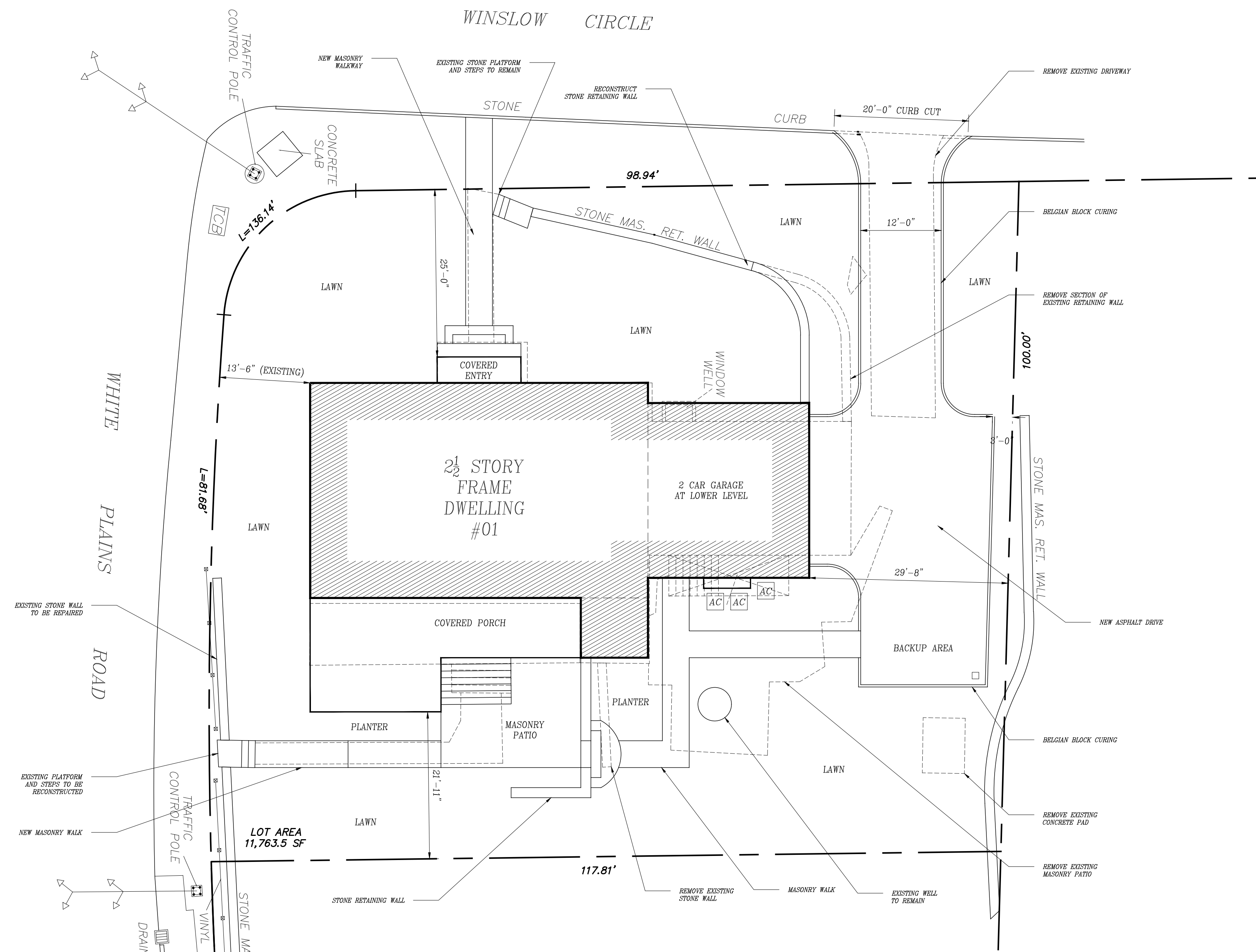
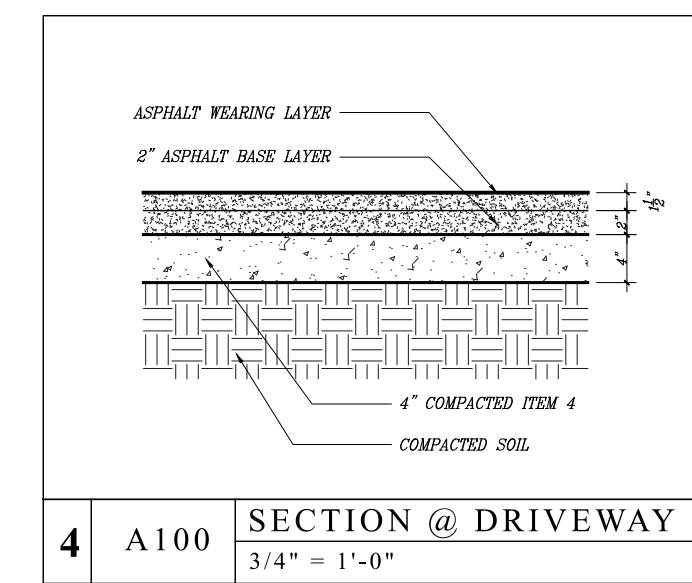
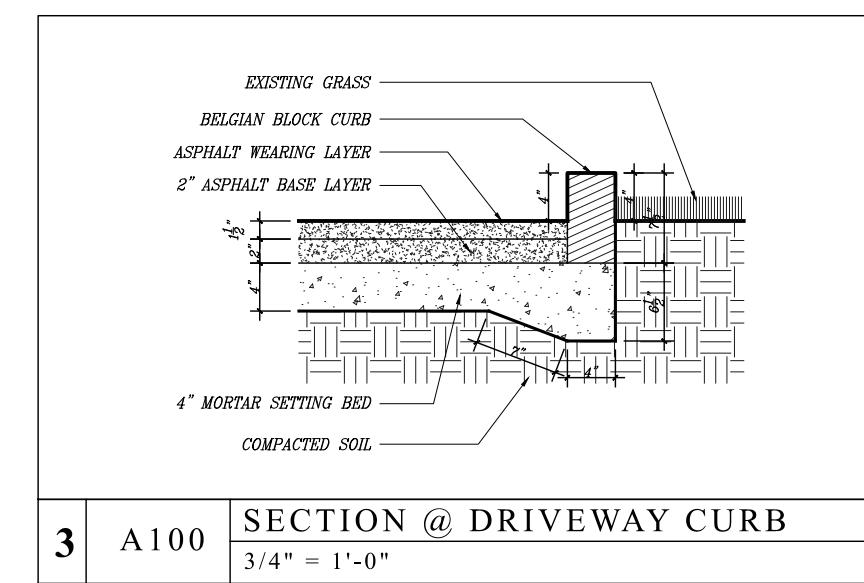
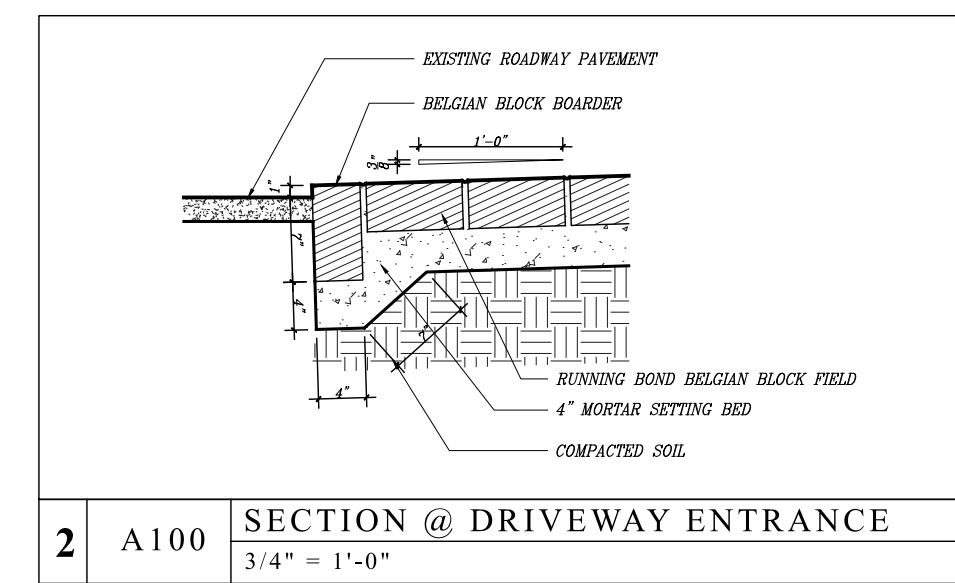
Elevation and floor plan was taken from
 the book "Home Building & Woodworking
 in Colonial America"

Residential Reconstruction at 230 WHITE PLAINS ROAD

TUCKAHOE - NEW YORK

Project Name
**A new
Single Family Residence
at 230 White Plains Road**
230 WHITE PLAINS RD.
TUCKAHOE, NY 10707

Project No. **202304**



SITE & ZONING INFORMATION

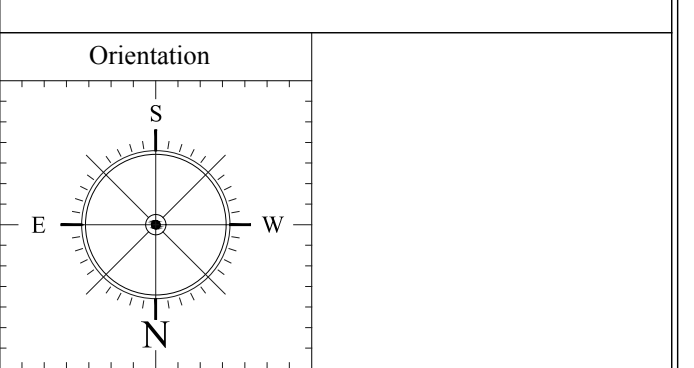
ADDRESS	SECTION	BLOCK	LOT	ZONE	LOT AREA
230 WHITE PLAINS ROAD, TUCKAHOE, NY 10707	31	3	13	RES A-5	11,763.5 SF

ZONING COMPLIANCE TABLE

	EXISTING	PERMITTED/REQUIRED	PROPOSED
LOT INFORMATION			
Lot Area (SF.)	11,763.5	10,000	NO CHANGE
Lot Frontage (FT.)	81.68	80	NO CHANGE
SETBACKS			
First Front Yard (FT.)	13'-6"	25'-0"	NO CHANGE
Second Front Yard (FT.)	22'-9"	25'-0"	25'-0"
First Side Yard (FT.)	23'-7"	9'-0"	29'-8"
Second Side Yard (FT.)	28'-9"	9'-0"	21'-11"
MAXIMUM GROSS FLOOR AREA	0.393	0.45	0.398
GROSS FLOOR AREA (SQ. FT.)	4,617.40	5,293.6	4,692
PRINCIPAL BUILDING INFORMATION			
Building Height:	31'-8 1/2"	35'-0"	30'-11 3/4"
Stories	2 1/2	2 1/2	2 1/2
MAXIMUM BUILDING COVERAGE	24.50%	35%	25.40%
	2,878.50	4,117.23	2,984.12

LOUIS CAMPANA ARCHITECT
8 Pasadena Road - Bronxville - NY - 10708
louiscampanaarchitect@outlook.com
914.573.6804

Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale: As Noted
Date: 11.02.22
Drawn by: LC

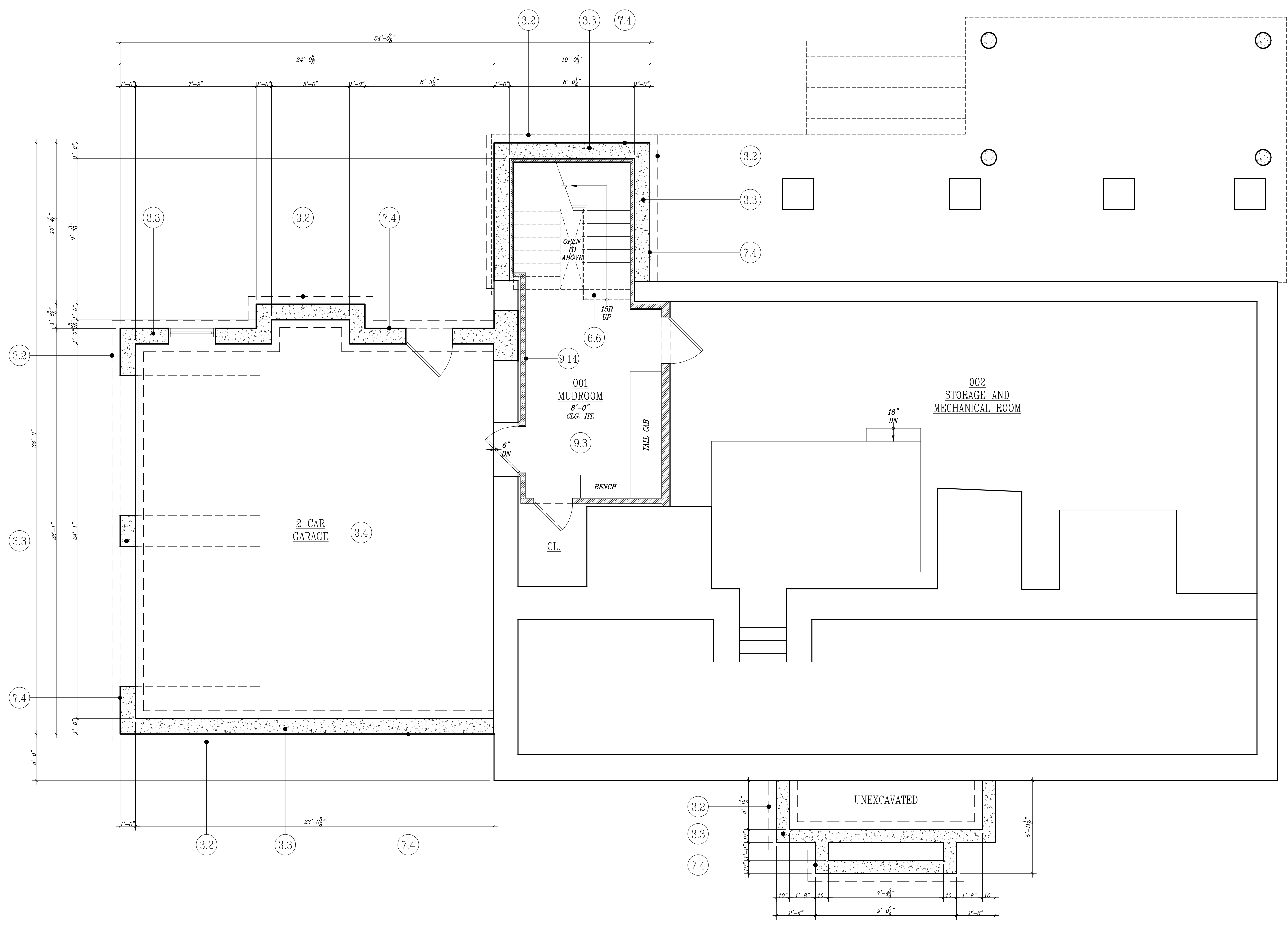
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Drawing Title
**PROPOSED SITE PLAN
ZONING ANALYSIS
SITE DETAILS**

Drawing No.

A100

1 A100 SITE PLAN
3/32" = 1'-0"



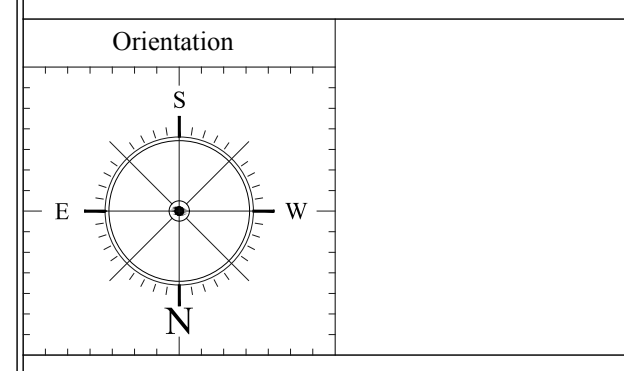
GENERAL MATERIALS AND SPECIFICATIONS:

- Notes shall be considered typical for items identified and shall apply at all same and similar conditions. Contractor to bring contracting conditions to the attention of the architect prior to construction/fabrication or rough in.
- DIVISION 1 - GENERAL REQUIREMENTS**
 1.1 Project designed in accordance with 2020 New York State Residential Building Code and all local guidelines and regulations.
 1.2 All existing facilities and materials to remain, shall be protected to greatest extent possible.
 1.3 Temporary electrical and water systems shall be identified and/or provided by contractor.
- DIVISION 2 - SITE CONSTRUCTION**
 2.1 Contractor to contact Call Before You Dig prior to any site activity. Provide all site fencing, clean cut locations, anti-tracking pads and like remedies as required as a part of approvals. Install construction fence and no trespassing signage.
 2.2 Site grading and excavation to be conducted in accordance with site development plans.
 2.3 See site development plans for underground drainage systems, propane tank locations (if required) and driveway configuration.
 2.4 Driveway construction - See site plan on A100.
- DIVISION 3 - CONCRETE**
 3.1 Typical concrete specification 4000 psi at walls and footings and 3500 psi at slabs. See structural drawings.
 3.2 Cast in place concrete footing with seal adhering waterstop strip at exterior of keyway. See wall sections for reinforcing requirements.
 3.3 Cast in place reinforced concrete foundation wall. See building sections and wall sections for reinforcing requirements and shelf locations.
 3.4 Reinforced concrete slab on grade over 10 mil. polyurethane vapor barrier and 2" high density rigid insulation over 6" of clean gravel compacted to 95%.
 3.5 1/2" diameter galvanized anchor bolt set in top of foundation wall @ 8" o.c. 12" from plate ends and 10" per plate min. See wall sections and structural drawings.
 3.6 3/8" PVC conduit sleeves for site lighting, irrigation, gas/propane, water and future site features.
- DIVISION 4 - MASONRY**
 4.1 1" thermal finish bluestone terrace/step and walkways with 2" flamed square edges/corings to be mortar set on reinforced cast-in-place concrete slab over compacted gravel. See wall sections for details.
 4.2 2" thick thermal finish treads with flamed square edge.
 4.3 3 coat cement stucco parge painted white.
 4.4 Old World Tumbled limestone masonry. Contractor to provide architect with samples prior to execution.
 4.5 6" stone veneer with galvanized masonry ties @ 16" o.c. n.e. and weep holes at 24" o.c. along lowest course above grade. re-purpose foundation stone from 225 White Plains Road.
- DIVISION 5 - METALS**
 5.1 Structural steel beams refer to structural drawings.
 5.2 Structural steel columns refer to structural drawings.
 5.3 Copper stop flashing at sidewalls. Flashing shall extend 6" minimum above horizontal or diagonal surface.
 5.4 Crickets, window wells, metal roofing areas to use high temperature ice and water shield. Provide full soldered copper flashing as required to provide waterproof connection.
 5.5 Outlets - aluminum lined "snake gutter".
- DIVISION 6 - WOOD AND PLASTICS**
 6.1 Exterior wall framing: 2x6 studs @ 16" O.C. with 1/2" zip wall (taped joints) and painted 1/2" gypsum wall board on interior side with level 4 finish.
 6.2 All exterior trim shall be ADEX or equal in profiles and shapes depicted in construction documents. Refer to manufacturers requirements for adhesives and fasteners.
 6.3 Interior doors: Shop primed and field painted Truclite or equal. Refer to interior elevations or door schedule for door panel design. Contractor to provide shop drawings for approval.
 6.4 Exterior doors: Painted "smooth-grain" fiberglass door by Jeld-wen. Contractor to provide shop drawings for approval.
 6.5 Stairs: 2" stained white oak treads and painted poplar risers. Refer to interior elevations for details and thickness. Handrails shall be painted mahogany. Refer to interior for baluster type and material. Handrails shall be 38" min. above landings and handrails shall be 34" min and 36" max above landing edge of stair nosing. Balusters shall be spaced to reject the penetration of a 4" sphere. Open risers and/or space beneath bottom rails shall reject penetration of a 6" sphere. Shop drawings shall be provided for review and approval.
 6.7 Custom architectural millwork: All millwork and running trim shall be installed after mechanical system are activated and the material has acclimated to the interior environment for 14 consecutive days.
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
 7.1 Filled Ribs: GAF Timberline series asphalt roofing shingles (charcoal) on GAF deck armor or GAF ice and water over 1/2" CDX plywood sheathing.
 7.2 Wall Shingles or Boards: Hardie clapboard or Vinyl siding (white) with 6" exposure over 2ip Wall sheathing. Refer to manufacturers requirements for adhesives, fasteners and sealing tape.
 7.3 All penetrations shall follow manufacturers lapping instructions. Exterior doors to have full soldered 16 Oz. copper pan flashing. Windows shall use pitched membrane pans.
 7.4 Foundation Insulation: Tuff-N-Dri spray applied liquid membrane with 1" insulated protection board. Contractor shall coordinate extent of insulation and waterproofing with site grades. Under-slab protection shall consist of 2" insulated protection board beneath 10 mil. polyurethane vapor barrier. Interior furrow walls to be insulated with R-21 closed cell spray foam insulation.
 7.5 Roof Insulation: R-49 open cell spray foam insulation.
 7.6 Exterior Wall Insulation: R-21 closed cell spray foam insulation.
 7.7 Floor Deck Insulation: Perimeter rim board at each level to receive closed cell spray foam insulation with a minimum depth of 18".
 7.8 Interior floors and walls: all floors to receive fiber rock sound attenuating insulation and 1" layer of MEI membrane on exterior face of stud behind gypsum wall board.
 7.9 All floors exposed to the exterior and garage ceiling shall receive full depth closed cell spray foam insulation (R-49 min.).
 7.10 Window and Door shim space: Low expansion foam.
 7.11 Seams between studs and plates: Low expansion foam.
 7.12 EPDM membrane over solid ice and water shield.
- DIVISION 8 - EXTERIOR ROOFS AND WINDOWS**
 8.1 Doors and Windows: Andersen 400 series "double-hung window. Exterior color: White.
 8.2 Overhead Garage doors: Painted aluminum insulated garage door by 2P Garage Doors or approved equal as depicted in construction documents. Contractor to provide shop drawings for review and approval. Any glass within garage door shall be tempered. Liftmaster side mounted motor shall be included. Low clearance track with ceiling and wall dampers.
 8.3 Hardware style and finish TBD by Owner and Builder.
 8.4 Window Shutter: Timberline Fixed Louver Shutter "Wal. Exterior Color: Shale Stone.
- DIVISION 9 - FINISHES**
 9.1 Garage and mechanical room walls/ceilings abutting interior space: All walls in garage/mechanical room that are shared with interior space shall receive 1/2" type x gypsum wall board.
 9.2 All countertops, slabs and dimensional stone and grout shall be sealed in strict accordance with manufacturers guidelines.
 9.3 Floor tile over Schluter Ditra-Mat.
 9.4 Shower floor tile over Schluter Ditra-Deck.
 9.5 Shower floor tile over Schluter waterproofing on mudset.
 9.6 Shower/tub wall tile over Hydroban Laticrete on 1/2" cement board tile to extend from shower floor or tub deck to ceiling.
 9.7 Carpet flooring by owner over 1/2" padding.
 9.8 Wood Floors: 1" wide rift and quarter sawn select white oak glued and nailed to clean subfloor. Contractor to provide stain samples for approval. Flooring material shall be acclimated to site conditions (mechanicals must be working) for 14 days prior to installation.
 9.9 Shower curb with Schluter waterproofing 5" max height.
 9.10 Flush shower threshold - coordinate with dropped framing.
 9.11 Framesless 1/2" tempered glass shower enclosure with diamond finish. Contractor to coordinate hinge finish with bathroom hardware.
 9.12 -
 9.13 Concrete floor.
 9.14 All 2x4 furred walls in unfinished basement areas to be insulated full depth with closed cell spray foam insulation and painted with fire resistant paint.
 9.15 All ceilings in unfinished basement areas to be insulated full depth and painted with fire resistant paint.
- DIVISION 10 - SPECIALTIES**
 10.1 Mechanical grilles in wood floor: Grilles with wood floor to be "Drillworks" flush grilles to match species and finish of wood floors.
 10.2 Mechanical grilles in tile/stone floor: "Nego Register" model GR08 color to coordinate with color of tile/stone.
 10.3 Mechanical grilles on first floor, second floor hall and master suite: "Advanced Architectural Grillworks" Plaster J-Head for walls and ceiling.
 10.4 Mechanical grilles on second floor (except hallway and master suite), basement and attic: Surface mounted (concealed screw) white aluminum grille.
 10.5 Bathroom accessories: Medicine cabinets, towel rods, tp rods, robe hooks etc. to be selected by owner.
 10.6 Family Room Fireplace: MONTIGO Divine IS80F Traditional.
- DIVISION 11 - EQUIPMENT**
 11.1 Audio visual equipment to be coordinated with owners consultant and coordinated by contractor. System TBD.
 11.2 Appliances to be selected by owner. Contractor to coordinate all electrical and water supply/drainage required prior to installation.
 11.3 Gas/propane fired Modine heater to be located in garage.
- DIVISION 12 - FURNISHING**
 12.1 All furnishings not part of building envelope or mechanically fastened to building are responsibility of owner.
- DIVISION 13 - SPECIAL CONSTRUCTION**
 13.1 All specialties items shall be coordinated (not designed) at the owners request as an additional service.
 13.2 Automated roll down shades: TBD.
 13.3 Electric radiant heat by Schluter "Ditra-Heat" in master bathroom.
- DIVISION 14 - CONVEYING SYSTEMS**
 14.1 N/A.
- DIVISION 15 - MECHANICAL SYSTEMS**
 15.1 Hydric Air system with multi zone capacity, humidification and purification shall be included stay and all equipment and ductwork to be located within conditioned and/or insulated space. Wall cavities or plenums shall never be utilized as ducts. HVAC contractor to coordinate zones with owner and architect prior to installation.
 15.2 Plumbing rough-in to utilize "PEX" and to equal supply with copper stubs at fixtures. All main auxiliary drops to be cold iron. Cast iron waste line to be insulated with sound attenuating rock fiber insulation. apply rubber MEI membrane below just bay waste over public spaces.
 15.3 All devices (thermostats, switches, controls) to be reviewed with owner prior to installation.
 15.4 Provide PVC shop sink and hot and cold water spicket in garage.
 15.5 Provide 4 outdoor water spicket locations.
- DIVISION 16 - ELECTRICAL**
 16.1 Electrical contractor to determine electrical load requirements and install new or upgrade electrical services as required to adequately supply the proposed improvements including future landscape lighting.
 16.2 High voltage wiring shall be copper "Bomex" unless otherwise noted.
 16.3 Contractor to install outlets as per the national electric code and in accordance with all local codes. Kitchens to have a minimum of 2 circuits at countertops and at kitchen island.
 16.4 All devices/fixtures types to be Levcon. Decora screwless wall plates. Outlets to be located in base board and to be coordinated prior to rough-in.
 16.5 Outdoor LED flood light spec and locations to be reviewed on site. 5 locations to be included.
 16.6 Provide circuits for irrigation and future landscape lighting.

**LOUIS CAMPANA
 ARCHITECT**

8 Pasadena Road - Bronxville - NY - 10708
 louiscampanaarchitect@outlook.com
 914.573.6804

Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
Date:	11.02.22
Drawn by:	LC

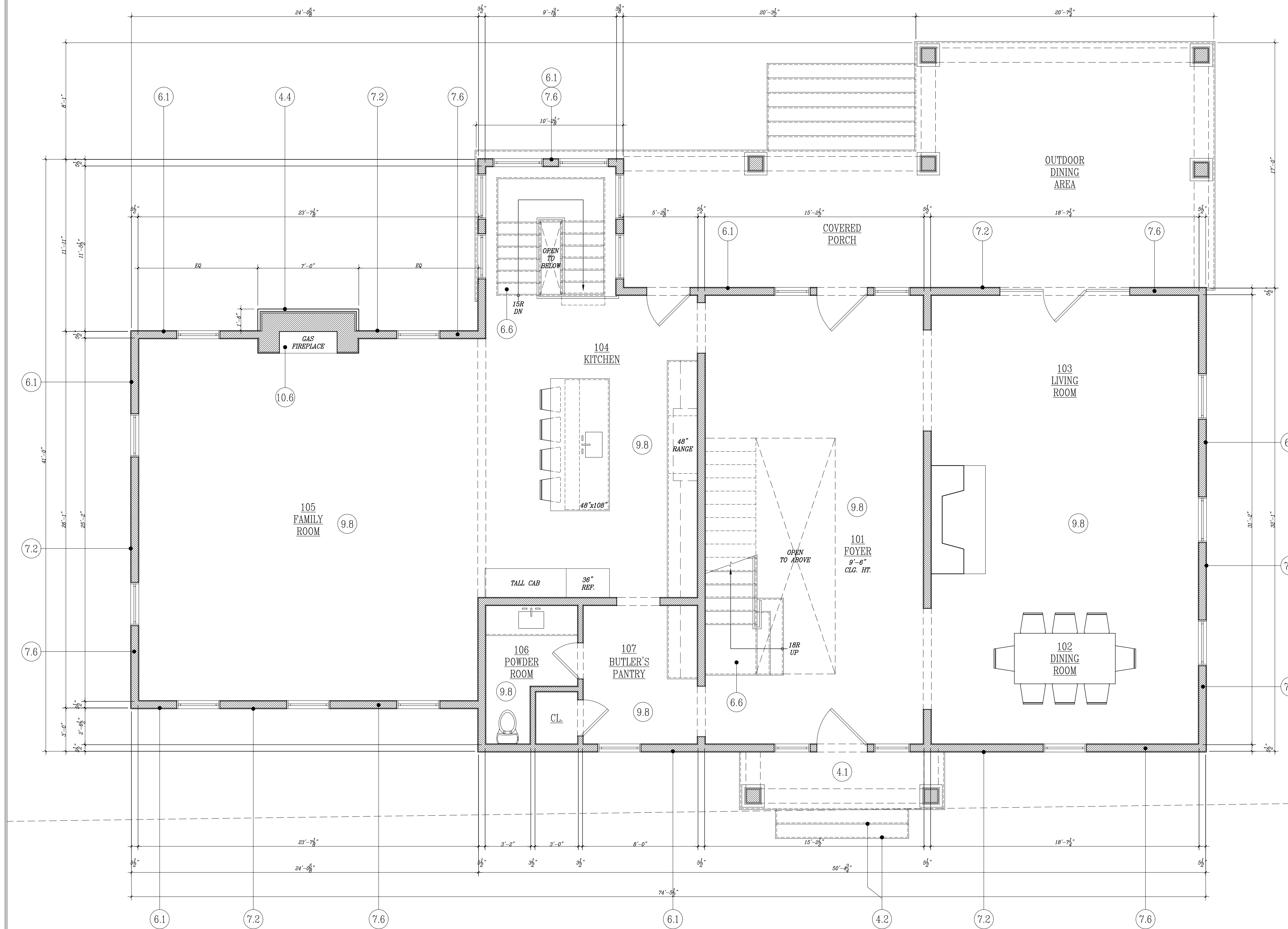
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Drawing Title
PROPOSED BASEMENT FLOOR PLAN

Drawing No.

A200

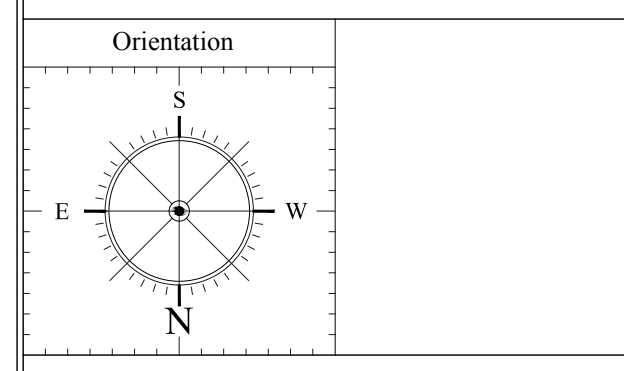


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 2.2 Site grading and excavation to be conducted in accordance with site development plans.
 2.3 See site development plans for underground drainage systems, propane tank locations (if required) and driveway configuration.
 2.4 Driveway construction - See site plan on A100.
- DIVISION 3 - CONCRETE**
 3.1 Typical concrete specification 4,000 psi at walls and footings and 3,500 psi at slabs. See structural drawings.
 3.2 Cast in place concrete footing with seal and adhering waterproof strip at exterior of keyway. See wall sections for reinforcing requirements.
 3.3 Cast in place reinforced concrete foundation wall. See building sections and wall sections for reinforcing requirements and shell locations.
 3.4 Reinforced concrete slab on grade over 10 mil. polyurethane vapor barrier and 2" high density rigid insulation over 6" of clean gravel compacted to 95%.
 3.5 1/2" diameter galvanized anchor bolt set in top of foundation wall @ 24" o.c. 12" from plate end and 12" per plate min. See wall sections and structural drawings.
 3.6 3/4" PVC conduit above for site lighting, irrigation, gas/propane, water and future site features.
- DIVISION 4 - MASONRY**
 4.1 1" thermal finish bluestone terrace/steop and walkways with 2" flamed square edges/cuttings to be mortar set on reinforced cast-in-place concrete slab over compacted gravel. See wall sections for details.
 4.2 2" thick thermal finish treads with flamed square edge.
 4.3 3 coat cement stucco parge painted white.
 4.4 Old Mystic Tumbled limestone veneer. Contractor to provide architect with samples prior to execution.
 4.5 4" stone veneer with gunitized masonry tie @ 16" o.c. n.e. and w.e. holes at 24" o.c. along lowest course above grade, re-purpose door stone from 225 White Plains Road.
- DIVISION 5 - METALS**
 5.1 Structural steel beams refer to structural drawings.
 5.2 Structural steel columns refer to structural drawings.
 5.3 Copper stop flashing at sidewalls. Flashing shall extend 6" minimum above horizontal or diagonal surface.
 5.4 Crickets, window wells, metal roofing areas to use high temperature ice and water shield. Provide full soldered copper flashing as required to provide waterproof connection.
 5.5 Gutters: Aluminum lined "snake gutter".
- DIVISION 6 - WOOD AND PLASTICS**
 6.1 Exterior wall framing: 2x6 studs @ 16" O.C. with 1/2" zip wall (taped joints) and painted 1/2" gypsum wall board on interior side with level 4 finish.
 6.2 All exterior trim shall be AEXX or equal in profiles and shapes depicted in construction documents. Refer to manufacturers requirements for adhesives and fasteners.
 6.3 Interior doors: 36" primed and field painted TruLite or equal. Refer to interior elevations or door schedule for door panel design. Contractor to provide shop drawings for approval.
 6.4 Exterior doors: Painted "smooth-grain" fiberglass door by Jeld-wen. Contractor to provide shop drawings for approval.
 6.5 Stairs: 2" stained white oak treads and painted poplar risers. Refer to interior elevations for details and thickness. Handrails shall be painted mahogany. Refer to interior for baluster type and material. Quarterails shall be 3/8" min. above handrail and handrails shall be 3/4" min and 3/8" max above landing edge of stair nosing. Balusters shall be spaced to reject the penetration of a 4" sphere. Open riser and/or space beneath bottom rails shall reject penetration of a 6" sphere. Shop drawings shall be provided for review and approval.
 6.7 Custom architectural millwork: All millwork and running trim shall be installed after mechanical system are activated and the material has acclimated to the interior environment for 14 consecutive days.
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
 7.1 Filled Ribs: GAF Timberline series asphalt roofing shingles (charcoal) on GAF deck armor or GAF Ice and water over 1/2" CDX plywood sheathing.
 7.2 Wall Shingles or Boards: Hardie clapboard or Vinyl siding (white) with 6" exposure over 2ip Wall sheathing. Refer to manufacturers requirements for adhesives, fasteners and sealing tape.
 7.3 All penetrations shall follow manufacturers lapping instructions. Exterior doors to have full soldered 16 Oz. copper pan flashing. Windows shall use pitched membrane pans.
 7.4 Foundation Insulation: Tuff-N-Dri spray applied liquid membrane with 1" insulated protection board. Contractor shall coordinate extent of insulation and waterproofing with on site grades. Under-slab protection shall consist of 2" insulated protection board beneath 10 mil. polyurethane vapor barrier. Interior furred walls to be insulated with R-21 closed cell spray foam insulation.
 7.5 Roof Insulation: R-49 open cell spray foam insulation.
 7.6 Exterior Wall Insulation: R-21 closed cell spray foam insulation.
 7.7 Floor Deck Insulation: Perimeter rim board at each level to receive closed cell spray foam insulation with a minimum depth of 18".
 7.8 Interior floors and walls: all floors to receive fiber rock sound attenuating insulation and 1" layer of MEI membrane on exterior face of stud behind gypsum wall board.
 7.9 All floors exposed to the exterior and garage ceiling shall receive full depth closed cell spray foam insulation (R-49 min.).
 7.10 Window and Door shim space: Low expansion foam.
 7.11 Seams between studs and plates: Low expansion foam.
 7.12 EPDM membrane over solid ice and water shield.
- DIVISION 8 - EXTERIOR DOORS AND WINDOWS**
 8.1 Doors and Windows: Andersen 400 series "double-hung window. Exterior color: White.
 8.2 Overhead Garage doors: Painted aluminum insulated garage door by 2P Garage Doors or approved equal as depicted in construction documents. Contractor to provide shop drawings for review and approval. Any glass within garage door shall be tempered. Liftmaster side mounted motor shall be included. Low clearance track with ceiling and wall dampers.
 8.3 Hardware style and finish TBD by Owner and Builder.
 8.4 Window Shutter: Timberline Fixed Louver Shutter "Wal. Exterior Color: Shale Stone.
- DIVISION 9 - FINISHES**
 9.1 Garage and mechanical room walls/ceilings abutting interior space: All walls in garage/mechanical room that are shared with interior space shall receive 1/2" type x gypsum wall board.
 9.2 All countertops, slabs and dimensional stone and grout shall be sealed in strict accordance with manufacturers guidelines.
 9.3 Floor tile over Schluter Ditra-Mat.
 9.4 Shower/tub wall tile over Hydroban Laticrete on 1/2" cement board tile to extend from shower floor or tub deck to ceiling.
 9.5 Shower floor tile over Schluter waterproofing on mudset.
 9.6 Wood Floors: 1" wide rift and quarter sawn select white oak glued and nailed to clean subfloor. Contractor to provide stain samples for approval. Flooring material shall be acclimated to site conditions (mechanicals must be working) for 14 days prior to installation.
 9.7 Carpet flooring by owner over 1/2" padding.
 9.8 Flush shower threshold - coordinate with dropped framing.
 9.9 Shower curb with Schluter waterproofing 5" max height.
 9.10 Flush shower threshold - coordinate with dropped framing.
 9.11 Framesless 1/2" tempered glass shower enclosure with diamond finish. Contractor to coordinate hinge finish with bathroom hardware.
 9.12 -
 9.13 Concrete floor.
 9.14 All 2x4 furred walls in unfinished basement areas to be insulated full depth with closed cell spray foam insulation and painted with fire resistant paint.
 9.15 All ceilings in unfinished basement areas to be insulated full depth and painted with fire resistant paint.
- DIVISION 10 - SPECIALTIES**
 10.1 Mechanical grilles in wood floor: Grilles with wood floor to be "Drillworks" flush aggregate to match species and finish of wood floors.
 10.2 Mechanical grilles in tile/stone floor: "Nego Register" model GR08 color to coordinate with color of tile/stone.
 10.3 Mechanical grilles on first floor, second floor hall and master suite: Advanced Architectural Drillworks' Plaster J-Head for walls and ceiling.
 10.4 Mechanical grilles on second floor (except hallway and master suite), basement and attic: Surface mounted (concealed screw) wall aluminum grille.
 10.5 Bathroom accessories: Medicine cabinets, towel rods, tp rods, robe hooks etc. to be selected by owner.
 10.6 Family Room Fireplace: MONTIGO Divine HS80F Traditional
- DIVISION 11 - EQUIPMENT**
 11.1 Audio visual equipment to be coordinated with owners consultant and coordinated by contractor. System TBD.
 11.2 Appliances to be selected by owner. Contractor to coordinate all electrical and water supply/drainage required prior to installation.
 11.3 Gas/propane fired Modine heater to be located in garage.
- DIVISION 12 - FURNISHING**
 12.1 All furnishings not part of building envelope or mechanically fastened to building are responsibility of owner.
- DIVISION 13 - SPECIAL CONSTRUCTION**
 13.1 All specialties items shall be coordinated (not designed) at the owners request as an additional service.
 13.2 Automated roll down shades: TBD.
 13.3 Electric radiant heat by Schluter' Ditra-Heat in master bathroom.
- DIVISION 14 - CONCRETE SYSTEMS**
 14.1 N/A
- DIVISION 15 - MECHANICAL SYSTEMS**
 15.1 Hydric Air system with multi zone capacity, humidification and purification shall be included. Any and all equipment and ductwork to be located within conditioned and/or insulated space. Wall cavities or plenums shall never be utilized as ducts. HVAC contractor to coordinate zones with owner and architect prior to installation.
 15.2 Plumbing rough-in to utilize "PEX" and to equal supply with copper stubs at fixtures. All main sanitary drops to be cast iron. Cast iron waste line to be insulated with sound attenuating rock fiber insulation. apply rubber MEI membrane below just bay waste over public spaces.
 15.3 All devices (thermostats, switches, controls) to be reviewed with owner prior to installation.
 15.4 Provide PVC shop stick and hot and cold water spicket in garage.
 15.5 Provide 4 outdoor water spicket locations.
- DIVISION 16 - ELECTRICAL**
 16.1 Electrical contractor to determine electrical load requirements and install new or upgrade electrical services as required to adequately supply the proposed improvements including future landscape lighting.
 16.2 High voltage wiring shall be copper "Romex" unless otherwise noted.
 16.3 Contractor to install outlets as per the national electric code and in accordance with all local codes. Kitchens to have a minimum of 2 circuits at countertops and at kitchen island.
 16.4 All devices/fixtures types to be Lutron. Decora screwless wall plates. Outlets to be located in base board and to be coordinated prior to rough-in.
 16.5 Outdoor LED flood light spec and locations to be reviewed on site. 5 locations to be included.
 16.6 Provide circuits for irrigation and future landscape lighting.


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Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



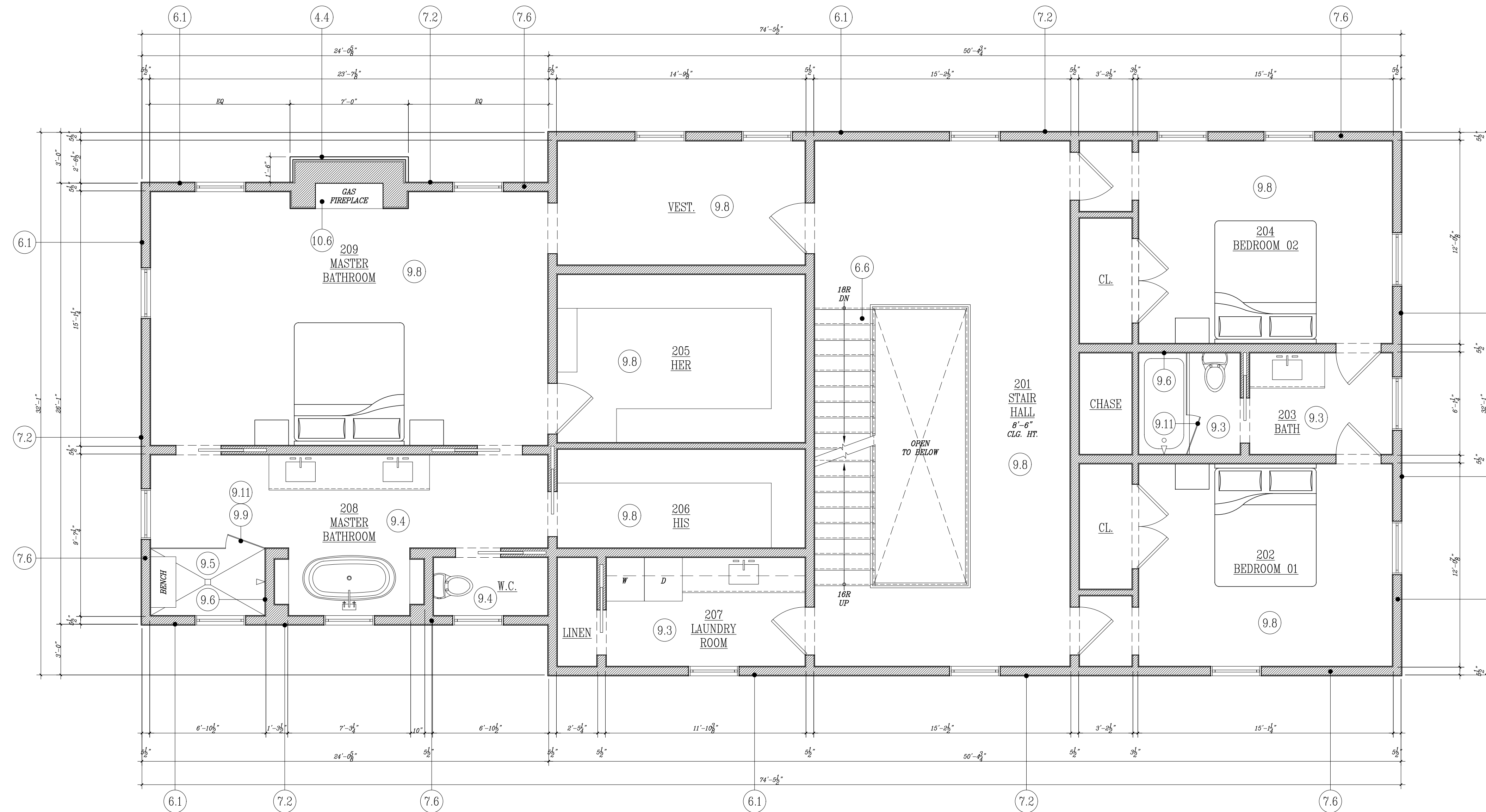
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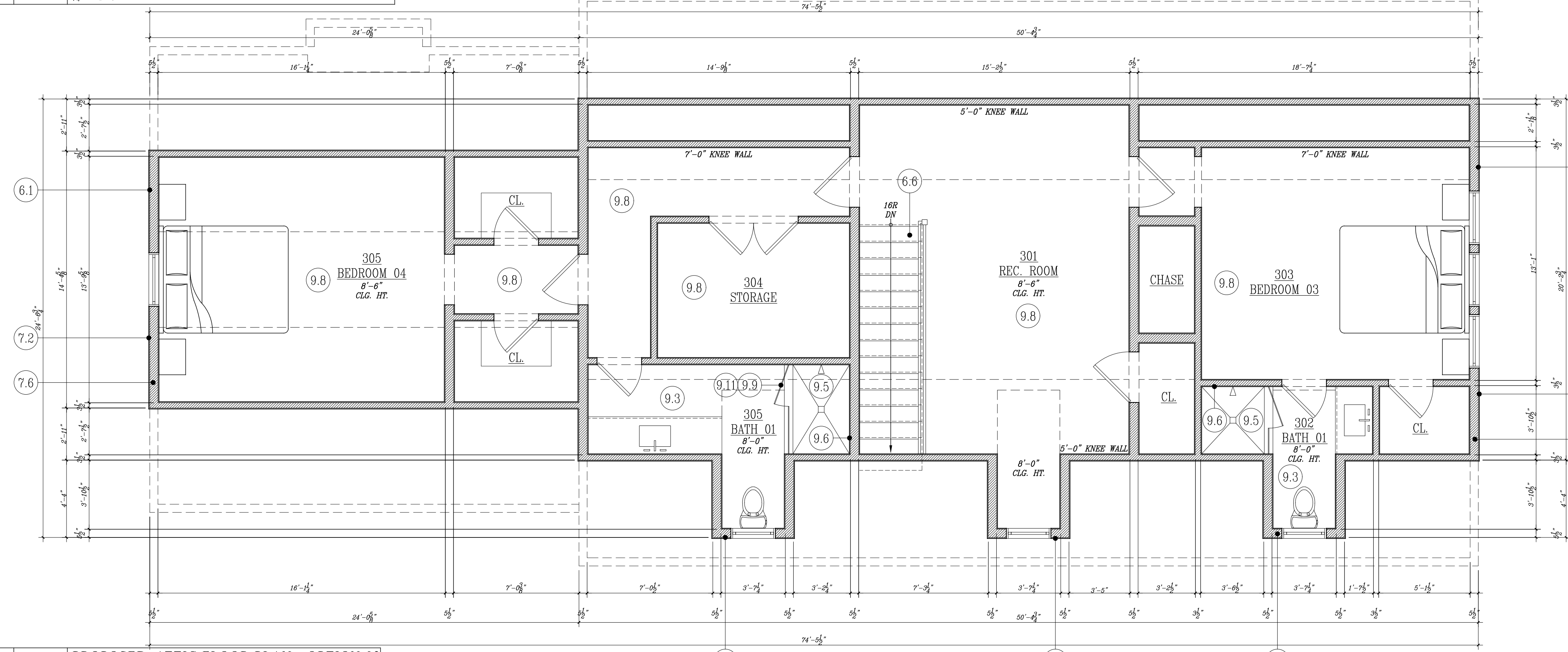
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Drawing Title
PROPOSED FIRST FLOOR PLAN
Drawing No.

A201

Project No. **202304**



1 A204 PROPOSED SECOND FLOOR PLAN - OPTION 02
 1/4" = 1'-0"



2 A204 PROPOSED ATTIC FLOOR PLAN - OPTION 02
 1/4" = 1'-0"

GENERAL MATERIALS AND SPECIFICATIONS:

- Notes shall be considered typical for items identified and shall apply at all same and similar conditions. Contractor to bring contracting conditions to the attention of the architect prior to construction/fabrication or rough in.
- DIVISION 1 - GENERAL REQUIREMENTS**
 1.1 Project designed in accordance with 2020 New York State Residential Building Code and all local guidelines and regulations.
 1.2 All existing facilities and materials to remain, shall be protected to greatest extent possible.
 1.3 Temporary electrical and water systems shall be identified and/or provided by contractor.
- DIVISION 2 - SITE CONSTRUCTION**
 2.1 Contractor to contact Call Before You Dig prior to any site activity. Provide all site fencing, clean soil locations, anti-tracking pads and like remedies as required as a part of approvals. Install construction fence and no trespassing signage.
 2.2 Site grading and excavation to be conducted in accordance with site development plans.
 2.3 See site development plans for underground drainage systems, propane tank locations (if required) and driveway configuration.
 2.4 Driveway construction - See site plan on A100.
- DIVISION 3 - CONCRETE**
 3.1 Typical concrete specification 4,000 psi at walls and footings and 3,500 psi at slabs. See structural drawings.
 3.2 Cast in place concrete footing with seal adhesion waterproof strip at exterior of keyway. See wall sections for reinforcing requirements.
 3.3 Cast in place reinforced concrete foundation wall. See building sections and wall sections for reinforcing requirements and shell location.
 3.4 Reinforced concrete slab on grade over 10 mil. polyurethane vapor barrier and 2" high density rigid insulation over 6" clean gravel compacted to 95%.
 3.5 1/2" diameter galvanized anchor bolt set in top of foundation wall @ 4" o.c. 12" from plate end and 12" per plate min. See wall sections and structural drawings.
 3.6 30340 PVC conduit serves for site lighting, irrigation, gas/propane, water and future site features.
- DIVISION 4 - MASONRY**
 4.1 1" thermal finish bluestone terrace/step and walkways with 2" finished square edges/corings to be mortar set on reinforced cast-in-place concrete slab over compacted gravel. See wall sections for details.
 4.2 3" thick thermal finish terrazzo with flamed square edge.
 4.3 3 coat cement stucco parap painted white.
 4.4 Old World Tumbled limestone veneer. Contractor to provide architect with samples prior to execution.
 4.5 8" stone veneer with galvanized masonry tie @ 16" o.c. n.e. and weep holes at 24" o.c. along lowest course above grade. re-purpose foundation stone from 225 White Plains Road.
- DIVISION 5 - METALS**
 5.1 Structural steel beams: refer to structural drawings.
 5.2 Structural steel columns: refer to structural drawings.
 5.3 Copper stop flashing at sidewalls. Flashing shall extend 6" minimum above horizontal or diagonal surface.
 5.4 Crickets, window wells, metal roofing areas to use high temperature ice and water shield. Provide full soldered copper flashing as required to provide waterproof connection.
 5.5 Outlets: aluminum lined "sankey gutter".
- DIVISION 6 - WOOD AND PLASTICS**
 6.1 Exterior wall framing: 2x6 studs @ 16" O.C. with 3/4" zip wall (taped joints) and painted 5/8" gypsum wall board on interior side with level 4 finish.
 6.2 All exterior trim shall be AXPX or equal in profile and shape depicted in construction documents. Refer to manufacturers requirements for adhesives and fasteners.
 6.3 Interior doors: Shop primed and field painted Truclite or equal. Refer to interior elevation or door schedule for door panel design. Contractor to provide shop drawings for approval.
 6.4 Exterior doors: Painted "smooth-grain" fiberglass door by Jeld-wen. Contractor to provide shop drawings for approval.
 6.5 Stairs: 2" finished white oak treads and painted poplar risers. Refer to interior elevations for details and thickness. Handrails shall be painted mahogany. Refer to interior for baluster type and material. Handrails shall be 30" min. above landings and handrails shall be 34" min and 36" max above landing edge of stair nosing. Balusters shall be spaced to reject the penetration of a 4" sphere. Open riser and/or space beneath bottom rails shall reject penetration of a 6" sphere. Shop drawings shall be provided for review and approval.
 6.6 Custom architectural millwork: All millwork and running trim shall be installed after mechanical system are activated and the material has acclimated to the interior environment for 14 consecutive days.
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
 7.1 Filled Ribs: GAP Timberline series asphalt roofing shingles (charcoal) on GAP deck armor or GAP Ice and water over 3/4" CDX plywood sheathing.
 7.2 Wall Shingles or Boards: Hardie clapboard or Vinyl siding (white) with 6" exposure over 5/8" wall sheathing. Refer to manufacturers requirements for adhesives, fasteners and sealing tape.
 7.3 All penetrations shall follow manufacturers lapping instructions. Exterior doors to have full soldered 16 Oz. copper pan flashing. Windows shall use pitched membrane pans.
 7.4 Foundation Insulation: Tuff-N-Dri spray applied liquid membrane with 1" insulated protection board. Contractor shall coordinate extent of insulation and waterproofing with site grades. Under-slab protection shall consist of 2" insulated protection board beneath 10 mil. polyurethane vapor barrier. Interior furred walls to be insulated with R-21 closed cell spray foam insulation.
 7.5 Roof Insulation: R-49 open cell spray foam insulation.
 7.6 Exterior Wall Insulation: R-21 closed cell spray foam insulation.
 7.7 Floor Deck Insulation: Perimeter rim board at each level to receive closed cell spray foam insulation with a minimum depth of 18". Interior floors and walls: all floors to receive fiber rock sound attenuating insulation and 1" layer of MEI membrane on exterior face of stud behind gypsum wall board.
 7.8 All floors exposed to the exterior and garage ceiling shall receive full depth closed cell spray foam insulation (R-19 min.).
 7.9 Window and Door shim space: Low expansion foam.
 7.10 Seams between studs and plates: Low expansion foam.
 7.11 EPDM membrane over solid ice and water shield.
- DIVISION 8 - EXTERIOR DOORS AND WINDOWS**
 8.1 Doors and Windows: Andersen 400 series double-hung windows. Exterior color: White.
 8.2 Overhead Garage doors: Painted aluminum insulated garage door by 2P. Garage doors or approved equal as depicted in construction documents. Contractor to provide shop drawings for review and approval. Any glass within garage door shall be tempered. Liftmaster side mounted motor shall be included. Low clearance track with ceiling and wall dampers.
 8.3 Hardware style and finish TBD by Owner and Builder.
 8.4 Window Shutter: Timberline Fixed Louver Shutter "Wal". Exterior Color: Shale Stone.
- DIVISION 9 - FINISHES**
 9.1 Garage and mechanical room walls/ceilings abutting interior space: All walls in garage/mechanical room that are shared with interior space shall receive 1/2" type x gypsum wall board.
 9.2 All countertops, slabs and dimensional stone and grout shall be sealed in strict accordance with manufacturers guidelines.
 9.3 Floor tile over Schluter Ditra-Mat.
 9.4 Floor tile over Schluter Ditra-leaf.
 9.5 Shower floor tile over Schluter waterproofing on mudset.
 9.6 Shower/tub wall tile over Hydroban Laticrete on 1/2" cement board/tile to extend from shower floor or tub deck to ceiling.
 9.7 Carpet flooring by owner over 1/2" padding.
 9.8 Wood Floors: 1" wide rift and quarter sawn select white oak glued and nailed to clean subfloor. Contractor to provide stain samples for approval. Flooring material shall be acclimated to site conditions (mechanicals must be working) for 14 days prior to installation.
 9.9 Shower curb with Schluter waterproofing 5" max height.
 9.10 Flush shower threshold - coordinate with dropped framing.
 9.11 Framesless 1/2" tempered glass shower enclosure with diamond finish. Contractor to coordinate hinge finish with bathroom hardware.
 9.12 - 9.13 Concrete floor.
 9.14 All 2x4 furred walls in unfinished basement areas to be insulated full depth with closed cell spray foam insulation and painted with fire resistant paint.
 9.15 All ceilings in unfinished basement areas to be insulated full depth and painted with fire resistant paint.
- DIVISION 10 - SPECIALTIES**
 10.1 Mechanical grilles in wood floor: Grilles within wood floor to be "Drillwerks" flush grilles to match species and finish of wood floors.
 10.2 Mechanical grilles in tile/stone floor: "Nego Rigiter" model G808 color to coordinate with color of tile/stone.
 10.3 Mechanical grilles on first floor, second floor hall and master suite: "Advanced Architectural Drillwerks" Plaster J-Head for walls and ceiling.
 10.4 Mechanical grilles on second floor (except hallway and master suite), basement and attic: Surface mounted (concealed screw) white aluminum grille.
 10.5 Bathroom accessories: Medicine cabinets, towel rods, tp rods, robe hooks etc. to be selected by owner.
 10.6 Family Room Fireplace: MONTIGO Divine HSBDF Traditional.
- DIVISION 11 - EQUIPMENT**
 11.1 Audio visual equipment to be coordinated with owners consultant and coordinated by contractor. System TBD.
 11.2 Appliances to be selected by owner. Contractor to coordinate all electrical and water supply/drainage required prior to installation.
 11.3 Gas/propane fired Modine heater to be located in garage.
- DIVISION 12 - FURNISHING**
 12.1 All furnishings not part of building envelope or mechanically fastened to building are responsibility of owner.
- DIVISION 13 - SPECIAL CONSTRUCTION**
 13.1 All specialties items shall be coordinated (not designed) at the owners request as an additional service.
 13.2 Automated roll down shades: TBD.
 13.3 Electric radiant heat by Schluter Ditra-Heat in master bathroom.
- DIVISION 14 - CONVEYING SYSTEMS**
 14.1 N/A
- DIVISION 15 - MECHANICAL SYSTEMS**
 15.1 Hydrio Air system with multi zone capacity, humidification and purification shall be included. Dry and all equipment and ductwork to be located within conditioned and/or insulated space. Wall cavities or plenums shall never be utilized as ducts. HVAC contractor to coordinate zones with owner and architect prior to installation.
 15.2 Plumbing rough-in to utilize "PEX" and to equal supply with copper stubs at fixtures. All main auxiliary drops to be cast iron. Cast iron waste line to be insulated with sound attenuating rock fiber insulation. apply rubber MEI membrane below just above waste over public spaces.
 15.3 All devices (thermostats, switches, controls) to be reviewed with owner prior to installation.
 15.4 Provide PVC shop sink and hot and cold water spicket in garage.
 15.5 Provide 4 outdoor water spicket locations.
- DIVISION 16 - ELECTRICAL**
 16.1 Electrical contractor to determine electrical load requirements and install new or upgrade electrical services as required to adequately supply the proposed improvements including future landscape lighting.
 16.2 High voltage wiring shall be copper "Romex" unless otherwise noted.
 16.3 Contractor to install outlets as per the national electric code and in accordance with all local codes. Kitchen to have a minimum of 2 outlets at countertops and at kitchen island.
 16.4 All devices/fixtures types to be Levcon. Decora screwless wall plates. Outlets to be located in base board and to be coordinated prior to rough-in.
 16.5 Outdoor LED flood light spec and locations to be reviewed on site.
 16.6 Provide circuits for irrigation and future landscape lighting.

Issue Date Description

03.08.23	Preliminary Drawings
11.28.22	Existing Conditions

Orientation

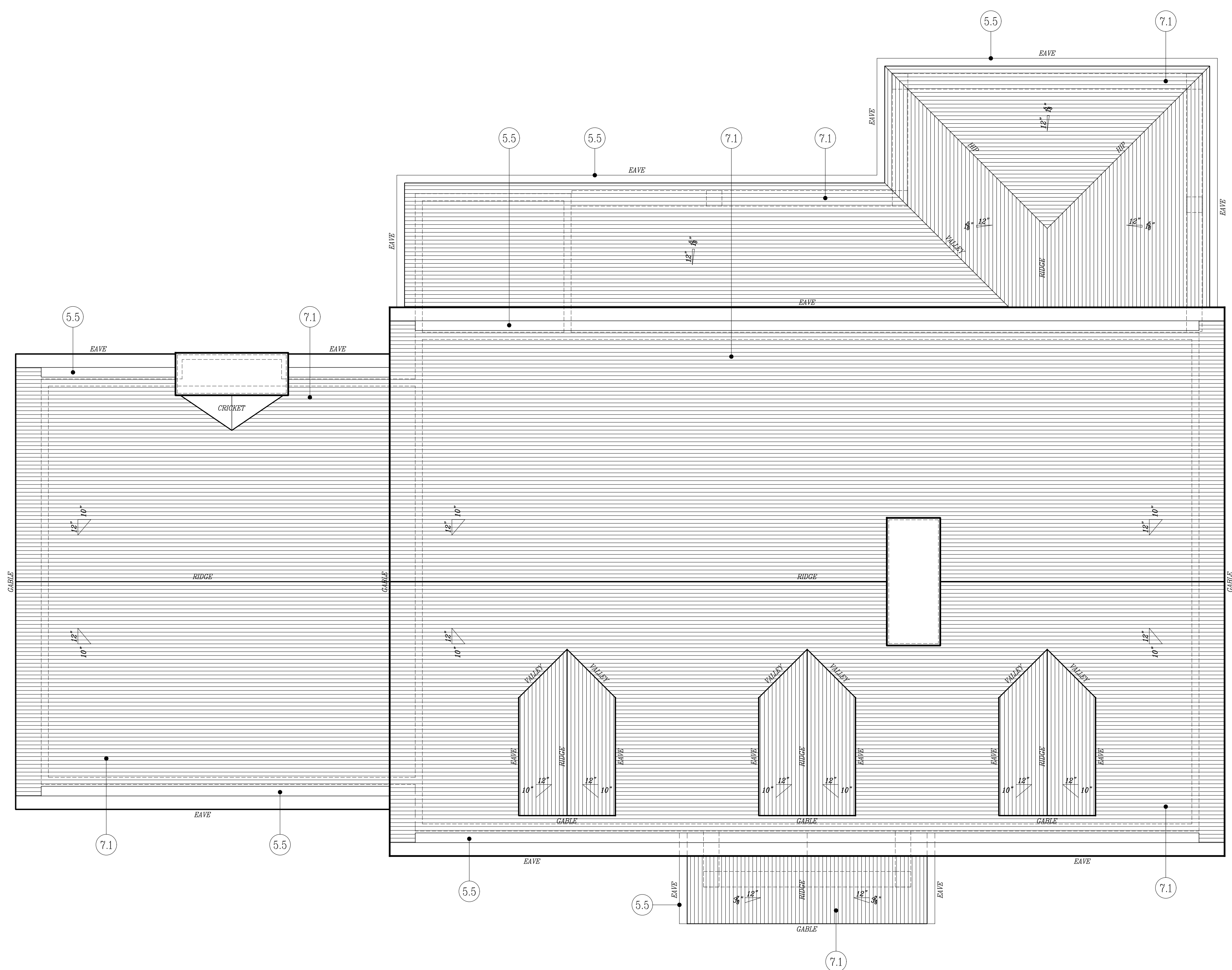
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 Date: 11.02.22
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Drawing Title
**PROPOSED FLOOR PLANS
 OPTION 02**

Drawing No.
A204



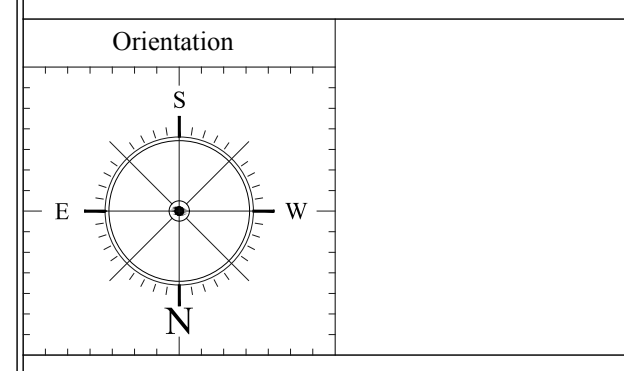
GENERAL MATERIALS AND SPECIFICATIONS:

- Notes shall be considered typical for items identified and shall apply at all same and similar conditions. Contractor to bring contracting conditions to the attention of the architect prior to construction/fabrication or rough in.
- DIVISION 1 - GENERAL REQUIREMENTS**
 1.1 Project designed in accordance with 2020 New York State Residential Building Code and all local guidelines and regulations.
 1.2 All existing facilities and materials to remain, shall be protected to greatest extent possible.
 1.3 Temporary electrical and water systems shall be identified and/or provided by contractor.
- DIVISION 2 - SITE CONSTRUCTION**
 2.1 Contractor to contact Call Before You Dig prior to any site activity. Provide all site fencing, clean cut locations, anti-tracking pads and like remedies as required as a part of approvals. Install construction fence and no trespassing signage.
 2.2 Site grading and excavation to be conducted in accordance with site development plans.
 2.3 See site development plans for underground drainage systems, propane tank locations (if required) and driveway configuration.
 2.4 Driveway construction - See site plan on A100.
- DIVISION 3 - CONCRETE**
 3.1 Typical concrete specification 4000 psi at walls and footings and 3500 psi at slabs. See structural drawings.
 3.2 Cast in place concrete footing with seal adhering waterproof strip at exterior of footing. See wall sections for reinforcing requirements.
 3.3 Cast in place reinforced concrete foundation wall. See building sections and wall sections for reinforcing requirements and shell locations.
 3.4 Reinforced concrete slab on grade over 10 mil. polyurethane vapor barrier and 2" high density rigid insulation over 6" of clean gravel compacted to 95%.
 3.5 1/2" diameter galvanized anchor bolt set in top of foundation wall @ 8" o.c. 12" from plate end and 12" per plate min. See wall sections and structural drawings.
 3.6 3/8" x 1/4" PVC conduit above for site lighting, irrigation.
- DIVISION 4 - MASONRY**
 4.1 1" thermal finish bluestone terrace/steop and walkways with 2" flamed square edges/corings to be mortar set on reinforced cast-in-place concrete slab over compacted gravel. See wall sections for details.
 4.2 2" thick thermal finish treads with flamed square edge.
 4.3 3 coat cement stucco parge painted white.
 4.4 Old World Tumbled limestone masonry. Contractor to provide architect with samples prior to execution.
 4.5 6" stone masonry with galvanized masonry ties @ 16" o.c. n.w. and w.e.p. holes at 24" o.c. along lowest course above grade. re-purpose foundation stone from 225 White Plains Road.
- DIVISION 5 - METALS**
 5.1 Structural steel beams: refer to structural drawings.
 5.2 Structural steel columns: refer to structural drawings.
 5.3 Copper stop flashing at sidewalls. Flashing shall extend 6" minimum above horizontal or diagonal surface.
 5.4 Crickets, window wells, metal roofing areas to use high temperature ice and water shield. Provide full soldered copper flashing as required to provide waterproof connection.
 5.5 Outlets: aluminum lined "snake gutter".
- DIVISION 6 - WOOD AND PLASTICS**
 6.1 Exterior wall framing: 2x6 studs @ 16" O.C. with 1/2" zip wall (taped joints) and painted 1/2" gypsum wall board on interior side with level 4 finish.
 6.2 All exterior trim shall be AXXX or equal in profiles and shapes depicted in construction documents. Refer to manufacturers requirements for adhesives and fasteners.
 6.3 Interior doors: Shop primed and field painted Truclite or equal. Refer to interior elevations or door schedule for door panel design. Contractor to provide shop drawings for approval.
 6.4 Exterior doors: Painted "smooth-grain" fiberglass door by Jeld-wen. Contractor to provide shop drawings for approval.
 6.5 Stairs: 2" stained white oak treads and painted poplar risers. Refer to interior elevations for details and thickness. Handrails shall be painted mahogany. Refer to interior for baluster type and material. Handrails shall be 38" min. above landings and handrails shall be 34" min and 36" max above landing edge of stair nosing. Balusters shall be spaced to reject the penetration of a 4" sphere. Open riser and/or space beneath bottom rails shall reject penetration of a 6" sphere. Shop drawings shall be provided for review and approval.
 6.7 Custom architectural millwork: All millwork and running trim shall be installed after mechanical system are activated and the material has acclimated to the interior environment for 14 consecutive days.
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
 7.1 Pitched Roofs: GAF Timberline series asphalt roofing shingles (charcoal) on GAF deck armor or GAF ice and water over 1/2" CDX plywood sheathing.
 7.2 Wall Sheathing or Boards: Hardie claboard or Vinyl siding (white) with 6" exposure over 2ip Wall sheathing. Refer to manufacturers requirements for adhesives, fasteners and sealing tape.
 7.3 All penetrations shall follow manufacturers lapping instructions. Exterior doors to have full soldered 16 oz. copper pan flashing. Windows shall use pitched membrane pans.
 7.4 Foundation Insulation: Tuff-N-Dri spray applied liquid membrane with 1" insulated protection board. Contractor shall coordinate extent of insulation and waterproofing with site grades. Under-slab protection shall consist of 2" insulated protection board beneath 10 mil. polyurethane vapor barrier. Interior furred walls to be insulated with R-21 closed cell spray foam insulation.
 7.5 Exterior Wall Insulation: R-21 closed cell spray foam insulation.
 7.6 Floor Deck Insulation: Perimeter rim board at each level to receive closed cell spray foam insulation with a minimum depth of 18".
 7.7 Interior floors and walls: all doors to receive fiber rock sound attenuating insulation and 1" layer of MLV membrane on exterior face of stud behind gypsum wall board.
 7.8 All floors exposed to the exterior and garage ceiling shall receive full depth closed cell spray foam insulation (R-19 min.).
 7.9 Window and Door sash space: Low expansion foam.
 7.10 Seams between studs and plates: Low expansion foam.
 7.12 EPDM membrane over solid ice and water shield.
- DIVISION 8 - EXTERIOR DOORS AND WINDOWS**
 8.1 Doors and Windows: Andersen 400 series "double-hung window. Exterior color: White.
 8.2 Overhead Garage doors: Painted aluminum insulated garage door by DF Garage Doors or approved equal as depicted in construction documents. Contractor to provide shop drawings for review and approval. Any glass within garage door shall be tempered. Liftmaster side mounted motor shall be included. Low clearance track with ceiling and wall dampers.
 8.3 Hardware style and finish TBD by Owner and Builder.
 8.4 Window Shutter: Timberlane Fixed Louver Shutter "Wal. Exterior Color: Shale Stone.
- DIVISION 9 - FINISHES**
 9.1 Garage and mechanical room walls/ceilings abutting interior space: All walls in garage/mechanical room that are shared with interior space shall receive 1/2" type x gypsum wall board.
 9.2 All countertops, slabs and dimensional stone and grout shall be sealed in strict accordance with manufacturers guidelines.
 9.3 Floor tile over Schluter Ditra-Mat.
 9.4 Floor tile over Schluter Ditra-Mat.
 9.5 Shower floor tile over Schluter waterproofing on mudset.
 9.6 Shower/tub wall tile over Hydroban Laticrete on 1/2" cement boardtile to extend from shower floor or tub deck to ceiling.
 9.7 Carpet flooring by owner over 1/2" padding.
 9.8 Wood Floors: 1" wide rift and quarter sawn select white oak glued and nailed to clean subfloor. Contractor to provide stain samples for approval. Flooring material shall be acclimated to site conditions (mechanicals must be working) for 14 days prior to installation.
 9.9 Shower curb with Schluter waterproofing 5" max height.
 9.10 Flush shower threshold - coordinate with dropped framing.
 9.11 Framesless 1/2" tempered glass shower enclosure with diamond finish. Contractor to coordinate hinge finish with bathroom hardware.
 9.12 -
 9.13 Concrete floor.
 9.14 All 2x4 furred walls in unfinished basement areas to be insulated full depth with closed cell spray foam insulation and painted with fire resistant paint.
 9.15 All ceilings in unfinished basement areas to be insulated full depth and painted with fire resistant paint.
- DIVISION 10 - SPECIALTIES**
 10.1 Mechanical grilles in wood floor: Grilles within wood floor to be "Drillworks" flush aggregate to match species and finish of wood floors.
 10.2 Mechanical grilles in tile/stone floor: "Nego Register" model GR08 color to coordinate with color of tile/stone.
 10.3 Mechanical grilles on first floor, second floor hall and master suite: "Advanced Architectural Drillworks" Plaster J-Head for walls and ceilings.
 10.4 Mechanical grilles on second floor (except hallway and master suite), basement and attic: Surface mounted (concealed screw) white aluminum grille.
 10.5 Bathroom accessories: Medicine cabinets, towel rods, tp rods, robe hooks etc. to be selected by owner.
 10.6 Family Room Fireplace: MONTIGO Divine HS80F Traditional.
- DIVISION 11 - EQUIPMENT**
 11.1 Audio/visual equipment to be coordinated with owners consultant and coordinated by contractor. System TBD.
 11.2 Appliances to be selected by owner. Contractor to coordinate all electrical and water supply/drainage required prior to installation.
 11.3 Gas/propane fired Modine heater to be located in garage.
- DIVISION 12 - FURNISHING**
 12.1 All furnishings not part of building envelope or mechanically fastened to building are responsibility of owner.
- DIVISION 13 - SPECIAL CONSTRUCTION**
 13.1 All specialties items shall be coordinated (not designed) at the owners request as an additional service.
 13.2 Automated roll down shades: TBD.
 13.3 Electric radiant heat by "Schluter" Ditra-Heat in master bathroom.
- DIVISION 14 - CONCRETE SYSTEMS**
 14.1 N/A
- DIVISION 15 - MECHANICAL SYSTEMS**
 15.1 Hydric Air system with multi zone capacity, humidification and purification shall be included stay and all equipment and ductwork to be located within conditioned and/or insulated space. Wall cavities or plenums shall never be utilized as ducts. HVAC contractor to coordinate zones with owner and architect prior to installation.
 15.2 Plumbing rough-in to utilize "PEX" and to equal supply with copper stubs at fixtures. A main sanitary drop to be cast iron. Cast iron waste line to be insulated with sound attenuating rock fiber insulation. apply rubber MLV membrane below just bay waste over public spaces.
 15.3 All devices (thermostats, switches, controls) to be reviewed with owner prior to installation.
 15.4 Provide PVC stop siph and hot and cold water spicket in garage.
 15.5 Provide 4 outdoor water spicket locations.
- DIVISION 16 - ELECTRICAL**
 16.1 Electrical contractor to determine electrical load requirements and install new or upgrade electrical services as required to adequately supply the proposed improvements including future landscape lighting.
 16.2 High voltage wiring shall be copper "Romex" unless otherwise noted.
 16.3 Contractor to install outlets as per the national electric code and in accordance with all local codes. Kitchens to have a minimum of 2 circuits at countertops and at kitchen island.
 16.4 All devices/fixtures types to be Levcon. Decora screwless wall plates. Outlets to be located in base board and to be coordinated prior to rough-in.
 16.5 Outdoor LED flood light spec and locations to be reviewed on site. 5 locations to be included.
 16.6 Provide circuits for irrigation and future landscape lighting.

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 ARCHITECT**

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Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
Date:	11.02.22
Drawn by:	LC

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Drawing Title
**PROPOSED ROOF
 PLAN OPTION 02**

Drawing No.

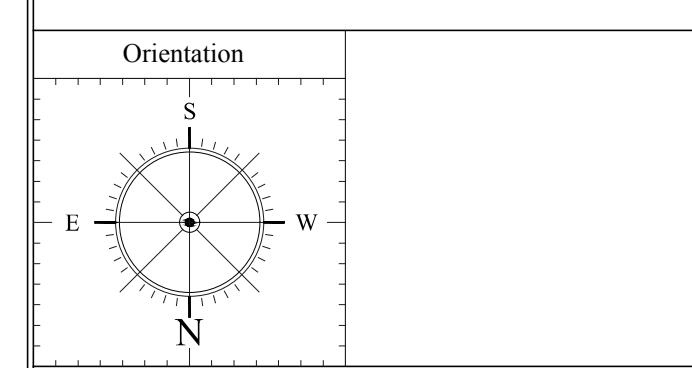
A205

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707

Project No. **202304**


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Drawing Title

**PROPOSED
 EXTERIOR ELEVATION
 OPTION 02**

Drawing No.

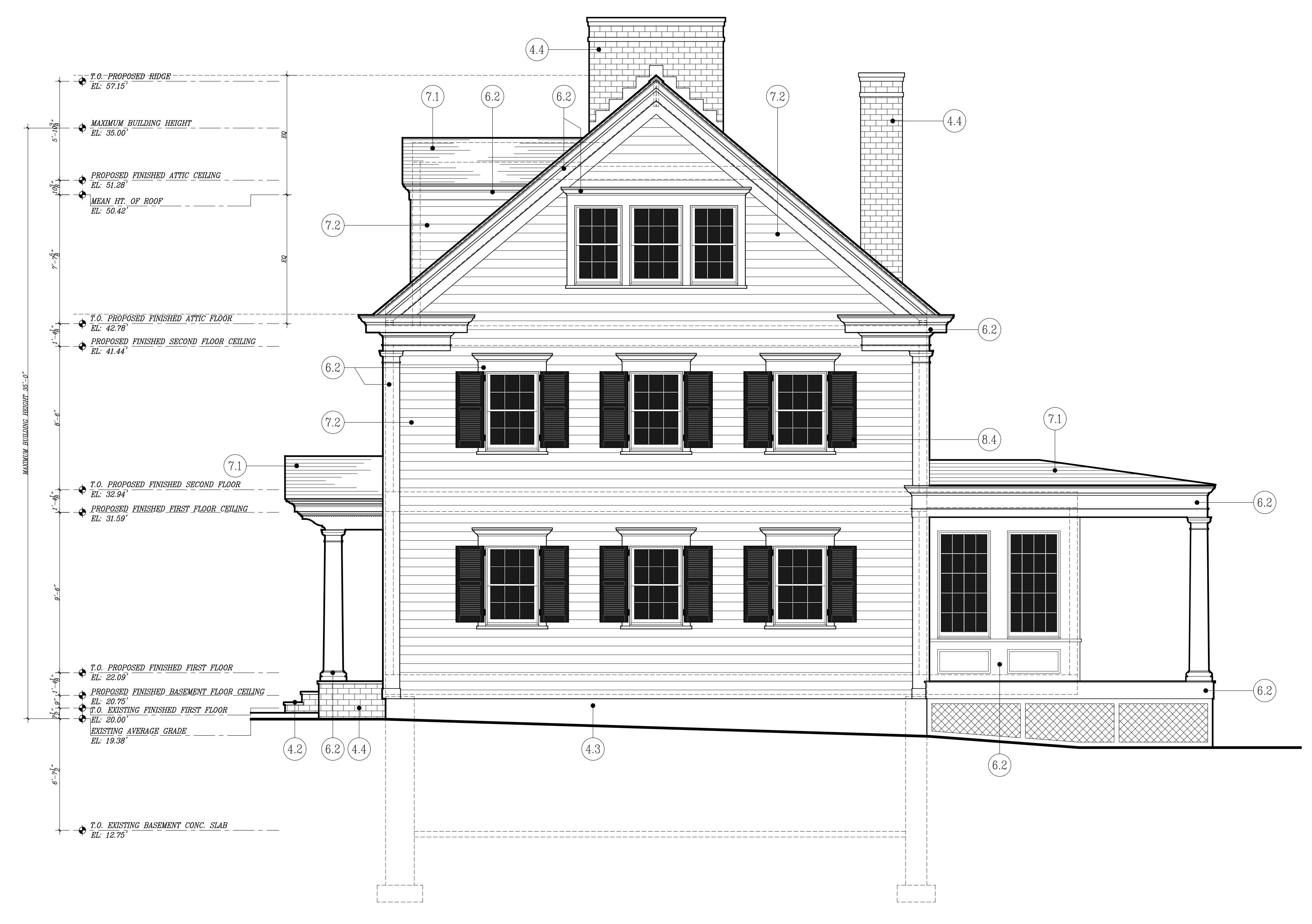
A404



1 A404 PROPOSE FRONT EXTERIOR ELEVATION
 1/4" = 1'-0"

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707

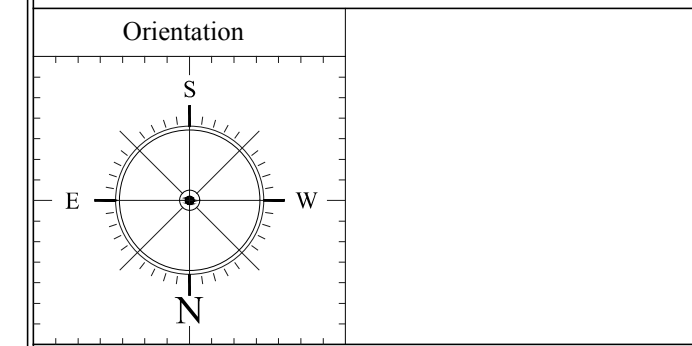
Project No. **202304**



1 A405 PROPOSE RIGHT EXTERIOR ELEVATION
 1/4" = 1'-0"


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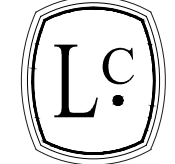
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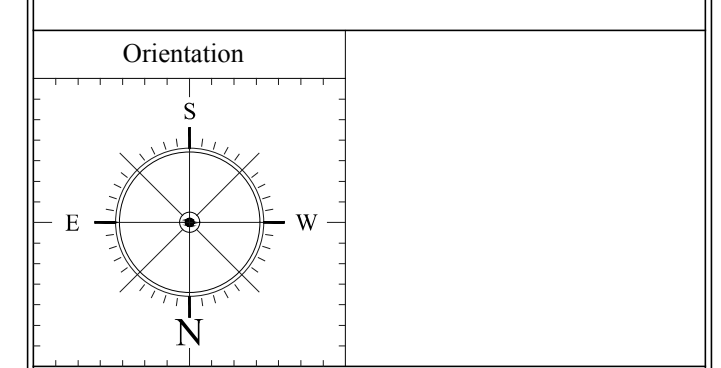
Drawing Title
**PROPOSED
 EXTERIOR ELEVATION
 OPTION 02**
 Drawing No.

A405

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707
 Project No. **202304**


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Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
Date:	11.02.22
Drawn by:	LC

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Drawing Title

**PROPOSED
 EXTERIOR ELEVATION
 OPTION 02**

Drawing No.

A406



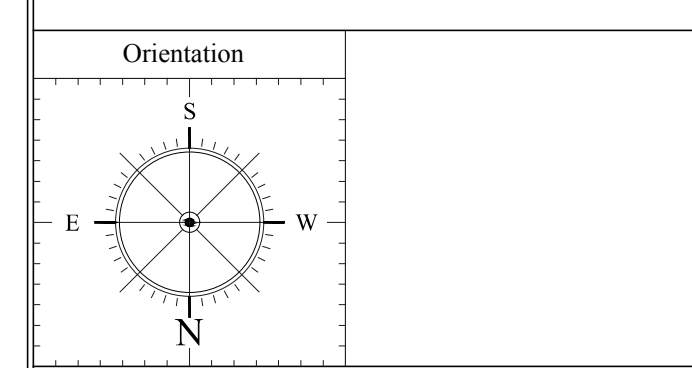
1 A406 PROPOSE REAR EXTERIOR ELEVATION
 1/4" = 1'-0"

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707

Project No. **202304**


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Drawing Title

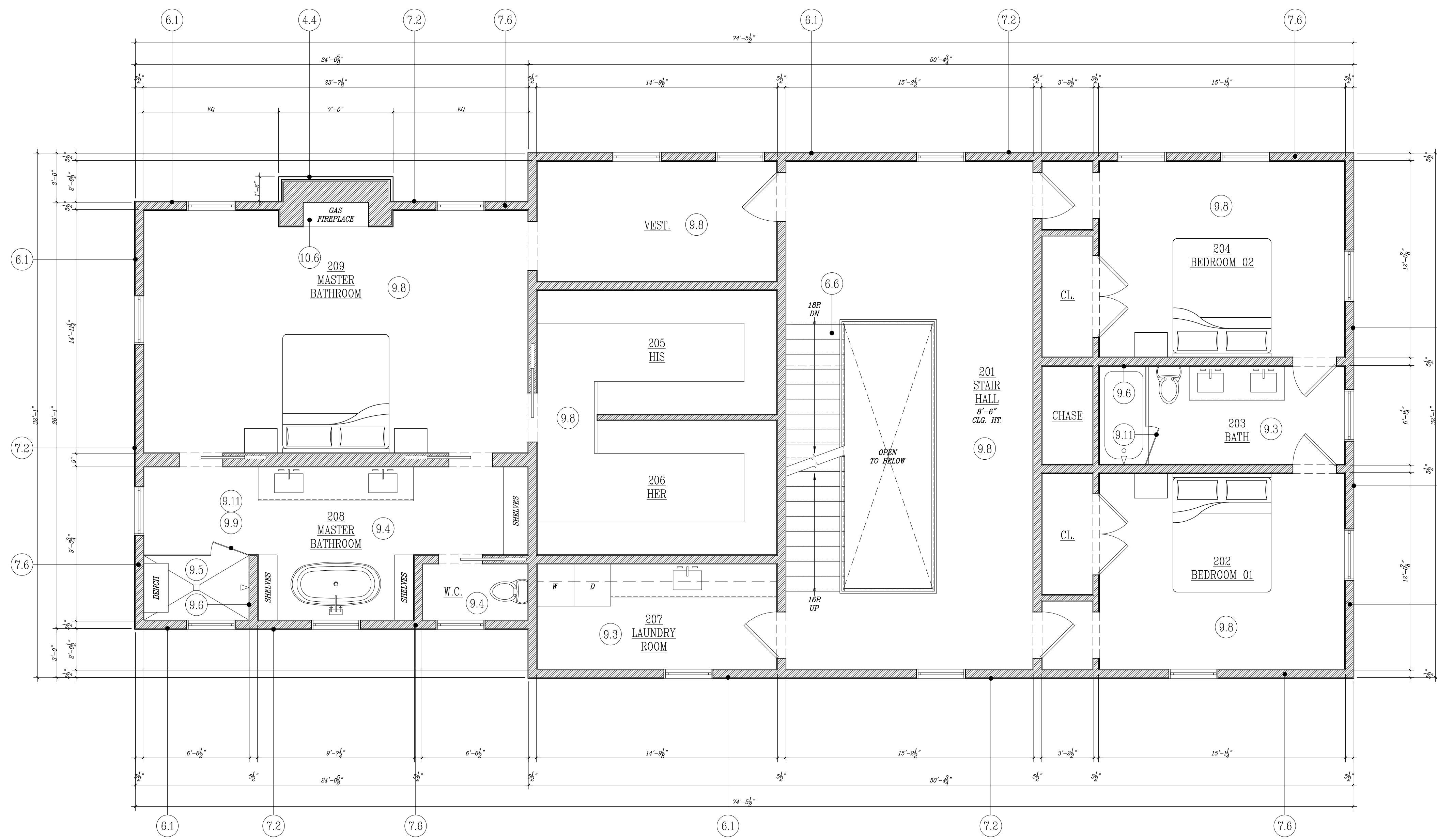
**PROPOSED
 EXTERIOR ELEVATION
 OPTION 02**

Drawing No.

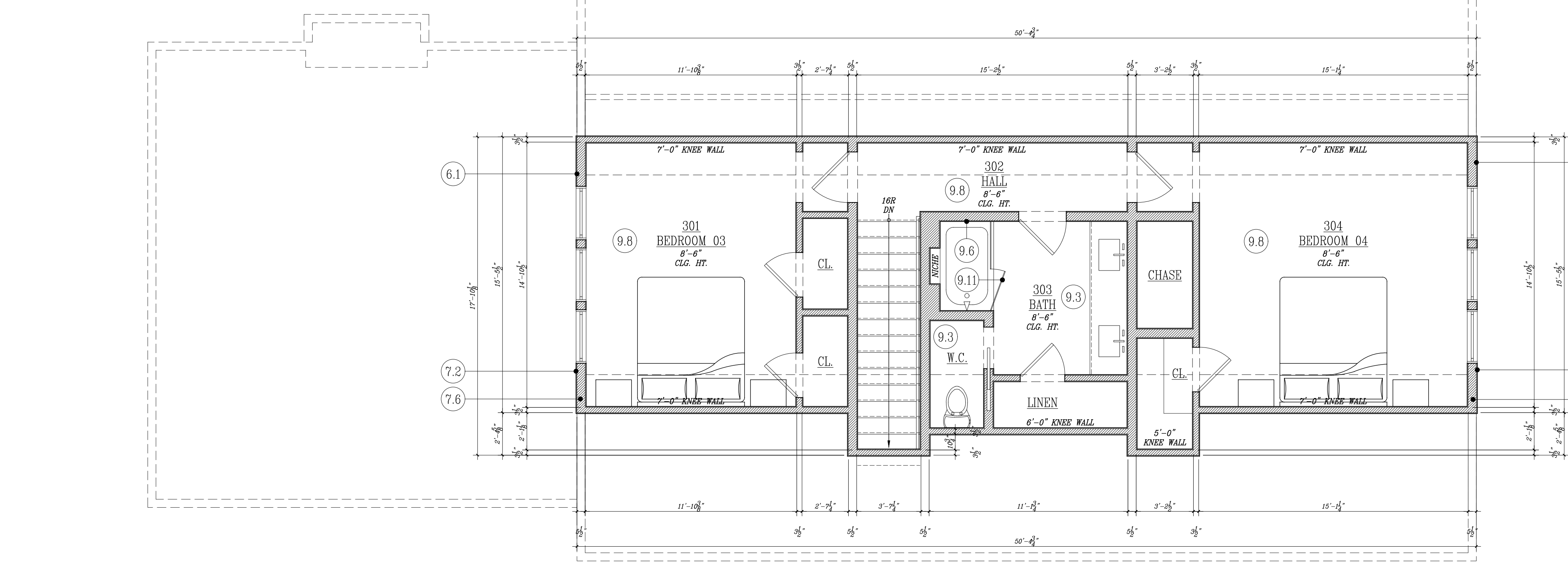
A407



1 A407 PROPOSE LEFT EXTERIOR ELEVATION
 1/4" = 1'-0"



1 A202 PROPOSED SECOND FLOOR PLAN - OPTION 01
 1/4" = 1'-0"



2 A202 PROPOSED ATTIC FLOOR PLAN - OPTION 01
 1/4" = 1'-0"

GENERAL MATERIALS AND SPECIFICATIONS:

Notes shall be considered typical for items identified and shall apply at all same and similar conditions. Contractor to bring contracting conditions to the attention of the architect prior to construction/fabrication or rough in.

DIVISION 1 - GENERAL REQUIREMENTS
 1.1 Project designed in accordance with 2020 New York State Residential Building Code and all local guidelines and regulations.
 1.2 All existing facilities and materials to remain, shall be protected to greatest extent possible.
 1.3 Temporary electrical and water systems shall be identified and/or provided by contractor.

DIVISION 2 - SITE CONSTRUCTION
 2.1 Contractor to contact Call Before You Dig prior to any site activity. Provide all site fencing, clean out locations, anti-tracking pads and like remedies as required as a part of approvals. Install construction fence and no trespassing signage.
 2.2 Site grading and excavation to be conducted in accordance with site development plans.
 2.3 See site development plans for underground drainage systems, propane tank locations (if required) and driveway configuration.
 2.4 Driveway construction - See site plan on A100.

DIVISION 3 - CONCRETE
 3.1 Typical concrete specification 4000 psi at walls and footings and 3500 psi at slabs. See structural drawings.
 3.2 Cast in place concrete footing with self-adhering waterproof strip at exterior of footing. See wall sections for reinforcing requirements.
 3.3 Cast in place reinforced concrete foundation wall. See building sections and wall sections for reinforcing requirements and shell locations and structural drawings.
 3.4 Reinforced concrete slab on grade over 10 mil polyurethane vapor barrier and 2" high density rigid insulation over 6" of clean gravel compacted to 95%.
 3.5 1/2" diameter galvanized anchor bolt set in top of foundation wall @ 8" o.c. 12" from plate ends and 12" per plate min. See wall sections and structural drawings.
 3.6 30740 PVC conduit serves 120 volt lighting, irrigation, gas/propane, water and future site features.

DIVISION 4 - MASONRY
 4.1 1" thermal finish bluestone terrace/step and walkways with 2" finished square edges/corings to be mortar set on reinforced cast-in-place concrete slab over compacted gravel. See wall sections for details.
 4.2 3" thick thermal finish treads with flamed square edge.
 4.3 3" coal cement stucco parge painted white.
 4.4 CMU Masonry Tumbled brick veneer. Contractor to provide architect with samples prior to execution.
 4.5 6" stone veneer with galvanized masonry tie @ 16" o.c. n.e. and weep holes at 24" o.c. along lowest course above grade. re-purpose foundation stone from 225 White Plains Road.

DIVISION 5 - METALS
 5.1 Structural steel beams refer to structural drawings.
 5.2 Structural steel columns refer to structural drawings.
 5.3 Copper stop flashing at sidewalls. Flashing shall extend 6" minimum above horizontal or diagonal surface.
 5.4 Crickets, window wells, metal roofing areas to use high temperature ice and water shield. Provide full soldered copper flashing as required to provide waterproof connection.
 5.5 Outlets - aluminum lined "snake gutter".

DIVISION 6 - WOOD AND PLASTICS
 6.1 Exterior wall framing: 2x6 studs @ 16" o.c. with 1/2" zip wall (taped joints) and painted 1/2" gypsum wall board on interior side with 4 finish.
 6.2 All exterior trim shall be ADEX or equal in profiles and shapes depicted in construction documents. Refer to manufacturers requirements for adhesives and fasteners.
 6.3 Interior doors: Shop primed and field painted Truitt or equal. Refer to interior elevations or door schedule for door panel design. Contractor to provide shop drawings for approval.
 6.4 Exterior doors: Painted "smooth-grain" fiberglass door by Jeld-Wen. Contractor to provide shop drawings for approval.
 6.5 Stairs: 2" stained white oak treads and painted poplar risers. Refer to interior elevations for details and thickness. Handrails shall be painted mahogany. Refer to interior for baluster type and material. Handrails shall be 30" min. above landings and handrails shall be 34" min and 36" max above landing edge of stair nosing. Balusters shall be spaced to reject the penetration of a 4" sphere. Open risers and/or space beneath bottom rails shall reject penetration of a 6" sphere. Shop drawings shall be provided for review and approval.
 6.6 Custom architectural millwork: All millwork and running trim shall be installed after mechanical system are activated and the material has acclimated to the interior environment for 14 consecutive days.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION
 7.1 Fitted Ribs: GAF Timberline series asphalt roofing shingles (charcoal) on GAF deck armor or GAF ice and water over 1/2" CDX plywood sheathing.
 7.2 Wall Shingles or Boards: Hardie clapboard or Vinyl siding (white) with 6" exposure over 2ip Wall sheathing. Refer to manufacturers requirements for adhesives, fasteners and nailing tape.
 7.3 All penetrations shall follow manufacturers lapping instructions. Exterior doors to have full soldered 16 oz. copper pan flashing. Windows shall use pitched membrane pans.
 7.4 Foundation Insulation: Tuff-N-Dri spray applied liquid membrane with 1" insulated protection board. Contractor shall coordinate extent of insulation and waterproofing with site grades. Under-slab protection shall consist of 2" insulated protection board beneath 10 mil polyurethane vapor barrier. Interior furred walls to be insulated with R-21 closed cell spray foam insulation.
 7.5 Exterior Wall Insulation: R-21 closed cell spray foam insulation.
 7.6 Floor Deck Insulation: Perimeter rim board at each level to receive closed cell spray foam insulation with a minimum depth of 18".
 7.7 Interior floors and walls: all floors to receive fiber rock sound attenuating insulation and 1" layer of MEI membrane on exterior face of stud behind gypsum wall board.
 7.8 All floors exposed to the exterior and garage ceiling shall receive full depth closed cell spray foam insulation (R-19 min.).
 7.9 Window and Door shim space: Low expansion foam.
 7.10 Seams between studs and plates: Low expansion foam.
 7.11 EPDM membrane over solid ice and water shield.

DIVISION 8 - EXTERIOR DOORS AND WINDOWS
 8.1 Doors and Windows: Andersen 400 series double-hung windows. Exterior color: White.
 8.2 Overhead Garage doors: Painted aluminum insulated garage door by 2P. Garage doors or approved equal as depicted in construction documents. Contractor to provide shop drawings for review and approval. Any glass within garage door shall be tempered. Liftmaster side mounted motor shall be included. Low clearance track with ceiling and wall dampers.
 8.3 Hardware style and finish TBD by Owner and Builder.
 8.4 Window Shutter: Timberline Fixed Louver Shutter "Wal". Exterior Color: Shale Stone.

DIVISION 9 - FINISHES
 9.1 Garage and mechanical room walls/ceilings abutting interior space: All walls in garage/mechanical room that are shared with interior space shall receive 1/2" type x gypsum wall board.
 9.2 All countertops, slabs and dimensional stone and grout shall be sealed in strict accordance with manufacturers guidelines.
 9.3 Floor tile over Schluter Ditra-Mat.
 9.4 Floor tile over Schluter Ditra-heat.
 9.5 Shower floor tile over Schluter waterproofing on mudset.
 9.6 Shower/tub wall tile over Hydroban Laticrete on 1/2" cement board/tile to extend from shower floor or tub deck to ceiling.
 9.7 Carpet flooring by owner over 1/2" padding.
 9.8 Wood Floors: 1" wide rift and quarter sawn select white oak glued and nailed to clean subfloor. Contractor to provide stain samples for approval. Flooring material shall be acclimated to site conditions (mechanicals must be working) for 14 days prior to installation.
 9.9 Shower curb with Schluter waterproofing 5" max height.
 9.10 Flush shower threshold - coordinate with dropped framing.
 9.11 Framesless 1/2" tempered glass shower enclosure with diamond finish. Contractor to coordinate hinge finish with bathroom hardware.
 9.12 - 9.13 Concrete floor.
 9.14 All 2x4 furred walls in unfinished basement areas to be insulated full depth with closed cell spray foam insulation and painted with fire resistant paint.
 9.15 All ceilings in unfinished basement areas to be insulated full depth and painted with fire resistant paint.

DIVISION 10 - SPECIALTIES
 10.1 Mechanical grilles in wood floor: Grilles within wood floor to be "Drillworks" flush grilles to match species and finish of wood floors.
 10.2 Mechanical grilles in tile/stone floor: "Nego Register" model G808 color to coordinate with color of tile/stone.
 10.3 Mechanical grilles on first floor, second floor hall and master suite: "Advanced Architectural Drillworks" Plaster J-Head for walls and ceiling.
 10.4 Mechanical grilles on second floor (except hallway and master suite), basement and attic: Surface mounted (concealed screw) white aluminum grille.
 10.5 Bathroom accessories: Medicine cabinets, towel rods, tp rods, robe hooks etc. to be selected by owner.
 10.6 Family Room Fireplace: MONTIGO Divine HSBDF Traditional.

DIVISION 11 - EQUIPMENT
 11.1 Audio visual equipment to be coordinated with owners consultant and coordinated by contractor. System TBD.
 11.2 Appliances to be selected by owner. Contractor to coordinate all electrical and water supply/drainage required prior to installation.
 11.3 Gas/propane fired Modine heater to be located in garage.

DIVISION 12 - FURNISHING
 12.1 All furnishings not part of building envelope or mechanically fastened to building are responsibility of owner.

DIVISION 13 - SPECIAL CONSTRUCTION
 13.1 All specialties items shall be coordinated (not designed) at the owners request as an additional service.
 13.2 Automated roll down shades: TBD.
 13.3 Electric radiant heat by Schluter Ditra-Heat in master bathroom.

DIVISION 14 - CONVEYING SYSTEMS
 14.1 N/A

DIVISION 15 - MECHANICAL SYSTEMS
 15.1 Hydro Air system with multi zone capacity, humidification and purification shall be included. Unit and all equipment and ductwork to be located within conditioned and/or insulated space. Wall cavities or plenums shall never be utilized as ducts. HVAC contractor to coordinate zones with owner and architect prior to installation.
 15.2 Plumbing rough-in to utilize "PEX" and to equal supply with copper stubs at fixtures. All main sanitary drops to be cast iron. Cast iron waste line to be insulated with sound attenuating rock fiber insulation. apply rubber MEI membrane below joint wash over public spaces.
 15.3 All devices (thermostats, switches, controls) to be reviewed with owner prior to installation.
 15.4 Provide PVC shop sink and hot and cold water spicket in garage.
 15.5 Provide 4 outdoor water spicket locations.

DIVISION 16 - ELECTRICAL
 16.1 Electrical contractor to determine electrical load requirements and install new or upgrade electrical services as required to adequately supply the proposed improvements including future landscape lighting.
 16.2 High voltage wiring shall be copper "Romex" unless otherwise noted.
 16.3 Contractor to install outlets as per the national electric code and in accordance with all local codes. Kitchens to have a minimum of 2 circuits at countertops and at kitchen island.
 16.4 All devices/fixtures types to be Levcon. Decora screwless wall plates. Outlets to be located in base board and to be coordinated prior to rough-in.
 16.5 Outdoor LED flood light spec and locations to be reviewed on site. 5 locations to be included.
 16.6 Provide circuits for irrigation and future landscape lighting.

Orientation

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Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions

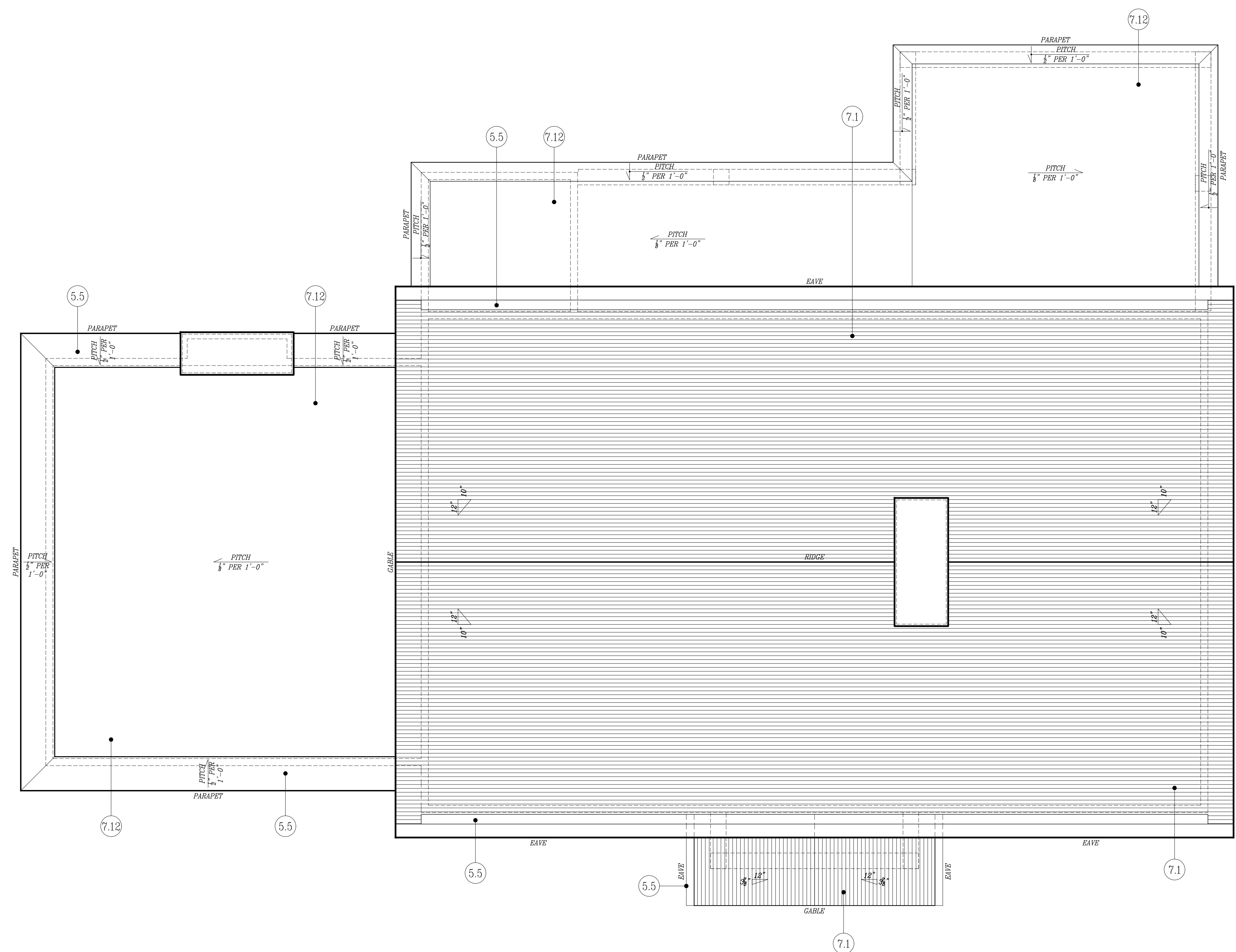
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Drawing Title
PROPOSED FLOOR PLANS OPTION 01
 Drawing No.

A202



GENERAL MATERIALS AND SPECIFICATIONS:

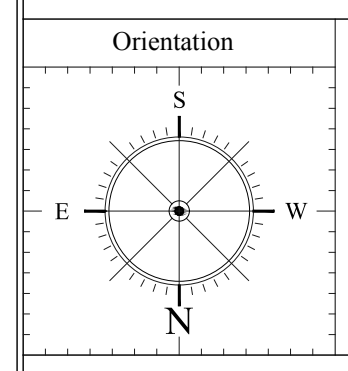
- Notes shall be considered typical for items identified and shall apply at all same and similar conditions. Contractor to bring contradicting conditions to the attention of the architect prior to construction/fabrication or rough in.
- DIVISION 1 - GENERAL REQUIREMENTS**
 1.1 Project designed in accordance with 2020 New York State Residential Building Code and all local guidelines and regulations.
 1.2 All existing facilities and materials to remain, shall be protected to greatest extent possible.
 1.3 Temporary electrical and water systems shall be identified and/or provided by contractor.
- DIVISION 2 - SITE CONSTRUCTION**
 2.1 Contractor to contact Call Before You Dig prior to any site activity. Provide all site fencing, clean out locations, anti-tracking pads and like remedies as required as a part of approvals. Install construction fence and no trespassing signage.
 2.2 Site grading and excavation to be conducted in accordance with site development plans.
 2.3 See site development plans for underground drainage systems, propane tank locations (if required) and driveway configuration.
 2.4 Driveway construction - See site plan on A100.
- DIVISION 3 - CONCRETE**
 3.1 Typical concrete specification 4,000 psi at walls and footings and 3,500 psi at slabs. See structural drawings.
 3.2 Cast in place concrete footing with ad adhering waterstop strip at exterior of keyway. See wall sections for reinforcing requirements.
 3.3 Cast in place reinforced concrete foundation wall. See building sections and wall sections for reinforcing requirements and shell locations.
 3.4 Reinforced concrete slab on grade over 10 mil. polyurethane vapor barrier and 2" high density rigid insulation over 6" of clean gravel compacted to 95%.
 3.5 1/2" diameter galvanized anchor bolt set in top of foundation wall @ 8" o.c. 12" from plate ends and 12" per plate min. See wall sections and structural drawings.
 3.6 30410 PVC conduit above all site lighting, irrigation, gas/propane, water and future site features.
- DIVISION 4 - MASONRY**
 4.1 1" thermal finish bluestone terrace/steop and walkways with 2" flamed square edges/cutings to be mortar set on reinforced cast-in-place concrete slab over compacted gravel. See wall sections for details.
 4.2 2" thick thermal finish treads with flamed square edge.
 4.3 3 coat cement stucco parge painted white.
 4.4 Old World Tumbled Thinbrick veneer. Contractor to provide architect with samples prior to execution.
 4.5 6" stone veneer with galvanized masonry tie @ 16" o.c. n.w. and w.e.p. holes at 24" o.c. along lowest course above grade. re-purpose foundation stone from 225 White Plains Road.
- DIVISION 5 - METALS**
 5.1 Structural steel beams refer to structural drawings.
 5.2 Structural steel columns refer to structural drawings.
 5.3 Copper stop flashing at sidewalls. Flashing shall extend 6" minimum above horizontal or diagonal surface.
 5.4 Crickets, window wells, metal roofing areas to use high temperature ice and water shield. Provide full soldered copper flashing as required to provide waterproof connection.
 5.5 Gutters: Aluminum lined "snacke gutter".
- DIVISION 6 - WOOD AND PLASTICS**
 6.1 Exterior wall framing: 2x6 studs @ 16" O.C. with 3/4" zip wall (taped joints) and painted 3/4" gypsum wall board on interior side with level 4 finish.
 6.2 All exterior trim shall be ADEX or equal in profiles and shapes depicted in construction documents. Refer to manufacturers requirements for adhesives and fasteners.
 6.3 Interior doors: 36" prefinished and field painted Truville or equal. Refer to interior elevation or door schedule for door panel design. Contractor to provide shop drawings for approval.
 6.4 Exterior doors: Painted "smooth-grain" fiberglass door by Jeld-wen. Contractor to provide shop drawings for approval.
 6.5 Stairs: 2" stained white oak treads and painted poplar risers. Refer to interior elevations for details and thickness. Handrails shall be painted mahogany. Refer to interior for baluster type and material. Handrails shall be 36" min. above landings and handrails shall be 34" min and 36" max above landing edge of stair nosing. Balusters shall be spaced to reject the penetration of a 4" sphere. Open risers and/or space beneath bottom rails shall reject penetration of a 6" sphere. Shop drawings shall be provided for review and approval.
 6.7 Custom architectural millwork: All millwork and running trim shall be installed after mechanical system are activated and the material has acclimated to the interior environment for 14 consecutive days.
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
 7.1 Filled Ribs: GAF Timberline series asphalt roofing shingles (charcoal) on GAF deck armor or GAF ice and water over 3/4" CDX plywood sheathing.
 7.2 Wall Sheathing or Boards: Hardie clapboard or Vinyl siding (white) with 6" exposure over 2ip Wall sheathing. Refer to manufacturers requirements for adhesives, fasteners and sealing tape.
 7.3 All penetrations shall follow manufacturers lapping instructions. Exterior doors to have full soldered 16 Oz. copper pan flashing. Windows shall use pitched membrane pans.
 7.4 Foundation Insulation: Tuff-N-Dri spray applied liquid membrane with 1" insulated protection board. Contractor shall coordinate extent of insulation and waterproofing with site grades. Under-slab protection shall consist of 2" insulated protection board beneath 10 mil. polyurethane vapor barrier. Interior furred walls to be insulated with R-21 closed cell spray foam insulation.
 7.5 Roof Insulation: R-49 open cell spray foam insulation.
 7.6 Exterior Wall Insulation: R-21 closed cell spray foam insulation.
 7.7 Floor Deck Insulation: Perimeter rim board at each level to receive closed cell spray foam insulation with a minimum depth of 18".
 7.8 Interior floors and walls: all floors to receive fiber rock sound attenuating insulation and 1" layer of MLV membrane on exterior face of stud behind gypsum wall board.
 7.9 All floors exposed to the exterior and garage ceiling shall receive full depth closed cell spray foam insulation (R-49 min.).
 7.10 Window and Door shim space: Low expansion foam.
 7.11 Seams between studs and plates: Low expansion foam.
 7.12 EPDM membrane over solid ice and water shield.
- DIVISION 8 - EXTERIOR DOORS AND WINDOWS**
 8.1 Doors and Windows: Andersen 400 series "double-hung window. Exterior color: White.
 8.2 Overhead Garage doors: Painted aluminum insulated garage door by 2P Garage Doors or approved equal as depicted in construction documents. Contractor to provide shop drawings for review and approval. Any glass within garage door shall be tempered. Liftmaster side mounted motor shall be included. Low clearance track with ceiling and wall dampers.
 8.3 Hardware style and finish TBD by Owner and Builder.
 8.4 Window Shutter: Timberlane Fixed Louver Shutter "Wal. Exterior Color: Shale Stone.
- DIVISION 9 - FINISHES**
 9.1 Garage and mechanical room walls/ceilings abutting interior space: All walls in garage/mechanical room that are shared with interior space shall receive 3/4" type x gypsum wall board.
 9.2 All countertops, slabs and dimensional stone and grout shall be sealed in strict accordance with manufacturers guidelines.
 9.3 Floor tile over Schluter Ditra-Mat.
 9.4 Floor tile over Schluter Ditra-heat.
 9.5 Shower floor tile over Schluter waterproofing on mudset.
 9.6 Shower/tub wall tile over Hydroban Laticrete on 1/2" cement boardtile to extend from shower floor or tub deck to ceiling.
 9.7 Carpet flooring by owner over 1/2" padding.
 9.8 Wood Floors: 1" wide rift and quarter sawn select white oak glued and nailed to clean subfloor. Contractor to provide stain samples for approval. Flooring material shall be acclimated to site conditions (mechanicals must be working) for 14 days prior to installation.
 9.9 Shower curb with Schluter waterproofing 5" max height.
 9.10 Flush shower threshold - coordinate with dropped framing.
 9.11 Framesless 1/2" tempered glass shower enclosure with diamond finish. Contractor to coordinate hinge finish with bathroom hardware.
 9.12 -
 9.13 Concrete floor.
 9.14 All 2x4 furred walls in unfinished basement areas to be insulated full depth with closed cell spray foam insulation and painted with fire resistant paint.
 9.15 All ceilings in unfinished basement areas to be insulated full depth and painted with fire resistant paint.
- DIVISION 10 - SPECIALTIES**
 10.1 Mechanical grilles in wood floor: Grilles with wood floor to be "Drillworks" flush grilles to match species and finish of wood floors.
 10.2 Mechanical grilles in tile/stone floor: "Nego Rigiter" model GR08 color to coordinate with color of tile/stone.
 10.3 Mechanical grilles on first floor, second floor hall and master suite: "Advanced Architectural Drillworks" Plaster J-Head for walls and ceilings.
 10.4 Mechanical grilles on second floor (except hallway and master suite), basement and attic: Surface mounted (concealed screw) white aluminum grille.
 10.5 Bathroom accessories: Medicine cabinets, towel rods, tp rods, robe hooks etc. to be selected by owner.
 10.6 Family Room Fireplace: MONTIGO Divine HS80F Traditional.
- DIVISION 11 - EQUIPMENT**
 11.1 Audio visual equipment to be coordinated with owners consultant and coordinated by contractor. System TBD.
 11.2 Appliances to be selected by owner. Contractor to coordinate all electrical and water supply/drainage required prior to installation.
 11.3 Gas/propane fired Modine heater to be located in garage.
- DIVISION 12 - FURNISHING**
 12.1 All furnishings not part of building envelope or mechanically fastened to building are responsibility of owner.
- DIVISION 13 - SPECIAL CONSTRUCTION**
 13.1 All specialties items shall be coordinated (not designed) at the owners request as an additional service.
 13.2 Automated roll down shades: TBD.
 13.3 Electric radiant heat by Schluter "Ditra-Heat" in master bathroom.
- DIVISION 14 - CONVEYING SYSTEMS**
 14.1 N/A
- DIVISION 15 - MECHANICAL SYSTEMS**
 15.1 Hydric Air system with multi zone capacity, humidification and purification shall be included stay and all equipment and ductwork to be located within conditioned and/or insulated space. Wall cavities or plenums shall never be utilized as ducts. HVAC contractor to coordinate zones with owner and architect prior to installation.
 15.2 Plumbing rough-in to utilize "PEX" and to equal supply with copper stubs at fixtures. All main sanitary drops to be cast iron. Cast iron waste line to be insulated with sound attenuating rock fiber insulation. apply rubber MLV membrane below just bay white over public spaces.
 15.3 All devices (thermostats, switches, controls) to be reviewed with owner prior to installation.
 15.4 Provide PVC stop sign and hot and cold water spicket in garage.
 15.5 Provide 4 outdoor water spicket locations.
- DIVISION 16 - ELECTRICAL**
 16.1 Electrical contractor to determine electrical load requirements and install new or upgrade electrical services as required to adequately supply the proposed improvements including future landscape lighting.
 16.2 High voltage wiring shall be copper "Romex" unless otherwise noted.
 16.3 Contractor to install outlets as per the national electric code and in accordance with all local codes. Kitchens to have a minimum of 2 circuits at countertops and at kitchen island.
 16.4 all devices/fixtures types to be Lutron. Decora screwless wall plates. Outlets to be located in base board and to be coordinated prior to rough-in.
 16.5 Outdoor LED flood light spec and locations to be reviewed on site. 5 locations to be included.
 16.6 Provide circuits for irrigation and future landscape lighting.



LOUIS CAMPANA
 ARCHITECT

8 Pasadena Road - Bronxville - NY - 10708
 louiscampanaarchitect@outlook.com
 914.573.6804

Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
Date:	11.02.22
Drawn by:	LC

Ownership & Conditions of Use:
 Drawings and Specifications, as instruments of professional service are and shall remain the property of Louis Campa Architect. Documents are not to be used in whole or in part, for other projects or purposes or by any other parties than those authorized by contract without the specific written authorization of Louis Campa Architect.

Copyright 2020 Louis Campa Architect

Drawing Title

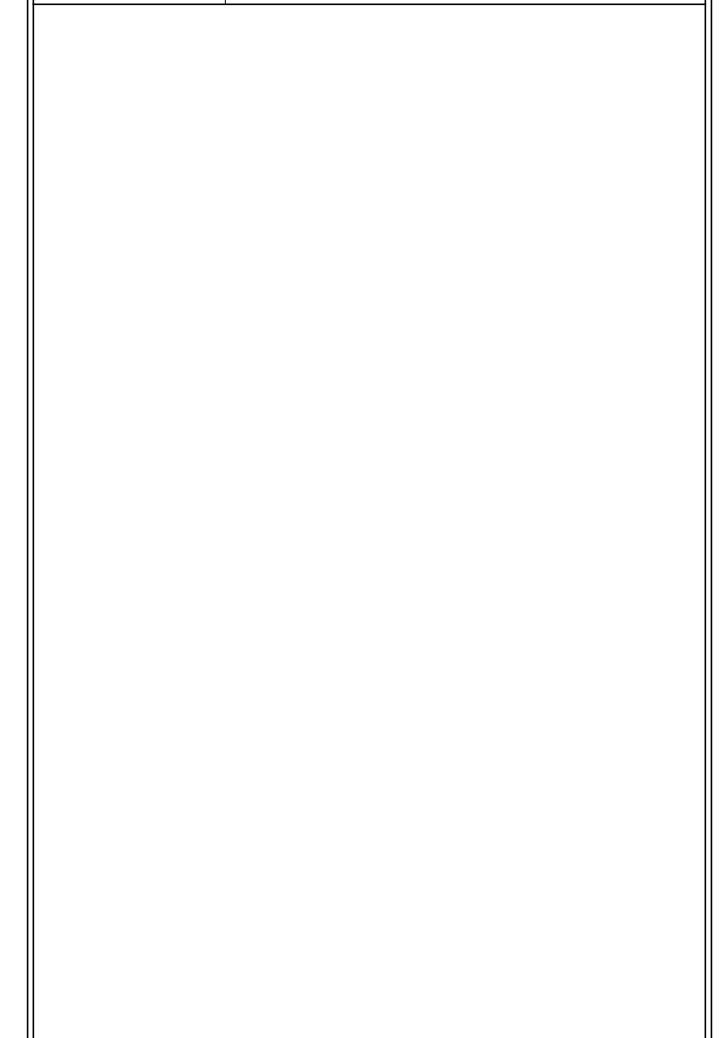
**PROPOSED ROOF
 PLAN OPTION 01**

Drawing No.

A203

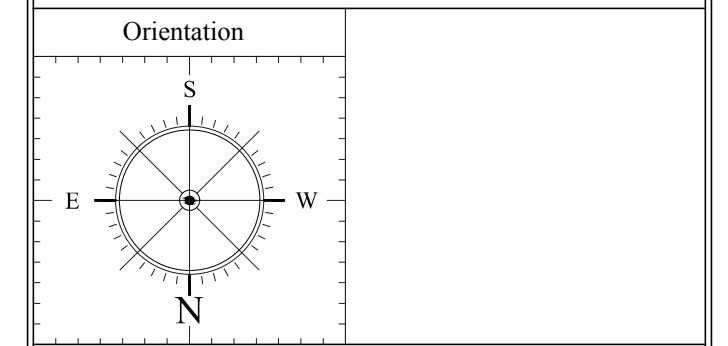
Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707

Project No. **202304**



LC
 Est. 2015
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 914.573.6804

Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
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Drawing Title

**PROPOSED
 EXTERIOR ELEVATION
 OPTION 01**

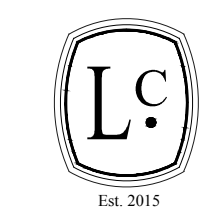
Drawing No.

A400

1 A400 PROPOSE FRONT EXTERIOR ELEVATION
 1/4" = 1'-0"

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707

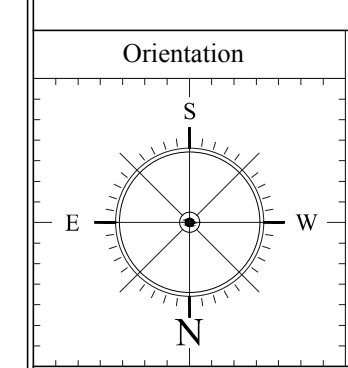
Project No. **202304**



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 ARCHITECT**

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 914.573.6804

Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
Date:	11.02.22
Drawn by:	LC

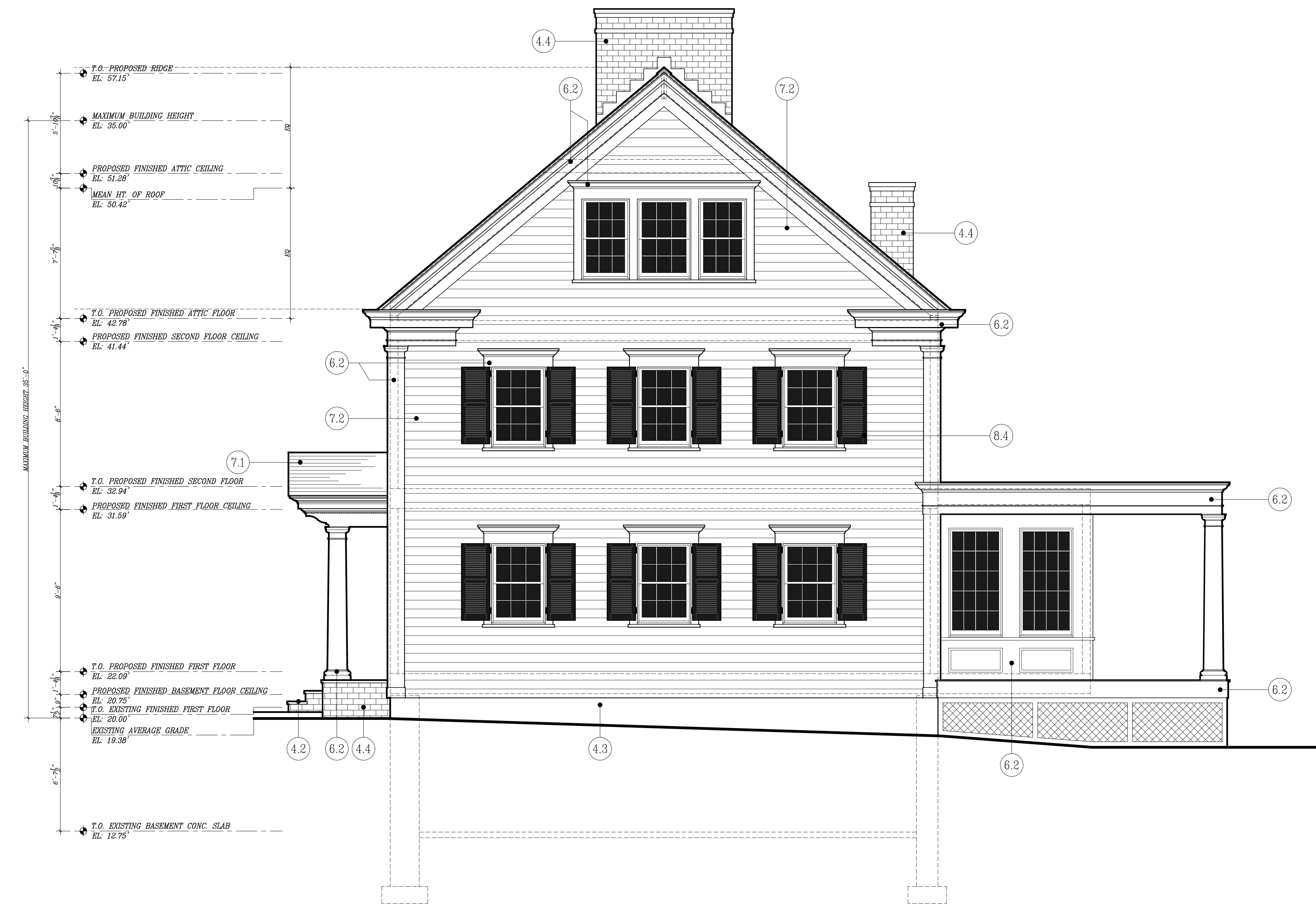
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Drawing Title

**PROPOSED
 EXTERIOR ELEVATION
 OPTION 01**

Drawing No.

A401



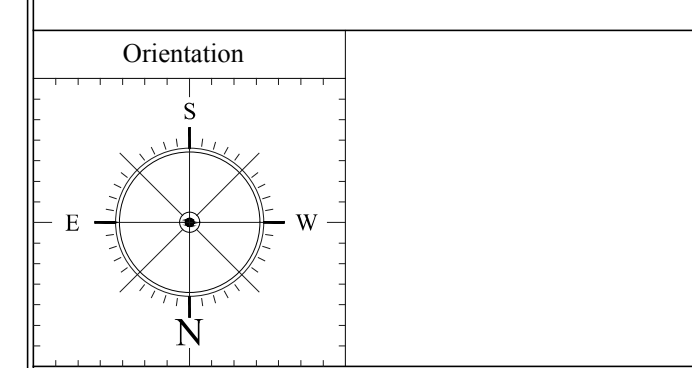
1 A401 PROPOSE RIGHT EXTERIOR ELEVATION
 1/4" = 1'-0"

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707

Project No. **202304**


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Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
Date:	11.02.22
Drawn by:	LC

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Drawing Title

**PROPOSED
 EXTERIOR ELEVATION
 OPTION 01**

Drawing No.

A402



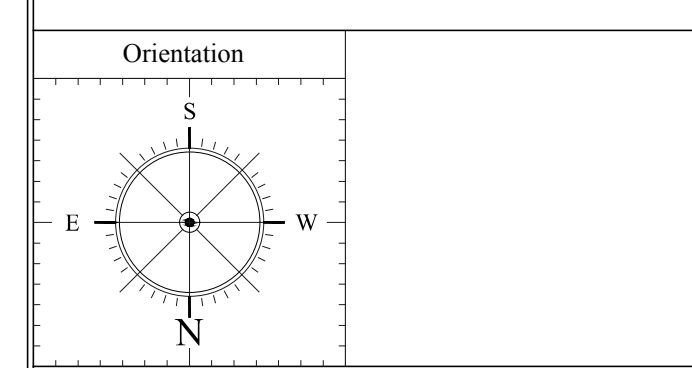
1 A402 PROPOSE REAR EXTERIOR ELEVATION
 1/4" = 1'-0"

Project Name
**A new
 Single Family Residence
 at 230 White Plains Road**
 230 WHITE PLAINS RD.
 TUCKAHOE, NY 10707

Project No. **202304**


**LOUIS CAMPANA
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Issue Date	Description
03.08.23	Preliminary Drawings
11.28.22	Existing Conditions



Scale:	As Noted
Date:	11.02.22
Drawn by:	LC

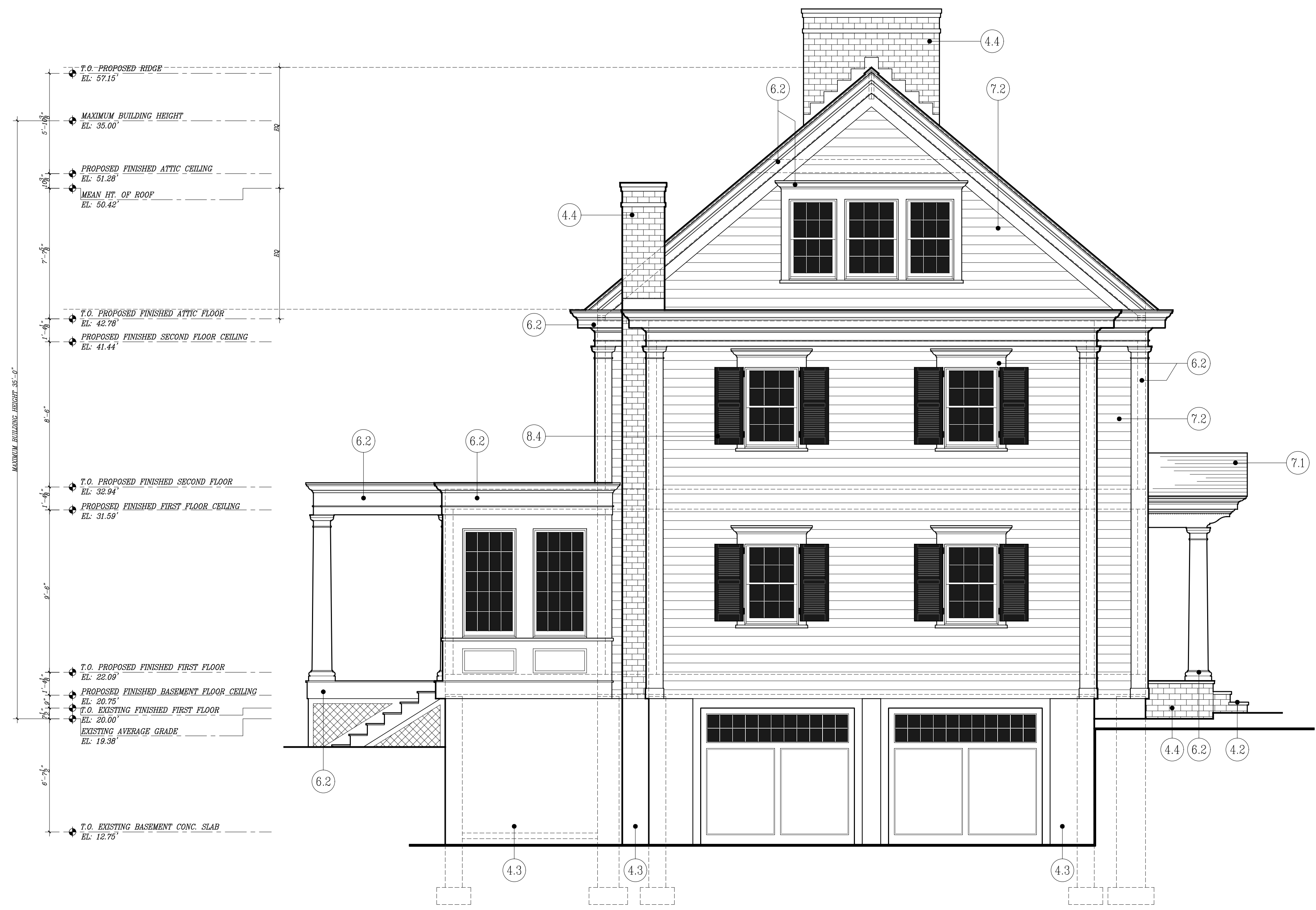
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Drawing Title

**PROPOSED
 EXTERIOR ELEVATION
 OPTION 01**

Drawing No.

A403



1 A403 PROPOSE LEFT EXTERIOR ELEVATION
 1/4" = 1'-0"

OWNERS LIST (ABUTTING PROPERTY OWNERS AND OWNERS ACROSS STREET/ROADWAY)

Obtained from Municipal Tax Parcel Viewer (<http://giswww.westchestergov.com>)

BIGGEST FISH WESTCHESTER
224 WHITE PLAINS RD
TUCKAHOE, NY 10707

VAN COTT, MARY
33 WINSLOW CIR
TUCKAHOE, NY 10707

CARPENTER THOMAS J JR.
36 WINSLOW CIR
TUCKAHOE, NY 10707

**DI FUCCI PAUL &
JUSTINA**
30 WINSLOW CIR
TUCKAHOE, NY 10707

PARTICULAR HARBOR LLC
225 WHITE PLAINS RD
TUCKAHOE, NY 10707

PARTICULAR HARBOR LLC
163 WHITE PLAINS RD
TUCKAHOE, NY 10707

CHURCH OF IMMAC
EASTCHESTER, NY 10709

STEPHEN TILLY, Architect

May 17, 2023

Historic Preservation Commission
Village of Tuckahoe

Introduction to Comments on Certificate of Appropriateness Package submitted by Biggest Fish Westchester LLC

Dear Chairperson Steinhagen and members Abrams, Belles, Castellanos and Luisi,

My firm has been retained by the Friends of the Ward House to review the materials submitted by the applicant in support of its application to demolish the structure and replace it with a new single-family residence.

I believe our credentials have been separately submitted. We are a full-service architectural and planning firm with a special focus on the restoration, renovation, and adaptive reuse of old and historic structures. Our firm has worked on numerous historic buildings in our region for the past 35 years, including 18th century timber frame structures. Recent work has included the Onderdonk Tallman Budke House in Clarkstown NY, which won the American Institute of Architects Westchester + Hudson Valley Chapter 2021 High Honor Award for Excellence in Historic Restoration, and the New York State Office of Parks, Recreation and Historic Preservation 2020 Historic Preservation Award. We are currently restoring the Odell/Rochambeau House in the Town of Greenburgh for use as an historic museum.

I attach my annotations of the submission prepared by the applicant, and in particular the “Observations” and a catalogue of what are termed “deficiencies”, in essence a conditions assessment, of the Ward House by Pantec Engineering.

The submission covers 64 pages and includes much repetitive documentation. In this preamble I will organize my comments in more compact format as an overview for the Commission. Please note that my observations depend on the submitted document as well as photographs from others of a previous visit. I have not had the benefit of a visit to the interior of the building.

- **Probes**

Twelve probes were made, ostensibly to “investigate the structural integrity of the home”. In a listed structure like the Ward House best practices emphasize non-destructive investigations using tools such as 2D and 3D laser scanning, infra-red scanning, boroscope investigation through existing openings or tiny new ones, or ground penetrating radar, rather than destructive exposures. We resort to destructive exposures only when we see emerging conditions that cannot be investigated through other means. The extent of probes undertaken, in my opinion, was excessive and did damage to some historic fabric, but it did have the benefit, for those of us unable to assess the interior of

22 Elm Street
Dobbs Ferry, NY 10522
914.693.8898 / 914.693.4235 fax
stillyarchitect.com

the structure, of revealing the intact, surviving condition of the 18th century timber frame structure underlying the exterior. The probes, as Mr. Panagopoulos notes, also help tell a partial story of the evolution of the building over time. The State Historic Preservation Office (SHPO), as you are aware, supports the preservation of the “continuum” of use, rather than restoration to some “original” condition. The changes, rather than a defect, as the thrust of the applicant’s submission seems to suggest, the retention and explanation of adaptations to changing uses is a positive condition.

- **Conditions**

The conditions noted in the Pantec report are consistent with the era of construction and subsequent uses and modifications over time. By comparison to the Odell House, a Revolutionary Era building in a neighboring community, the Ward House is essentially intact and needs what I would characterize as “normal” repairs, rather than exceptional measures. I see the assessment’s results as comparable to a buyer’s inspection report of a residential property. To address the condition noted in numerous places in the report, yes, it would be advisable to replace the temporary columns in the basement with permanent, footed columns with permanent connections to the beams above. We normally try to avoid jacking in an historic building since it risks unwanted displacement elsewhere, but an in-situ analysis would be required to make that determination.

- **“Deficiencies”**

As I suggested above, the term “deficiencies” should be replaced by “conditions noted”. Our office does many condition assessments; and the typical regime used to rank conditions in such an assessment is a number scale, either 1-5 or 1-10, or a verbal descriptive scale such as “excellent, good, fair, poor”. We feel there is more objectivity in using such a scale. In each case we make our own assessments based on our experience and industry standards.

- **Historic Status**

The cover letter suggests that “*the property’s historical significance (if any) is now unrecognizable*”. To review: the Ward House is located at an intersection that dates to the early part of the eighteenth century. The earliest and larger portion of the building is a timber-frame, Colonial house constructed before 1797 to replace an earlier house burned by British forces in 1778 in retaliation against the Patriots. A secondary wing in the Greek Revival style was constructed in the 1950s under Concordia College ownership. The historic house has served as a residence, tavern, post office, stagecoach stop and, most recently, a women’s dormitory. While the architectural style and exterior details of the house have remained consistent and appropriate over the last two centuries, the various uses reflect the growth of and changes to the neighborhood. The property is considered Eligible for the National and New York State Registers of Historic Places, and it has been approved as a Local Landmark in the Village of Tuckahoe. Nothing in the submission appears to us to have any impact on the building’s status.

- **Exterior**

The Ward House retains the rich exterior ornamentation of an important 18th century Georgian building: paneled friezes with elaborate scrolled and filleted brackets, labeled and punched windows with hoods, shutters, beaded fasciae, crown molded cornices and rake moldings and paneled corner pilasters. The investigation shows us the survival of original clapboards under the vinyl siding (which does not diminish the building’s integrity or historic status). The basic regime of window locations remains intact, further supporting its integrity and continued designation as a landmark.

- **Safety to Inhabit**

No evidence in the submissions supports the unconditional conclusion that the building is “unsafe” to inhabit, as the introductory letter by Zarin & Steinmetz suggests. There is no conclusion to that effect in the assessment, and my own review of the visual evidence and the exterior condition of the house yields no support at all for that conclusion. There is zero evidence for the assertion in the cover letter that *“the property is in such a state of disrepair that the replacement of the structure is the only feasible method of ensuring the health, safety and welfare of the occupants while returning the property back to its traditional use”*. If the evidence presented was the standard for replacement, then I would suggest the houses of many members of the audience, the commission, my neighbors and perhaps the lawyers themselves must be replaced by new structures.

- **Repairs and Maintenance**

The proposal to demolish and replace has no merit, in my opinion. Repairs and maintenance are required for buildings of any era, including those that have a pedigree stretching back to the 18th century. Timber frame structures need to be understood before they are modified, but the evidence suggests that much of the original timber frame survives and has not been compromised. Repairs and maintenance are in order. If this were a pre-purchase inspection, which it closely resembles, I would say yes, put some cash in a reserve fund, but buy this distinctive historic structure and enjoy it.

Yours sincerely,



Stephen Tilly, AIA, LEED AP



Brian T. Sinsabaugh
bsinsabaugh@zarin-steinmetz.com

March 15, 2023

Via FedEx & Email (mmccann@tuckahoe-ny.com)

Tuckahoe Building Department
Attn: Historic Preservation Commission
Tuckahoe Village Hall
65 Main Street, Tuckahoe NY 10707

***Re: Biggest Fish Westchester LLC – Application for Certificate of Appropriateness
Section 31. Block 3 Lot 13 (the “Property”)
230 White Plains Road, Village of Tuckahoe***

Chairperson Stainhagen and Members of the Historic Preservation Commission:

Our firm represents Biggest Fish Westchester LLC (“Applicant”), the owner of the Property in its application to the Village of Tuckahoe (“Village”) Historic Preservation Committee (“HPC”) for a Certificate of Appropriateness pursuant to Chapter 11A of the Village Code (the “Historic Preservation Law”). To initiate the application process, we respectfully submit the following:

1. Certificate of Appropriateness Application, dated March 9, 2023;
2. Structural Consulting Report, prepared by Pantec Engineering and dated January 28, 2023 (enclosing photographs of the existing conditions);
3. Construction and Site Plan drawings, prepared by Louis Campana Architect and last revised March 8, 2023; and
4. List of abutting property owners (w/in 500’ of property line).

The Applicant purchased the Property in late 2021 by deed recorded in the Office of the Westchester County Clerk in Deed Book 61242 at Page 3780. The Property was last owned by Concordia College and used a college residential dormitory. Shortly after the Applicant’s purchase of the Property, a non-owner of the Property filed an application with the Village seeking to landmark the Property, which said application was approved by the Village in August 2022. The Applicant did not join in or otherwise approve of the landmarking application. Rather, once aware of the Application, the Applicant, as the sole owner of the Property, opposed the application. The Applicant has filed an Article 78 proceeding challenging the Village’s approval of the landmarking application. See Biggest

Fish Westchester LLC v. The Village of Tuckahoe, et al., No. 68970/2022 (Supreme Court, Westchester County).¹

The Property has undergone such significant modifications by prior ownership that, since first being constructed in the late 1700’s, its historical significance (if any) is now unrecognizable. The modifications include alterations for use of the structure as a college dormitory, a two-story addition made to the structure in the 1960’s and the use of modern siding on the structure. Additional modifications are detailed in Pantec’s Structural Consulting Report, enclosed. In sum, these modifications detract significantly from what, if any, historical character of the Property there may have ever been. Any remaining historical significant as indicated in the landmarking application itself is more attributable to the site than to the structure.

gratuitous and unsupported-significance established by its listing

respectfully disagree

Even more critical than the above-referenced modifications, the Property is in such a state of disrepair that the replacement of the structure is the only feasible method of ensuring the health, safety and welfare of the occupants while returning the Property back to its traditional use (i.e., single-family dwelling). Pantec’s Structural Consulting Report discusses in detail (with photographs) the structural deficiencies that currently exist at the Property. These structural deficiencies were observed through the examination of the building’s exterior, cellar and twelve probe openings. Of particular note, every probe opening made uncovered structural deficiencies. (See Pantec Structural Consulting Report, p. 7). The combination of the modifications to and the failure to maintain the structure has resulted in conditions that cannot be reasonably repaired. The structure is not safe. As such the Applicant proposes to remove and replace the structure in its entirety

unproven conclusion & demonstrably untrue by examples to the contrary

not accurate

straining to conclude: no evidence presented establishing it is unsafe

As shown in the enclosed drawings, the replacement structure will maintain the character of both the Property and the surrounding neighborhood. In fact, the proposed structure is nearly identical in size and incorporates the same Georgian style design as the existing building. (See Proposed Exterior Elevation drawings, A404 to A407). The building’s exterior (including doors and windows) will be white, and will include Timberlane fixed lower shutters, double hung windows and Yankee gutters. As such, the new features will match or otherwise be similar to the existing building in terms of design, color, texture and other visual qualities, thus maintaining its historical character.

Given the above, this Application will not result in a substantial adverse effect on the aesthetic, historical or architectural significance of the Property or of that of the surrounding neighborhood. As such, this Application satisfies the standards set forth in Village Code Section 11A-7(c).

¹ Notwithstanding the enclosed application for a Certificate of Appropriateness, the Applicant reserves all rights in its Article 78 proceeding and in its challenge of the Village Board of Trustee’s resolution adopted August 8, 2022 designating the Property as a local landmark. It remains the Applicant’s position that the Village’s designation was improper for all the reasons stated in the Article 78 proceeding. However, in the interest of compromise and endeavoring to seek a mutual agreement with the Village, the Applicant respectfully submits this application pursuant to Chapter 11A of the Village Code to permit the reconstruction of the structure on the Property and for settlement purposes.

We respectfully request that this HPC place this matter on its next available meeting agenda to accept the application and schedule a public hearing. Should you have any questions or require any additional information, please contact the undersigned.

Respectfully submitted,

ZARIN & STEINMETZ

By:



Lee J. Lefkowitz
Brian T. Sinsabaugh

cc: Biggest Fish Westchester LLC (via email)
Louis Campana Architect (via email)

VILLAGE OF TUCKAHOE HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS APPLICATION

Application for Certificate of Appropriateness for Designated Local Landmarks

I. Instructions

This form is used by a property owner for making an application for a Certificate of Appropriateness (CoA) under the Village of Tuckahoe Historic Preservation Legislation.

1. Fill out this CoA application completely. If anything in the application does not apply, enter "NA" for "not applicable" rather than leave the item blank. If additional space is needed, please use clearly marked continuation sheets.
2. Submit the completed application, and the required supporting documentation, to the:
Tuckahoe Building Department
Attn: Historic Preservation Commission
Tuckahoe Village Hall
65 Main Street, Tuckahoe NY 10707
(914) 961-3100
3. The Tuckahoe Historic Preservation Commission (THPC), which may approve or disapprove the CoA, will review the proposed work and develop its findings of fact according to the criteria set forth in the Tuckahoe Historic Preservation Legislation. The THPC will issue a resolution to the CoA application with its findings.
4. Please note that approval of the CoA does not constitute a building permit. The CoA must be presented to the Building Department as a required document prior to the issuance of a building permit. This is required for all designated local landmarks.

II. Property Information

Property Location: Section: Block: Lot: 230 White Plains Rd, Tuckahoe, NY 10707 (SBL 31.-3-13)

Name of the Local Landmark: The Ward House

Address of the Local Landmark: 230 White Plains Rd, Tuckahoe, NY 10707 (SBL 31.-3-13)

Zoning Classification: Res A-5

Historic District Name (if applicable): NA

Property Owner: Biggest Fish Westchester LLC

Property Owner Mailing Address: 19 Hewitt Avenue, Bronxville, NY 10708

Project Contact Person: Gregory F. Holcombe

Project Contact Email: greg.holcombe@yahoo.com

Project Contact Phone Number:

Present Use of Property: Vacant (previously used as Concordia College dormitory)
Proposed Use of Property (if applicable): Private residence

III. Explanation of Proposed Work

Scope of Work:
New Construction _____ Addition _____ Exterior Alteration _____ Replacement in kind _____ Re-
placement with new Repair _____ Painting _____ Signage _____ Demolition Other _____

1. What are the current existing conditions?

Provide a narrative that explains the conditions of the specific building components (roof, windows, doors, siding, size, insufficient space, etc.) that have prompted the proposed changes.

See enclosed Structural Consulting Report prepared by Pantec Engineering and dated January 28, 2023

2. What is being proposed and why?

Describe the work being proposed and the reasons for it, including any issues being addressed as well as any and all building components that will be affected by the proposed work.

Demolition and replacement of the existing building. The proposed structure is similar in design and size. The applicant proposes the demolition and replacement due to the deteriorated conditions of the existing structure.

3. What are the intended results/benefits?

Explain the expected outcomes.

Removal of a dilapidated structure and replacement of similar structure that is compliant with modern building practices and therefore, safer for the owner, the inhabitants and the surrounding properties.

IV. Documentation

Attachments Required

The following material needs to be submitted along with this application. Please provide four (4) sets of each of the physical items requested below.

- 1. Photographs of Original/Existing Conditions** – Current photos clearly showing all aspects of the current conditions. Photographs of properties within up to 500 feet of the property line may also be provided and/or requested.
- 2. Construction Drawings** – Renderings of the proposed work, as well as any dimensional plans (to scale), site plans, footprints, elevations, and perspectives.
- 3. List and Samples of Proposed Materials**
Samples and product specifications of all materials to be used, including colors, finish, equipment, etc.
- 4. Signage Details: *For Signage Only***
Sign location: Elevation showing sign location
Sign dimensions: Height, width, depth (thickness), total sign footage, including supporting brackets
Sign material: Sign text, type of lettering, finish, materials, method of illumination (if applicable), and colors (samples may be required)
Sign attachment method: How will the sign be attached to the façade?

5. List of Abutting Property Owners (within 500 feet of property line)

The names and addresses of abutting properties; Town of Eastchester Assessors Office can provide a list and map of adjacent property information.

V. Agreements with Signatures

The information contained in this application, together with the attachments, is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Tuckahoe Historic Preservation Legislation, and will comply with all applicable regulations.

BIGGEST FISH WESTCHESTER LLC

Owner Signature:

Gregory F. Holcombe

Date:

3/09/2023

By: Gregory F. Holcombe, Managing Member

OFFICE USE ONLY

HPC Project No. _____

Submittal Date: _____

Approval Date: _____

Denial Date: _____



General Information

Property Location:	230 White Plains Road Tuckahoe, NY 10707
Inspection Dates:	Initial Inspection: 9/23/22 In Depth Inspection: 11/14/22 Probe Inspection: 12/13/22
Report Date:	1/28/23
Report By:	Peter Panagopoulos, P.E. <i>Principal</i> Pantec Engineering
Appendices:	Appendix A – Photos Appendix B – Probe Locations Appendix C – Structural Layout Appendix D – Deficiency Location Diagram Appendix E - Two Inner Chimney Georgia Colonial Layout

Introduction

The home at 230 White Plains Road is a three-story colonial era Georgian style home. The home is oriented with its front façade facing north. The original structure has a cellar under the rear two thirds of the home and a crawlspace that runs along the front third of the structure. Historical texts have the home originally built sometime in the early 1700s, burned down in 1778, and rebuilt sometime before 1797. A two-story extension with a cellar was added in the 1960s by Concordia College. Up until recently this home has been used as a student dorm facility. There ~~does~~ not seem to be any historic photos of the home.

Scope

There are multiple signs of structural deterioration throughout the home especially in the cellar. Purpose of the inspection was to investigate the structural integrity of the home at 230 White Plains Road. After an initial inspection it was deemed necessary to make twelve probes to further investigate structural components of the home. Mechanical, electrical, and plumbing components of home were not covered in this inspection.

Observations

The structure at 230 White Plains Road was observed to of been originally built with timber frame construction which was the method of construction for homes in the 18th century era. Timber frame construction consists of using large wood members joined together by various woodworking joints without the use of metal nails. Wood members are notched to fit into each other like puzzle pieces by a method called mortise-and-tenon construction. Some timber frame construction joints use wooden pegs to hold structural wood members in place.

The majority of the original home's interior and exterior have been modified over the years leaving almost no original features to the home other than its general exterior shape which based on the cellar foundation wall and crawlspace configuration may have not even been the original layout of the house. The original home on the property had a smaller foundation footprint than the current foundation. At some unknown point in the past, the foundation was enlarged creating a crawlspace between what was once the northern exterior foundation wall and where the front façade of the home now is. It is unclear if the footprint of the main building was enlarged prior or after the 1778 fire. The height of the crawlspace at the location of probe #1 is approximately 7 inches making it an inaccessible crawlspace. Due to this fact the crawlspace of the building could not be inspected in its entirety. All crawl space observations were made from the one probe opening made in the floor above and two openings in the cellar. It appears piping was run into crawlspace through what potentially was old window openings in the original north foundation wall (Photo #53 - 55). Based on lack of historical photos, the original home being burnt down in a fire, and all the different uses of the building throughout the years it is really not even possible to say for sure when this house was modified to its last footprint.

The layout of the interior of the home has been highly altered, even on the ground floor. Appendix E highlights major modifications to the home which were done at some unknown point of time in the past and shows what the original layout for a home like this would have been. These buildings last use case as a dorm required the layout of all three floors of the building to be altered, creating as many bedrooms as possible and to add bathrooms. The home's layout has been drastically changed and the structural components of the building have been altered throughout. See list below of observations regarding building's interior/exterior components that have been altered and replaced.

- a) The current staircase is not common for a Georgian styled colonial house. Staircase to go up to the second floor was originally located somewhere in the entrance foyer but was demolished and moved in the past. See Appendix E, photo #86, and photo #87 to see original location and new location. Current stairs in original home from ground level to 2nd floor is a narrow staircase with walls on each side. Original staircase to the home would of be a wider staircase that is open on one side with a handrail with balusters.

- b) Chimneys were originally built symmetrically on Georgian styled colonial homes. Viewing the home from outside it is clear the western chimney was demolished and moved more towards the center of the home. The chimney foundation is still in place and can be observed at cellar level. See Appendix E, Photo #76, & Photo #77 to see original and new chimney locations. See Photo #57 showing original chimney foundation in cellar and new chimney foundation. Chimney being moved drastically alters the layout and originality of the home.
- c) Layouts on all floors of original home have been altered to make bedrooms and to add bathrooms for original structure to be used as a dorm.
- d) Original floorboards above crawlspace have been removed. Photo #69 & Photo #70 show that there is no original wood flooring beneath new wood flooring above crawlspace. New wood flooring observed to be directly attached to joists. Additionally, no original wood flooring was observed anywhere else in the house.
- e) Two cellar windows at boiler room south foundation wall have been covered up when porch was added to the rear of the home at some unknown point in the past (Photo #58 & #62). Porch also was observed to have two different sets of support pillars (Photos #31 - #34). It appears porch that was added to home got extended at some unknown point in the past.
- f) Typically, the front of home had the double lines of windows on either side of the door. At 230 White Plains Road the front façade has only one line of windows on each side of the door and what is now the rear façade with the porch has two lines of windows on each side of the door. This means the rear of the home at 230 White Plains Rd was the original front of the home (Appendix E, Photo #12, and Photo #28). It is unclear at what point in time this change was made.
- g) Original structure at 230 White Plains Road observed to have new vinyl siding, windows, and roof shingles that has made home lose its original appearance.

interesting chapter-history happens

concept that pure originality is essential is an outmoded notion of preservation practice

Deficiency List

"deficiencies" are observations consistent with home inspection reports, but none rise conclusively to the level of "failure". See comments in photos to follow

Deficiencies below only cover structural issues & safety issues observed. List below covers no electrical, mechanical, or plumbing deficiencies.

Grounds

1. Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Joints have filled with dirt. Multiple stone pieces no longer attached. Roots/ large weeds growing through joints of walls multiple locations. (Photo #1-3)
2. Retaining wall that runs between rear yard and adjacent sidewalk deteriorating throughout. Broken stones and joints between stones have filled with dirt/ organic growths. (Photo #11)

3. Negative grading front of home. Water pooling up against foundation wall and most likely infiltrating into crawlspace. Signs of foundation deterioration (Photo #4 - #6).
4. Stone slabs have settled/heaved creating multiple trip hazards, stone walkway rear yard (Photo #7).
5. Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard (Photo #8 - #10).

Exterior

6. Foundation along front façade of original structure is low and at same level as grading. Water **can** infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation (Photo #12, #13, #15, & #16). **can?**
7. Base of column support for front portico showing signs of differential settlement. Vertical crack running down middle of front portico (Photo #17 - #19).
8. Exposed exterior side of rumble foundation deteriorating (Photo #20).
9. Bulge noticed between first and second floors, west façade of home. Cause unknown. Further investigation required (Photo #21 & #22).
10. Southeast corner of structure showing signs of inwards movement towards the top. Cause unknown. Vertical crack ground level stonework. Further investigation required (Photo #23 & #24).
11. Roof structure has deflected causing water to pool. Roofing membrane observed to be fairly new (Photo #28 & #29).
12. Exterior metal stair egress just sitting on roofing membrane and not attached to structure (Photo #28 & #30).

Rear Porch

13. Rear porch roof deflecting over stairs causing water to pool and leaf build up (Photo #25 - #27).
14. Rear porch sitting on stone pillars that are showing signs of deterioration (Photo #31 - #34).
15. Rear porch stairs deteriorated. No longer usable (Photo #35).

Cellar/Crawl Space

16. Stairs leading from cellar to ground floor have **varying stair riser heights exceeding code max tolerance creating a fall hazard.** **compliant with NYS Existing Building Code-- straining here for "deficiencies"**

17. Water intrusion foundation wall, northeast corner of home at extension (Photo #36).
18. Water intrusion foundation, south wall of home at extension (Photo #37).
19. Mold formation and deteriorating damp plaster interior walls at cellar level due to water wicking up through cellar floor (Photo #38 & #39).
20. Water infiltration around cellar window, north façade of home at window well (Photo #40).
21. Horizontal crack has formed in concrete window well, north façade (Photo #41).
22. Water infiltration at base of inner, original foundation wall. Water is rotting base of wood support post. Crawlspace that spans the front side of the home is located on the other side of this wall (Photo #42).
23. Water infiltration through foundation floor around perimeter of boiler pit (Photo #43).
24. Concrete footings were never poured beneath temporary support columns that were added to prop of failing girder in boiler room (Photo #43).
25. Concrete footings were never poured beneath temporary support columns that were added to prop of failing girder in west end of cellar (Photo #44).
26. Cellar floor observed to be composed of bricks with a cement stucco layer that is deteriorating (Photo #45).
27. Water infiltrating through foundation is bringing in soil through spaces between dry laid rubble stone walls. Soil piling along inside of foundation walls (Photo #46 & #47).
28. Pipe penetration drilled through door header leading out to rear yard (Photo #49).
29. Horizontal crack from shear stress resonating down entire member from notch at end of beam (Photo #50 & #51).
30. Wood joist observed to have a large extent of termite damage (Photo #52).
31. Joists connections in crawlspace observed to be coming apart. Piping was run into crawlspace through what potentially was an old window in original foundation wall (Photo #53).
32. Dirt and soil infiltrating around window in cellar at west foundation wall (Photo #56).
33. Temporary support column being used to hold failing 9-1/2"x9-1/4" girder in boiler room. Column not mechanically attached to girder above (Photo #59).
34. Large horizontal crack in 9-1/2"x9-1/4" girder in boiler radiating from mortise-and-tenon joint connections (Photo #60).
35. Wood joist observed to have a large extent of termite damage (Photo #61).
36. Plumbing pipe drilled directly through main girder in the vertical direction, west end of cellar (Photo #62 & 63).

37. Temporary support columns being used to hold failing 6-3/4"x10-1/2" girder in place west end of cellar. Columns are not mechanically (Photo #64).
38. Joist with inadequate support resting on foundation wall that is deteriorated and that has been damaged to make a pipe penetration into crawlspace (Photo #65).
39. Multiple penetrations have been made through a door header that is observed to be failing. There is a wall on the first-floor level directly above this header (Photo #66).
40. Crawl space joists sit on a 7-inch sill plate that is only bearing 3 inches onto deteriorating foundation wall below. Sill plate has a four-inch unsupported overhang (Probe #1) (Photo #67 - #72).
41. Exterior foundation along north side of home below sill beam is deteriorating and observed to have displaced (Probe #1) (Photo #73).
42. Wood joists spanning crawl space are being inadequately supported at midspans by wood members that are balanced above unstable pieces of stone (Probe #1) (Photo #75).

1st Floor

43. Both staircases leading from ground floor to second floor have varying stair riser heights exceeding code max tolerance creating a fall hazard.
44. Large floor depression adjacent to load bearing wall 1st floor. This area is directly above girder that is failing in the boiler area and being propped up with temporary columns. Staircase to go up to the second floor was originally located somewhere in this room (Photo #86 & #87).
45. Large shrinkage crack that runs entire floor joist (Probe #4) (Photo #91).
46. Interior girder running north to south is splitting along the mortise and tenon joist connections (Probe #4) (Photo #92 & #93).
47. Wall containing girder beam showing signs of deflection. This girder is directly above girder that is failing in the boiler room area and is being propped up with temporary columns (Probe #5) (Photo #94 & #96).

2nd Floor

48. Stairs leading from second floor to attic have varying stair riser heights exceeding code max tolerance creating a fall hazard.
49. Depression in second floor hallway. Most likely due to weight of walls and bathroom added in this area. Further investigation would be required to figure out exact cause (Photo #99).

50. Floor joists supporting attic above observed at second floor level are oriented east to west. Large hole drilled through girder for pipe penetration (Probe #7) (Photo #100 #101).
51. Past termite damage was observed in floor joist supporting attic level (Probe #7) (Photo #102).
52. Multiple joists supporting attic floor above have holes drilled above their neutral axis at the joists ends where shear force is the highest (Probe #8) (Photo #104).
53. Water damage adjacent to east exterior wall of addition. Cause unknown, further investigation required (Photo #107).
54. View facing northeast in roof void between 2nd floor ceiling joists and roof joists in the addition. Roof joists do not align with ceiling joists and are being supported at midspan with blocking that is resting right onto plaster ceiling (Probe #9) (Photo #108 &109).

Attic

55. Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #11) (Photo #111 - #113).
56. Vertical crack that has opened more towards the bottom observed, attic post Unclear why this has occurred. Further investigation required (Probe #12) (Photo #114 &115).
57. Roof support beam observed to be coming apart (Photo #117 &118).

Conclusion

not structural deficiencies

Structural deficiency list above it quite extensive. The structure at 230 White Plains Road is in poor condition with the ground level framing, observed from cellar and the probe opening of the crawl space, being in the worst condition. A good amount of the deficiencies observed would require more investigative work to better understand issues. The list above only includes structural deficiencies from examining exterior, cellar, and twelve probe openings. Every probe opening done uncovered structural deficiencies and structural modifications that have been done to the building over the years. It can be assumed that if more probe openings were made, they would uncover more structural deficiencies and modifications. See list below of structural modifications that were observed during in the inspections.

- a) The relocated chimney was built directly in the plane of a structural girder beam that was running north to south. Girder beam must have been cut in half to make way for chimney.

- b) A large 6"x9-1/4" beam was observed in basement, and it is unclear why it is sized larger than the other floor joists (Photo #48).
- c) Ceiling soffit contains a support beam that runs east to west below the exterior spandrel beam that runs north to south. Beam running east to west supports joists above at midspan. This is an atypical configuration that was most likely a modification done when chimney was moved and not part of the original timber framing design (Probe #2) (Photo #81 & 82).
- d) Photo #85: Joists above faux soffit are running north to south and are spaced at 18" inches apart. All other floor joists observed in the original structure above the ground level are running perpendicular to these joists (Probe #3) (Photo #85). Further investigation required.
- e) New joists observed, 2nd floor ceiling, running east to west have been installed at a higher level than original joists and are resting on 2x4 wood ledges that have been nailed to girder to support attic floor above. It is unclear why these joists were installed. Most likely to add additional space for piping below showers and toilets in attic. Further investigation required. Original joists left in place and still supporting ceiling below (Probe #8) (Photo #103 - #106, #115, & 116).
- f) Original staircase from ground level to 2nd floor was demolished and relocated.

The structure at 230 White Plains Road has been heavily modified over the years. With all the inconsistencies found by observing structural members from the twelve probe openings done Pantec Engineering could still not create a full picture of the structural layout of the home. Atypical framing techniques were observed in multiple locations, most likely due all the modifications over the years. One example being it is abnormal to have floor joists observed in the cellar level to be spanning in different directions. Appendix C attached to report shows what Pantec Engineering believes is the best representation of the framing layout of the home. More probe work would need to be done to get a fuller picture of the structural layout.

The retaining walls on the grounds of the home were observed to be deteriorating throughout. Stone pathways and rear patio area have trip hazards throughout. Rear porch is in unsafe condition. Multiple structural issues were observed from the exterior of the building. The foundation of the cellar is not watertight in either the original building or addition. Water infiltration issues observed throughout cellar even at base of interior walls. Main structural members in cellar were observed to be failing and sloped floors observed in multiple locations at floors above due to deflecting structural members. Improperly supported floor joists were observed in the crawlspace. The foundation of the crawl space was observed to be too low to the ground putting wood members above at a height where they can be easily damaged due to water infiltration over the top of the foundation. Damaged and deteriorated wood structural members were observed throughout cellar and probe openings.

Pantec Engineering can not vouch for the structural integrity of the original portion of the home at 230 White Plains Road. Too many structural deficiencies and modifications were observed. The amount of structural modifications made to make home a high occupancy dorm



with many bedrooms, bathrooms, heating, and a sprinkler system have damaged the structure throughout. Large penetrations were drilled in structural members for piping without following best practices for these types of modifications. Pantec Engineering's opinion is that the proper structural investigative work, repairs, and structural reinforcement were never done by Concordia College when building was converted into a dorm. Typically, when trying to preserve a historical home building additions are added to house the bathrooms and kitchens to avoid altering the original structure as much as possible. This was not put into practice at 230 White Plains Road.

Due to all the modifications done over the years and deficiencies observed its Pantec's opinion that the entire interior of the building would need to be gutted to properly inspect and analyze structure to come up with repairs for each deficiency. Based on what has been observed large portions of the exterior façade would also be required to be removed for structural repairs to be done. Homes built using timber framed construction have some structural members that span the entire length or width of the home with just using one full member. Posts, the vertical members, are primarily two stories high. Replacing these members would be costly as they would require specialized repair details. Structural repairs would also require large amounts of temporary supports be installed during repair process. Making the foundation watertight and remedying the low crawlspace foundation issue would also require extensive work.

Pantec's opinion is that the amount of repairs that would be required does not justify saving a home that has little historical character left and such a varied layout. The extent of the structural repairs and accompanying costs cannot be determined until interior is gutted. It is safe to assume structural repairs costs will end up being very high. Converting original structure into a dorm was greatly detrimental to the structure at 230 White Plains Road. Pantec Engineering does not think its worth further exploring the idea of potentially saving this structure.

Thank You,

Peter Panagopoulos, P.E



Appendix A – Photos

Grounds



easily
repaired
surviving
historic dry
laid wall
with mortar

Photo #1: Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Joints have filled with dirt. Multiple stone pieces no longer attached.



great
looking
stone wall
with ivy
maintain &
poss. add
weep holes

Photo #2: Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Roots/ large weeds growing through joints of walls multiple locations.

trim/pull
weeds
growing at
weeps



Photo #3: Retaining wall that runs from between front entrance and driveway is deteriorating throughout. Roots/ large weeds growing through joints of walls multiple locations.

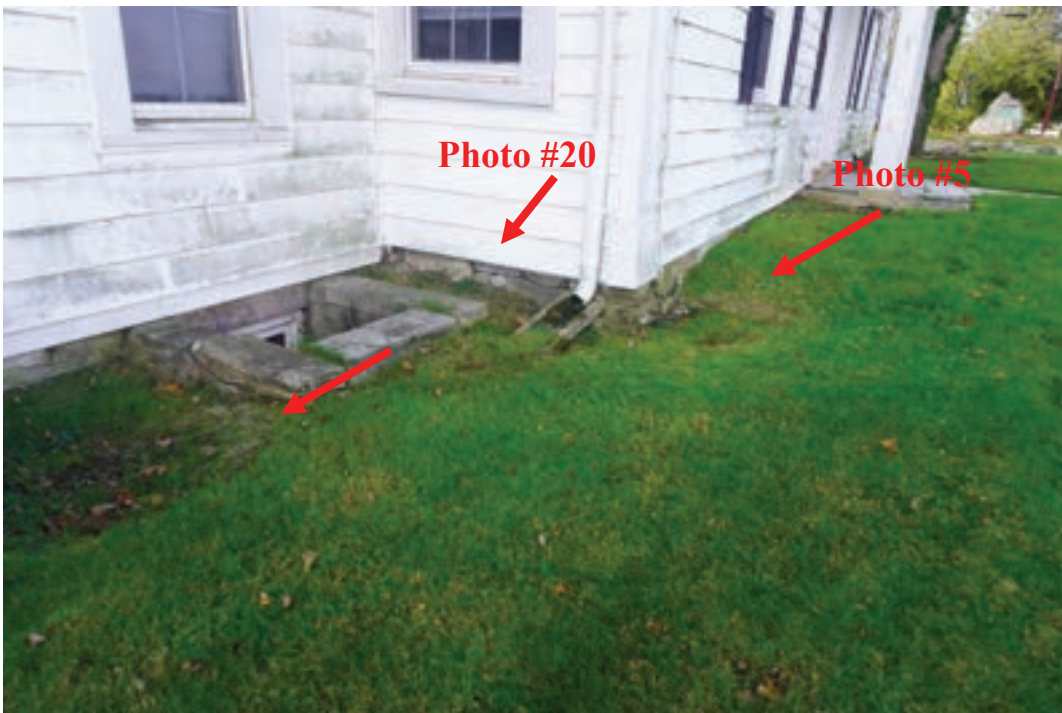


Photo #4: Negative grading front of home between entrance and northeast corner of original structure. Water pooling up against foundation wall and most likely infiltrating into crawlspace.

easy to locally regrade given general site conditions in this location

again
easily
regraded



most likely?
or is it?

easily
regraded

Photo #5: Negative grading front of home between entrance and northeast corner of home. Water pooling up against foundation wall and **most likely** infiltrating into crawlspace. Signs of foundation deterioration.



Photo #6: Negative grading front of home between entrance and northwest corner of home. Water pooling up against exterior foundation wall of crawlspace.

easily regraded

duh?
reset!



Photo #7: Stone slabs have settled/heaved creating multiple trip hazards, stone walkway rear yard.

pretty nice
looking
terrace!
----easy to
reset



Photo #8: Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard.



easily reset

Photo #9: Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard.



Photo #10: Stone slabs have settled/ heaved creating multiple trip hazards, stone patio rear yard.

reset as low
dry laid or add
mortar



Photo #11: Retaining wall that runs between rear yard and adjacent sidewalk deteriorating throughout. Broken stones and joints between stones have filled with dirt/ organic growths.

Exterior



Photo #12: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.

once again condition can
easily be regraded if
infiltration is occurring



Photo #13: Foundation along front façade of original structure is low and at same level as grading. Water can infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.
once again condition can easily be regraded if infiltration is occurring



Photo #14: Exterior of building covered in vinyl siding which is not the homes original exterior building material.

cool! siding is still there protected by the vinyl--remove and inspect, repair clapboard siding as has been frequently done elsewhere !



Photo #15: Foundation along front façade of original structure is low and at same level as grading. Water **can infiltrate** above foundation wall and rot out wood sill beam that runs along top of foundation.

easily regraded



Photo #16: Foundation along front façade of original structure is low and at same level as grading. Water **can** infiltrate above foundation wall and rot out wood sill beam that runs along top of foundation.

easily regraded
-- if it does
infiltrate



Photo #17: Base of column support for front portico showing signs of differential settlement.
Vertical crack running down middle of front portico.

straining again! shrinkage &
expansion but not remotely more
than a normal exterior repair issue



Photo #18: Vertical crack running down middle of front portico.
shrinkage & expansion but not remotely more than a normal
exterior repair issue



Photo #19: Base of column support for front portico showing signs of differential settlement.

appears level, plumb & true nevertheless; check level & simple repair if needed



Photo #20: Exposed exterior side of rumble foundation deteriorating. No mortar between stones. loose laid footers testimony to historic foundation condition. easily addressed, repointed, if critters are entering



Photo #21: Bulge noticed between first and second floors, west façade of home. Cause unknown. Further investigation required.

remember: vinyl siding does expand and contract
overall building appears quite plumb and true



Photo #22: Bulge noticed between first and second floors, west façade of home. Cause unknown. Further investigation required.

long uninterrupted runs of vinyl can expand; 1/2" or more over 12.5 feet and create a "belly" condition--note other runs are shorter; yes check substrate, but not evidence of failure



Photo #23: Southeast corner of structure showing signs of inwards movement towards the top. Cause unknown. Further investigation required.

again may be a vinyl attachment and expansion issue-- but no evidence of a failure



Photo #24: Vertical crack ground level stonework east façade, southeast corner of structure at addition.

no other signs of movement apparent; apply crack gauge & monitor; this is a standard kind of condition we encounter; & is just an occasion for analysis before a standard repair with a soft or hard joint to prevent water entry



Photo #25: Rear porch roof deflecting over stairs causing water to pool and leaf build up.

deflection is common in porch framing; built in gutter needs to be pitched to drains at both ends, which will also move leader from post



Photo #26: Rear porch roof deflecting over stairs causing water to pool and leaf build up.



Photo #27: Rear porch roof deflecting over stairs causing water to pool and leaf build up.

built in gutter needs to be pitched to drains at both ends
instead of one leader that can be clogged



Photo #28: Rear south façade. Chimneys in colonial era Georgian style homes were symmetrically placed. Original chimney was demolished and relocated at some unknown point in the past. Typically, the front of home had the double sets of windows on either side of the door for this type of Georgian colonial. This means the façade that is now the front of the home that only has one window on each side of the door was most likely the old rear façade of the home.

part of the fun of working on historic properties is the detective work to understand changes



Photo #29: Roof structure has deflected causing water to pool. Roofing membrane observed to be fairly new.

built in gutter needs to be pitched to drains at both ends instead of one leader that can be clogged



Photo #30: Exterior metal stair egress just sitting on roofing membrane and not attached to structure.

no evidence of damage or movement visible but connection could be easily added with pitch pocket or other sealed connection if needed

Rear Porch



Photo #31: Rear porch sitting on stone pillars that are showing signs of deterioration.

Thanks for showing us the historic hand-hewn porch framing still intact--beautiful! Stone pillars in relatively good shape, but bearing condition is easily repaired at top



Photo #32: Rear porch sitting on stone pillars that are showing signs of deterioration.
sacrificial lime coating can be redone and repointing undertaken as required.



Photo #33: Rear porch was extended to be made wider at some unknown time in the past.

lattice is non-historic (replace) but note bark still on posts; repair and reset exterior posts and check footers



Photo #34: Rear porch sitting on stone pillars that are showing signs of deterioration. clear organic material & reset posts to maintain required slope on porch



Photo #35: Rear porch stairs deteriorated. No longer usable. Unsafe condition. agree; porches and exterior wood steps need periodic TLC!

Cellar/Crawl Space



Photo #36: Water intrusion foundation wall, northeast corner of home at extension. for better or worse a feature of historic rubble stone walls; as mentioned earlier, try to send exterior water away from the building; nothing here of serious concern



Photo #37: Water intrusion foundation, south wall of home at extension.



Photo #38: Mold formation and deteriorating damp plaster interior walls at cellar level due to water wicking up through cellar floor.



Photo #39: Mold formation and deteriorating damp plaster interior walls at cellar level due to water wicking up through cellar floor.

efflorescence is due to common salt migration; easily repaired



Photo #40: Water infiltration around cellar window, north façade of home at window well.
maintain exterior; clear window well of organics



Photo #41: Horizontal crack has formed in concrete window well, north façade.

does not appear problematic but always good to clear the organics



Photo #42: Water infiltration at base of inner, original foundation wall. Water is rotting base of wood support post. Crawlspace that spans the front side of the home is located on the other side of this wall.

common basement condition; use PT in these locations



Photo #43: Water infiltration through foundation floor around perimeter of boiler pit. Concrete footings were never poured beneath temporary support columns that were added to prop up both failing girders in the cellar.

need to see girder to determine if "failing" or "deflecting" is the right term, but not a bad idea to provide 2 x 2 footings and address water entry if possible.



Photo #44: Concrete footings were never poured beneath temporary support columns that were added to prop of both failing girders in the cellar.



Photo #45: Cellar floor observed to be composed of bricks with a cement stucco layer that is deteriorating.

thanks for the picture of the historic brick floor.



Photo #46: Water infiltrating through foundation is bringing in soil through spaces between dry laid rubble stone walls. Soil piling along inside of foundation walls.



Photo #47: Water infiltrating through foundation is bringing in soil through spaces between dry laid rubble stone walls. Soil piling along inside of foundation walls.

again these are all common in rubble stone basements and crawl spaces and exterior water should be directed away from the building. This is not a failure however.



Photo #48: Two 10x3 beams spaced 16 inches apart on left are spanning 19 feet. The reason 6"x9-1/4" beam on right is sized larger than other joists is unclear. It is uncommon for such a large member to be sitting on a door header.

we see these conditions frequently including the reuse of beams from nearby barns



Photo #49: Pipe penetration drilled through door header leading out to rear yard.

plumbers are the enemies of structure; we have seen examples holes chiseled by hand through main beams; through the middle is better than notched top or bottom!



Photo #50: Horizontal crack from shear stress resonating down entire member from notch at end of beam.

need to visit to see if it is a stress crack or check; does not appear to be failing or opening up further at bearing point; a repair is not difficult since the member is exposed



Photo #51: Horizontal crack from shear stress resonating down entire member from notch at end of beam.



Photo #52: Wood joist observed to have a large extent of termite damage.

treat if active otherwise test drill to see viable section--no failure visible



Photo #53: Joists connections in crawlspace observed to be coming apart. Piping was run into crawlspace through what potentially was an old window in original foundation wall.



Photo #54: Piping was run into crawlspace through what potentially was an old window in original foundation wall.

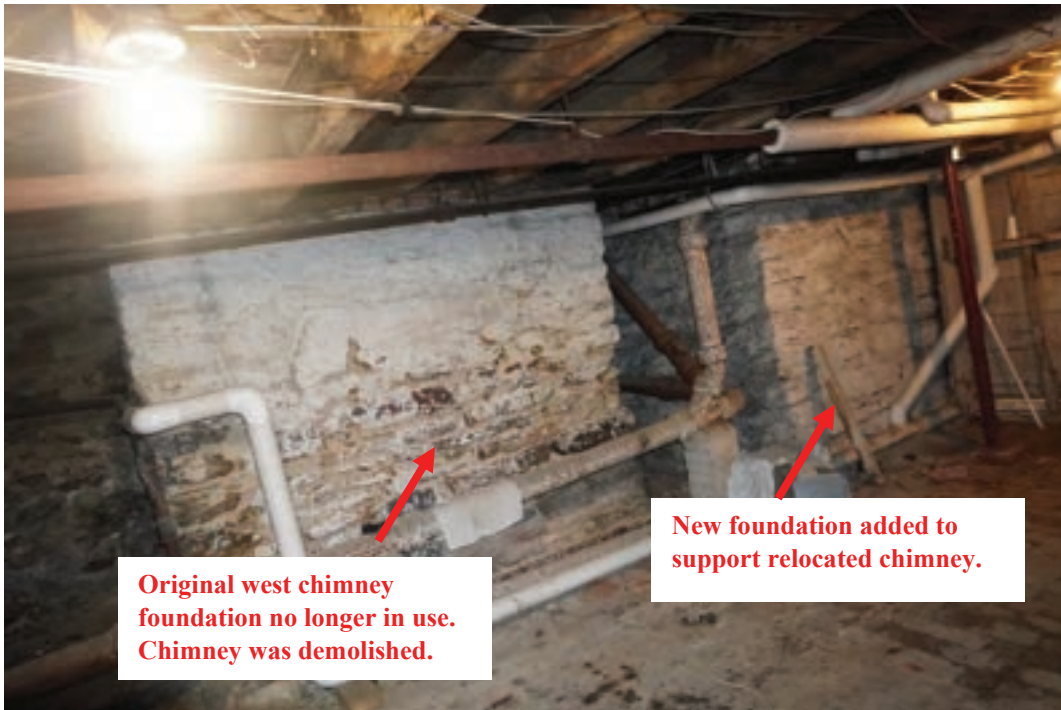


Photo #55: Piping was run into crawlspace through what potentially was an old window (second location) in original foundation wall.



Photo #56: Dirt and soil infiltrating around window in cellar at west foundation wall.

looks messy but again can be readily cleaned up; not a failure



Original west chimney foundation no longer in use. Chimney was demolished.

New foundation added to support relocated chimney.

Photo #57: Original west chimney was relocated at some unknown time in the past.
interesting...



Photo #58: Cellar window at boiler room south foundation wall has been covered up when porch was added to the rear of the home.

interesting...



Photo #59: Temporary support column being used to hold failing 9-1/2"x9-1/4" girder in boiler room. Column not mechanically attached to girder above and does not have a proper footing. not an uncommon "temporary" repair when certain loads (piano?) are added above or floor feels bouncy. As noted, can be made permanent with designed footing and connection.



Photo #60: Large horizontal crack in 9-1/2"x9-1/4" girder in boiler radiating from mortise-and-tenon joint connections.

we see these checks and cracks frequently in timber frame buildings since they are a natural feature of large timbers. We only need to address them in certain cases after analysis



Photo #61: Wood joist observed to have a large extent of termite damage.
need to determine if remaining section in this species meets the load; most members are significantly oversized



Photo #62: Cellar window (second location) at west end of home on south foundation wall has been covered up when porch was added to the rear of the home. Plumbing pipe drilled directly through main girder in the vertical direction, west end of cellar.



Photo #63: Plumbing pipe drilled directly through main girder in the vertical direction, west end of cellar.
plumbers again; often redundant load paths compensate; does not appear to be movement here.



Photo #64: Temporary support columns being used to hold failing 6-3/4"x10-1/2" girder in place west end of cellar. Columns are not mechanically attached to girder above and do not have proper footings.



Photo #65: Joist with inadequate support resting on foundation wall that is deteriorated and that has been damaged to make a pipe penetration into crawlspace.

hard to see this; repair can be made if necessary



Photo #66: Multiple penetrations have been made through a door header that is observed to be failing. There is a wall on the first-floor level directly above this header.

deflection is noted but beaded trim appears to have been in this condition for a while



Photo #67: Joists spanning crawlspace sit on a thin sill plate which is not a standard timber framing technique. Typically, wood joists would be notched into the sill beam with use of a mortise and tenon connections (Probe #1).



Photo #68: Thin sill plate, joists spanning crawlspace are sitting on, is being supported by a rubble stone foundation wall that is coming apart (Probe #1).

interesting to see this condition; may be a retrofit; we typically add a ground membrane in these locations



Photo #69: Original floorboards above crawlspace have been removed. New wood flooring directly attached to joists. Crawl space joists sitting on an improperly supported sill plate.



Photo #70: Original floorboards above crawlspace have been removed. New wood flooring directly attached to joists. Crawl space joists sitting on an improperly supported sill plate (Probe#1).

exposure allows repairs to be effected if needed



Photo #71: Crawl space joists sit on a 7-inch sill plate that is only bearing 3 inches onto deteriorating foundation wall below. Sill plate has a four-inch unsupported overhang (Probe #1).



Photo #72: Crawl space joists sit on a 7-inch sill plate that is only bearing 3 inches onto deteriorating foundation below. Sill plate has a four-inch unsupported overhang (Probe #1).

informal foundations are common; if repairs are necessary a variety of techniques including grout injection are available



Photo #73: Exterior foundation along north side of home below sill beam is deteriorating and observed to have displaced. (Probe #1)



Photo #74: Wood joists in crawlspace are sitting 7 inches above exposed dirt beneath crawlspace. Crawlspace is inaccessible. Crawlspace foundation most likely does not extend below the frost line (Probe #1). Further investigation required.



Photo #75: Wood joists spanning crawl space are being inadequately supported at midspans by wood members that are balanced above unstable pieces of stone (Probe #1).

1st Floor



Photo #76: Location of west chimney that was relocated at some point in the past. Foundation still in place and can be observed in cellar below.



Photo #77: Chimney was added to this location at some unknown point in the past. Presumably when the original west chimney was demoed.



Photo #78: Vertical exterior framing members spaced at approximately 10 to 11 inches apart along west façade sitting on sill beam (Probe #1).

note skip sheathing and exterior shingles



Photo #79: Vertical exterior framing members spaced at approximately 10 to 11 inches apart along west façade sitting on sill beam (Probe #1).



Photo #80: Large beam observed in ceiling soffit spanning east to west. Beam is acting as a midspan support for floor joists above that span north to south (Probe #2).

The probe reveals antique framing intact with adze marks and lath shadows from original plaster;



Photo #81: 10x7 Exterior spandrel beam running north to south 1st floor ceiling level along west exterior wall. (Probe #2)



Photo #82: Ceiling soffit contains a support beam that runs east to west below the spandrel beam. Beam running east to west supports joists above at midspan. This is an atypical configuration that was most likely a modification and not part of the original timber framing design (Probe #2).



Photo #83: Soffit was opened up to further investigate crack. When soffit at this location was opened up it was empty inside and apparently was just there for aesthetic purposes (Probe #3).



Photo #84: Soffit was opened up to further investigate crack. When soffit at this location was opened up it was empty inside and was just apparently there for aesthetic purposes (Probe #3).



Photo #85: Joists above faux soffit are running north to south and are spaced at 18” inches apart. All other floor joists observed in the original structure above the ground level are running perpendicular to these joists (Probe #3). Further investigation required.



Photo #86: Large floor depression adjacent to load bearing wall 1st floor. This area is directly above girder that is failing in the boiler area and being propped up with temporary columns. Staircase to go up to the second floor was originally located somewhere in this room.



Photo #87: Large floor depression adjacent to load bearing wall 1st floor. This area is directly above girder that is failing in the boiler area and being propped up with temporary columns. Staircase to go up to the second floor was originally located somewhere in this room.

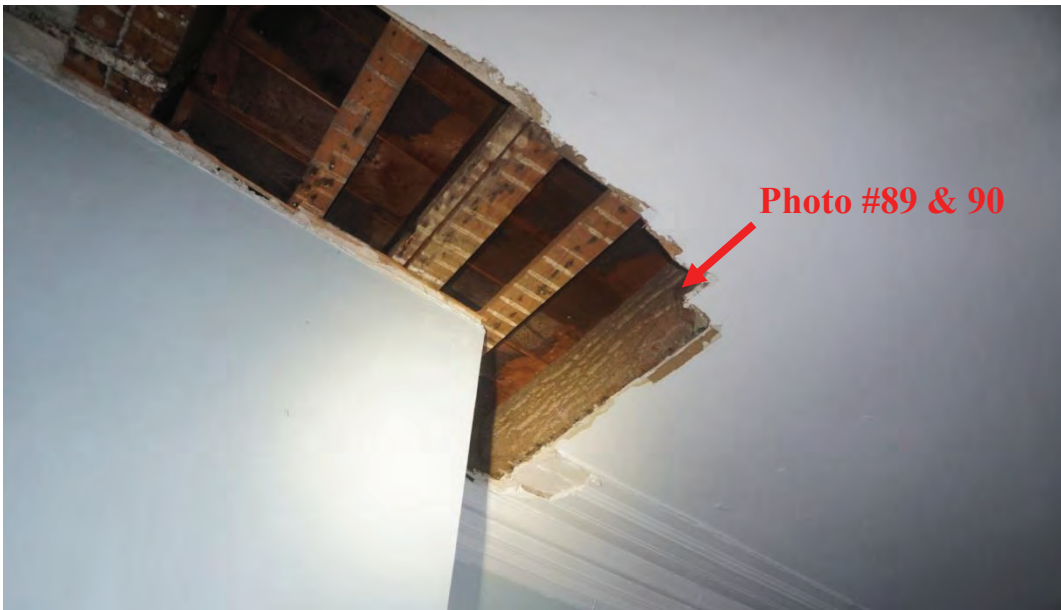


Photo #88: Ceiling joist that was never fully scored into a square framing member and still has bark exterior (Probe #4).

common in 18th century timber buildings



Photo #89: Ceiling joist that was never fully scored into a square framing member and still has bark exterior (Probe #4).



Photo #90: Ceiling joist that was never fully scored into a square framing member and still has bark exterior (Probe #4).



Photo #91: Large shrinkage crack that runs entire floor joist (Probe #4).



Photo #92: Interior girder running north to south is splitting along the mortise and tenon joint connections (Probe #4).

checks not uncommon; support is visible and no sign of progressive failure; may not be "splitting" that is, in process



Photo #93: Interior girder running north to south is splitting along the mortise and tenon joint connections (Probe #4).



Photo #94: Wall containing girder beam showing signs of deflection. This girder is directly above girder that is failing in the boiler room area and is being propped up with temporary columns (Probe #5).

per previous; repairs can be easily effected at the basement level



Photo #95: Interior girder that is showing signs of deflection. Girder is directly above girder that is failing in the boiler room area and is being propped up with temporary columns (Probe #5).

no sign of failure would need to see image before probe opening to determine if it moving or has just "crept"-deflected to a stable condition-- under loading



Photo #96: Mortise and tenon connection between a bracing member and interior girder being held in place with a wooden peg. (Probe #5)

thanks for the image of a still intact timber frame in this building



Photo #97: Girder beam that runs north to south in wall that use to be the exterior wall of the original structure (Probe #6).

helpful to reconstruct history of the building's development; note back of original lath & plaster assembly



Photo #98: Old exterior wall vertical member that was never scored down into a square (Probe #6).

also note cross-section of surviving built up ceiling molding

2nd Floor



Photo #99: Depression in second floor hallway. Most likely due to weight of walls and bathroom added in this area. Further investigation would be required to figure out exact cause.



Photo #100: Floor joists supporting attic above observed at second floor level are oriented east to west. Large hole drilled through girder for pipe penetration (Probe #7).

another glimpse of intact timber framing



Photo #101: Floor joists supporting attic above observed at second floor level are oriented east to west. Large hold drilled through girder for pipe penetration (Probe #7).
note that this is oak timber--took some effort to drill--but the member survives unscathed



Photo #102: Past termite damage was observed in floor joist supporting attic level (Probe #7).
not uncommon but surviving section appears adequate



Photo #103: New joists running east to west have been installed at higher level than original joists and are resting on a 2x4 wood ledges that have been nailed to girder to support attic floor above. It is unclear why these joists were installed. Most likely to add additional space for piping below showers and toilets in attic. Further investigation required. Original joists left in place and still supporting ceiling below (Probe #8).



Photo #104: New joists running east to west have been installed at higher level than original joists and are resting on a 2x4 wood ledges that have been nailed to girder to support attic floor above. It is unclear why these joists were installed. Further investigation required to figure out why this was done. Original joists left in place and still supporting ceiling below. Multiple joists supporting attic floor above have holes drilled above their neutral axis at the joists ends where shear force is the highest (Probe #8).



Photo #105: New joists running east to west have been installed at higher level than original joists and are resting on a wood ledge 2x4s that have been nailed to girder to support attic floor above (Probe #8).



Photo #106: New joists running east to west have been installed at higher level than original joists and are resting on a wood ledge 2x4s that have been nailed to girder to support attic floor above (Probe #8). (Probe #8)



Photo #107: Water damage adjacent to east exterior wall of addition. Cause unknown, further investigation required.

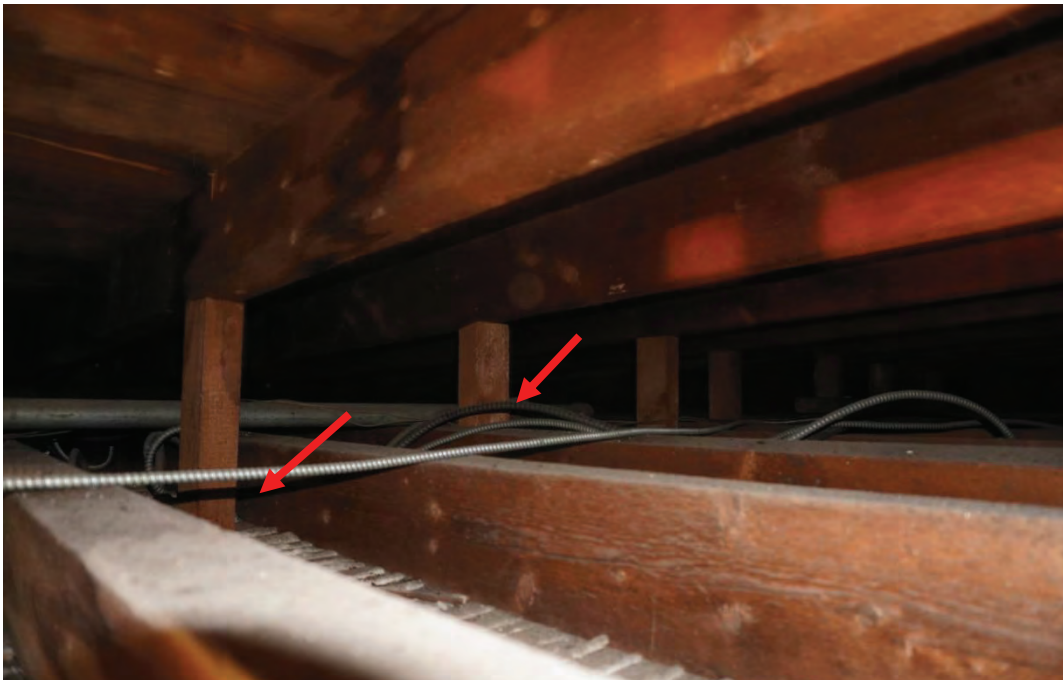


Photo #108: View facing northeast in roof void between 2nd floor ceiling joists and roof joists in the addition. Roof joists do not align with ceiling joists and are being supported at midspan with blocking that is resting right onto plaster ceiling (Probe #9).



Photo #109: View facing northeast in roof void between 2nd floor ceiling joists and roof joists in the addition. Roof joists do not align with ceiling joists and are being supported at midspan with blocking that is resting right onto plaster ceiling (Probe #9).

Attic



Photo #110: Pipe penetration drilled through girder drilled above its neutral axis. Observed in unfinished attic area, north side of original structure.



Photo #111: Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #10).

connection can be restored after overall analysis of condition



Photo #112: Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #11).



Photo #113: Post in attic space has moved out of place. Mortise and tenon joint that was connecting post to girder below has failed allowing member to rotate (Probe #11).



Photo #114: Vertical crack that has opened more towards the bottom observed, attic post
Unclear why this has occurred. Further investigation required (Probe #12).



Photo #115: Vertical crack that has opened more towards the bottom observed, attic post. Unclear why this has occurred. Further investigation required. New wood joists have been installed going east to west bearing on wood ledge that has been nailed into girder. It is unclear why this was done. Further investigation required (Probe #12).



Photo #116: New wood joists have been installed going east to west bearing on wood ledge that has been nailed into girder. It is unclear why this was done. Further investigation required (Probe #12).



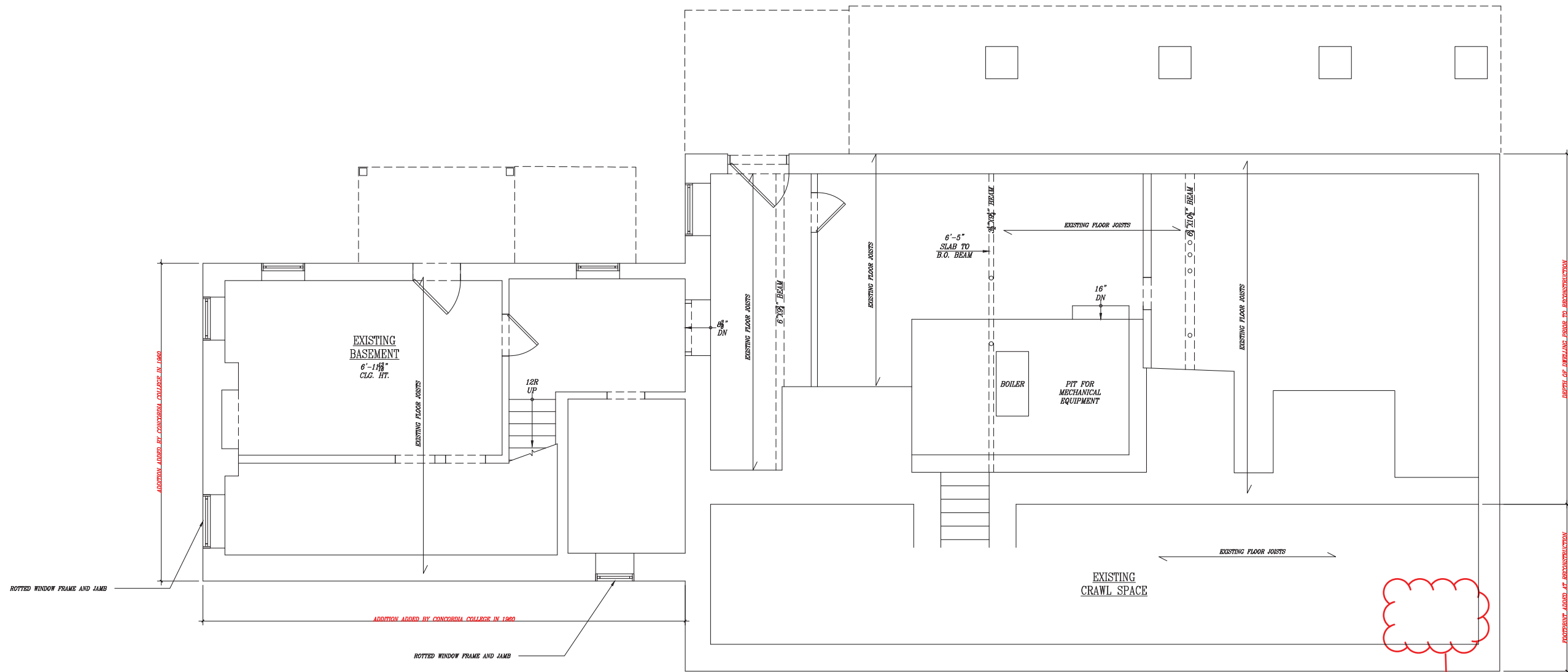
Photo #117: Roof support beam observed to be coming apart.



Photo #118: Roof support beam observed to be coming apart.

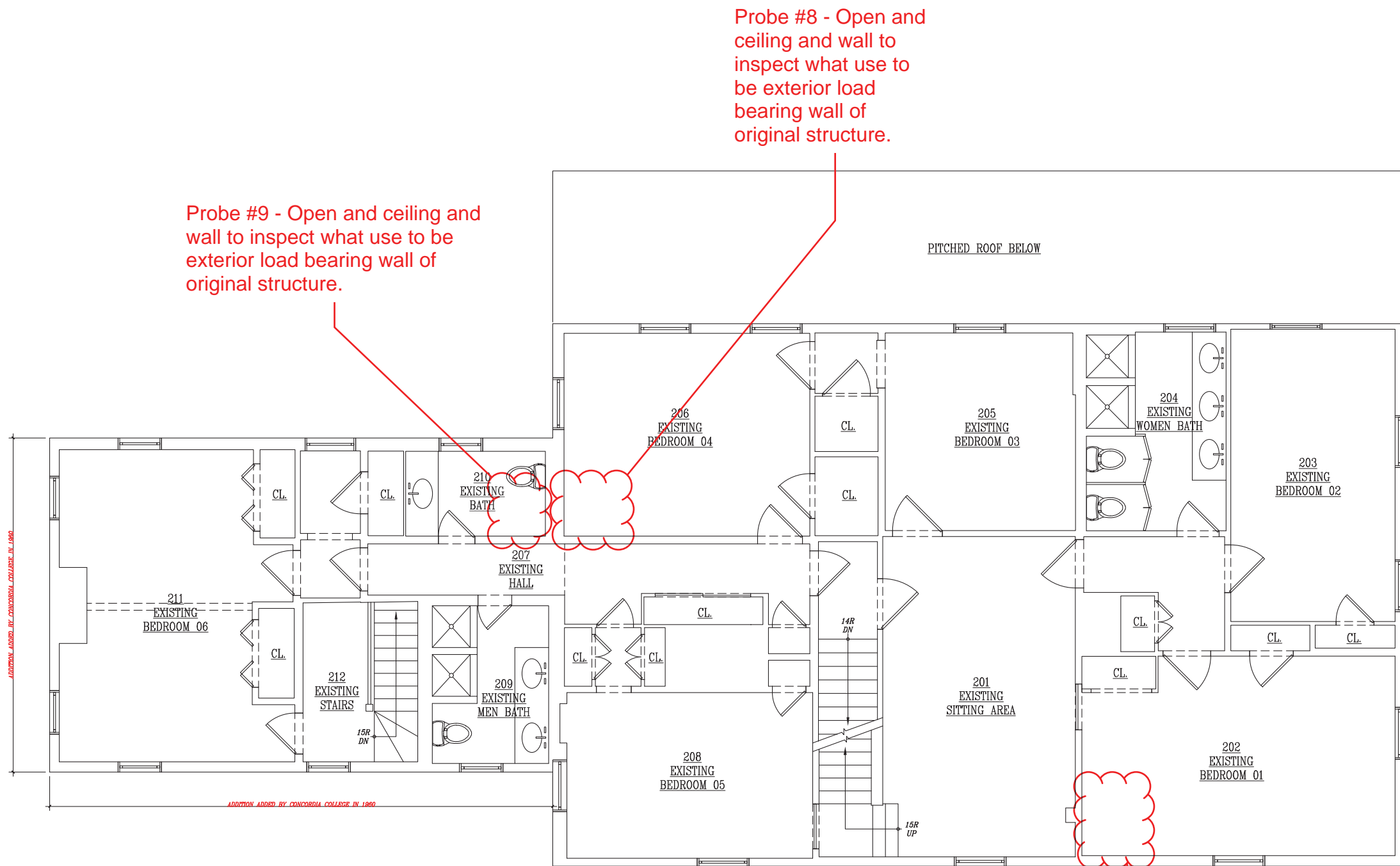
no sign of movement or failure at plaster boundary as the result of checking of member

Appendix B – Probe Locations



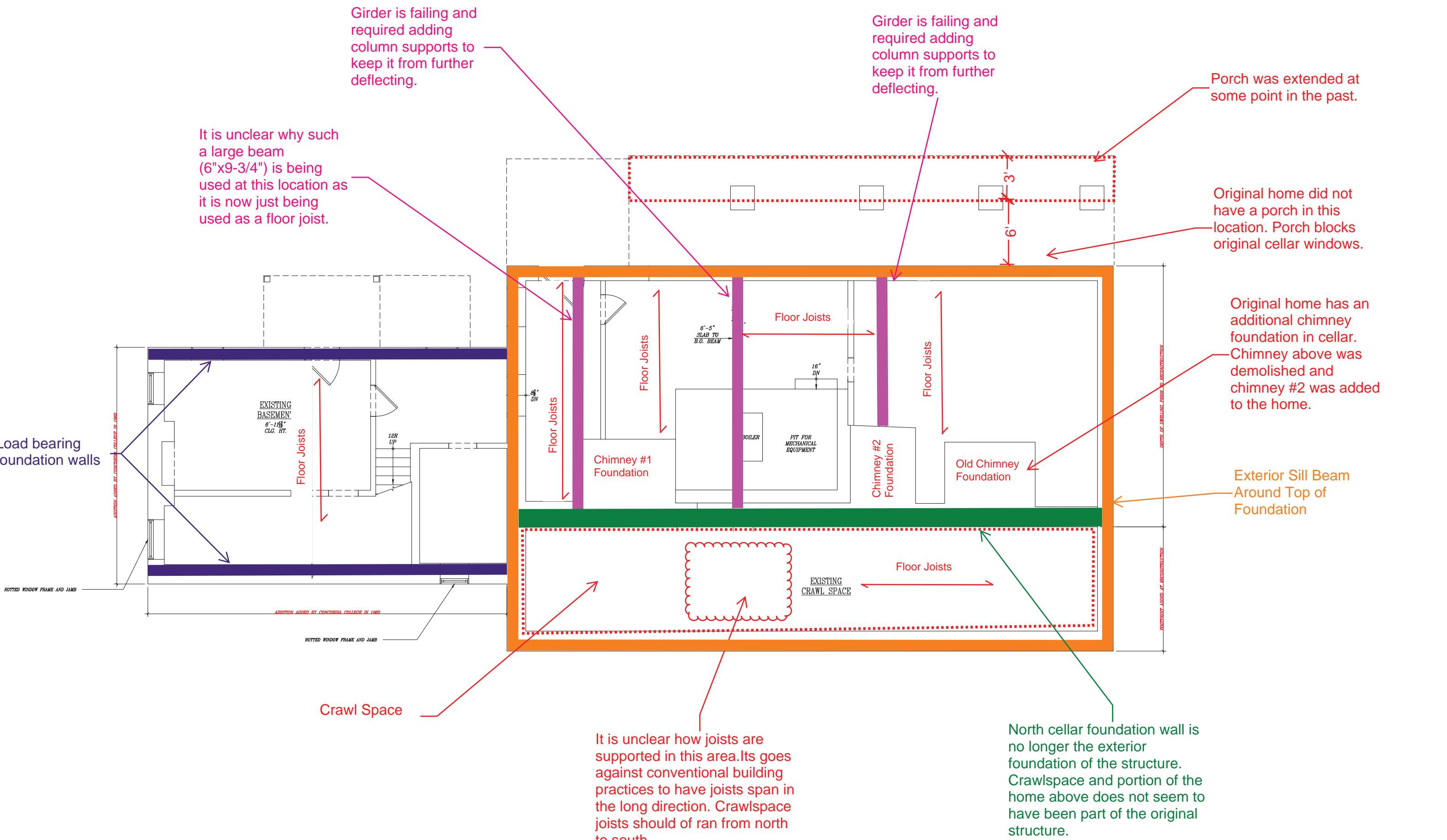
Probe #1 - Remove floor boards to inspect crawlspace.

Appendix B – Probe Locations



Appendix C – Structural Layout

(*Structural members shown are supporting ground level above.)



Girder is failing and required adding column supports to keep it from further deflecting.

Girder is failing and required adding column supports to keep it from further deflecting.

Porch was extended at some point in the past.

It is unclear why such a large beam (6"x9-3/4") is being used at this location as it is now just being used as a floor joist.

Original home did not have a porch in this location. Porch blocks original cellar windows.

Original home has an additional chimney foundation in cellar. Chimney above was demolished and chimney #2 was added to the home.

Exterior Sill Beam Around Top of Foundation

Crawl Space

It is unclear how joists are supported in this area. Its goes against conventional building practices to have joists span in the long direction. Crawlspace joists should of ran from north to south.

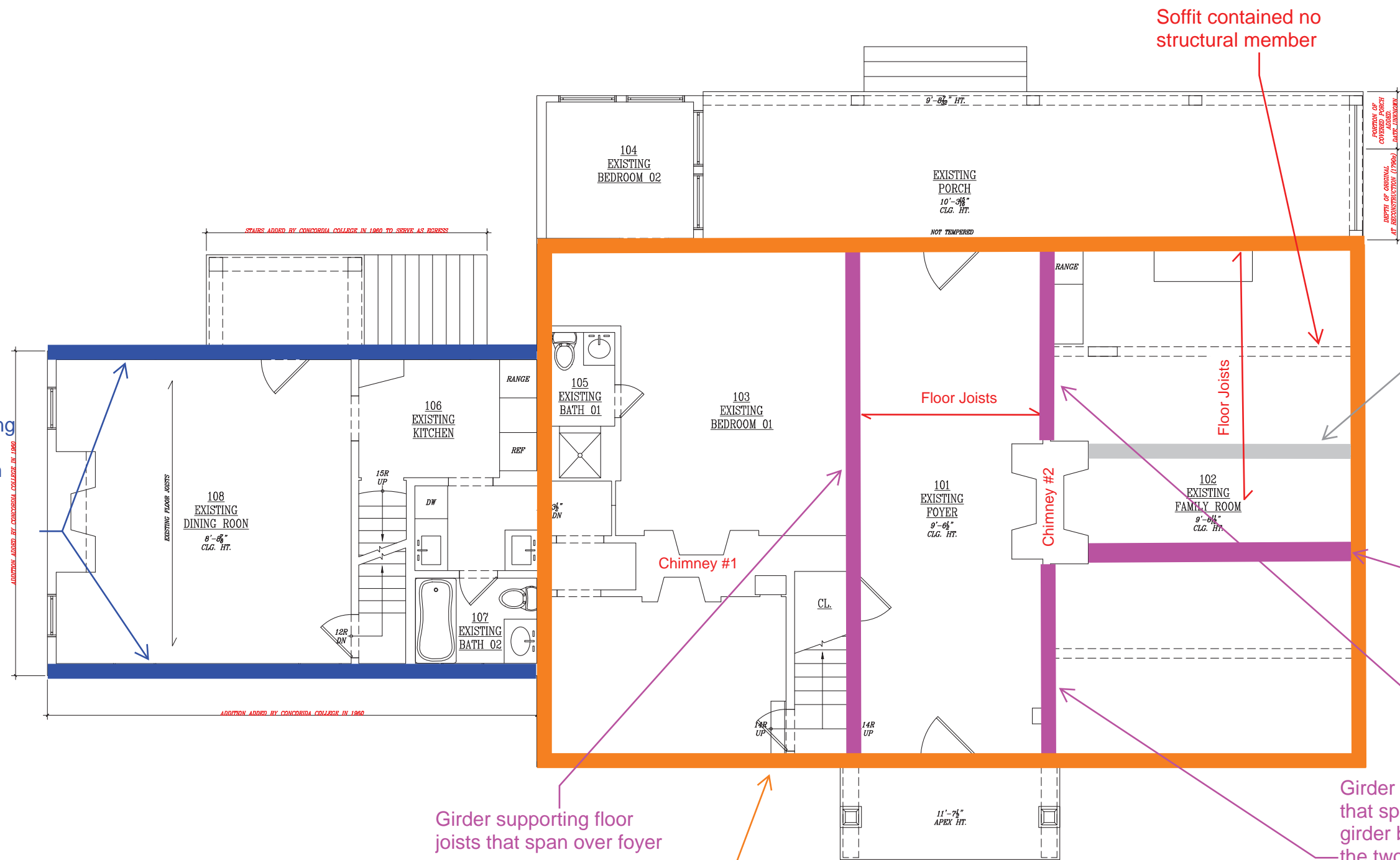
North cellar foundation wall is no longer the exterior foundation of the structure. Crawlspace and portion of the home above does not seem to have been part of the original structure.

Cellar/ Crawlspace

Appendix C – Structural Layout

(*Structural members shown are supporting second level above.)

Exterior load bearing wood framed wall. Extension built with modern framing techniques.



Soffit contained no structural member

Soffit contains large wooden member running below floor joists. Wood member is below ceiling level and is acting as additional support for floor joists. This is not a standard timber framing layout. Was a modification made after, potentially when the chimney was moved.

Floor joists connect to girder with mortise and tenon connections. Girder is above ceiling level.

Girder supporting floor joists that span over foyer. Original girder beam spanned between the two exterior facades and was modified when chimney #2 was added to the home.

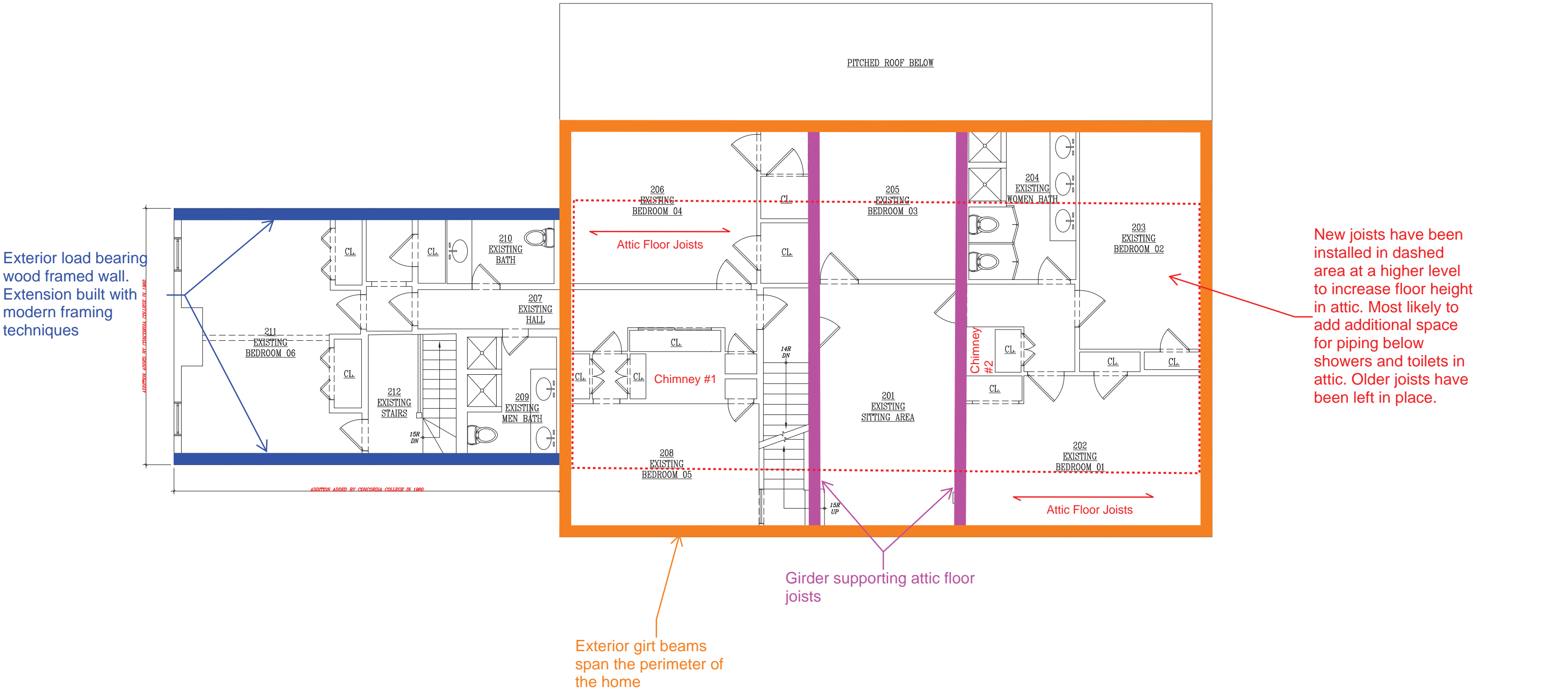
Girder supporting floor joists that span over foyer

Exterior girt beams span the perimeter of the home

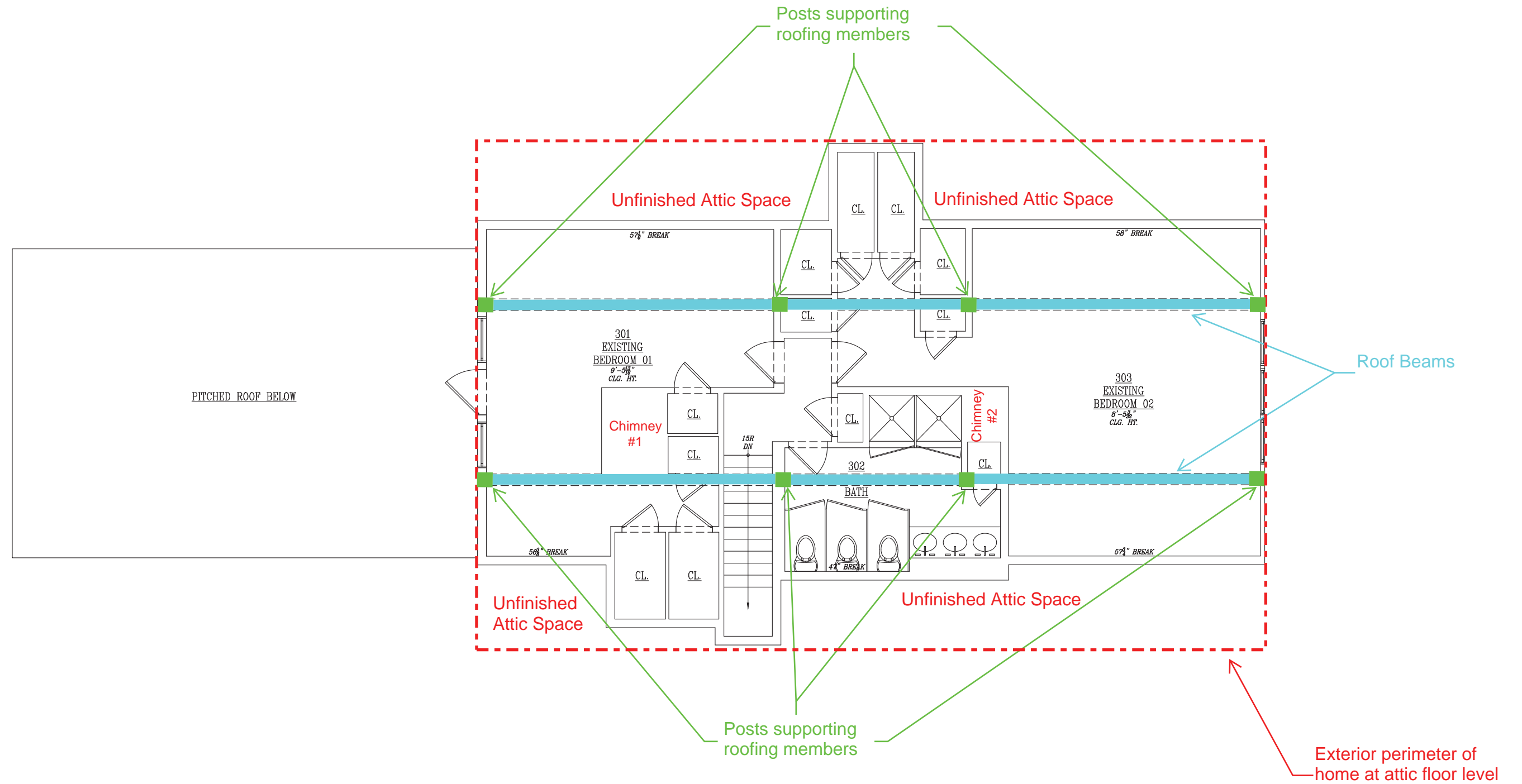
1st Floor (2nd Floor Framing)

Appendix C – Structural Layout

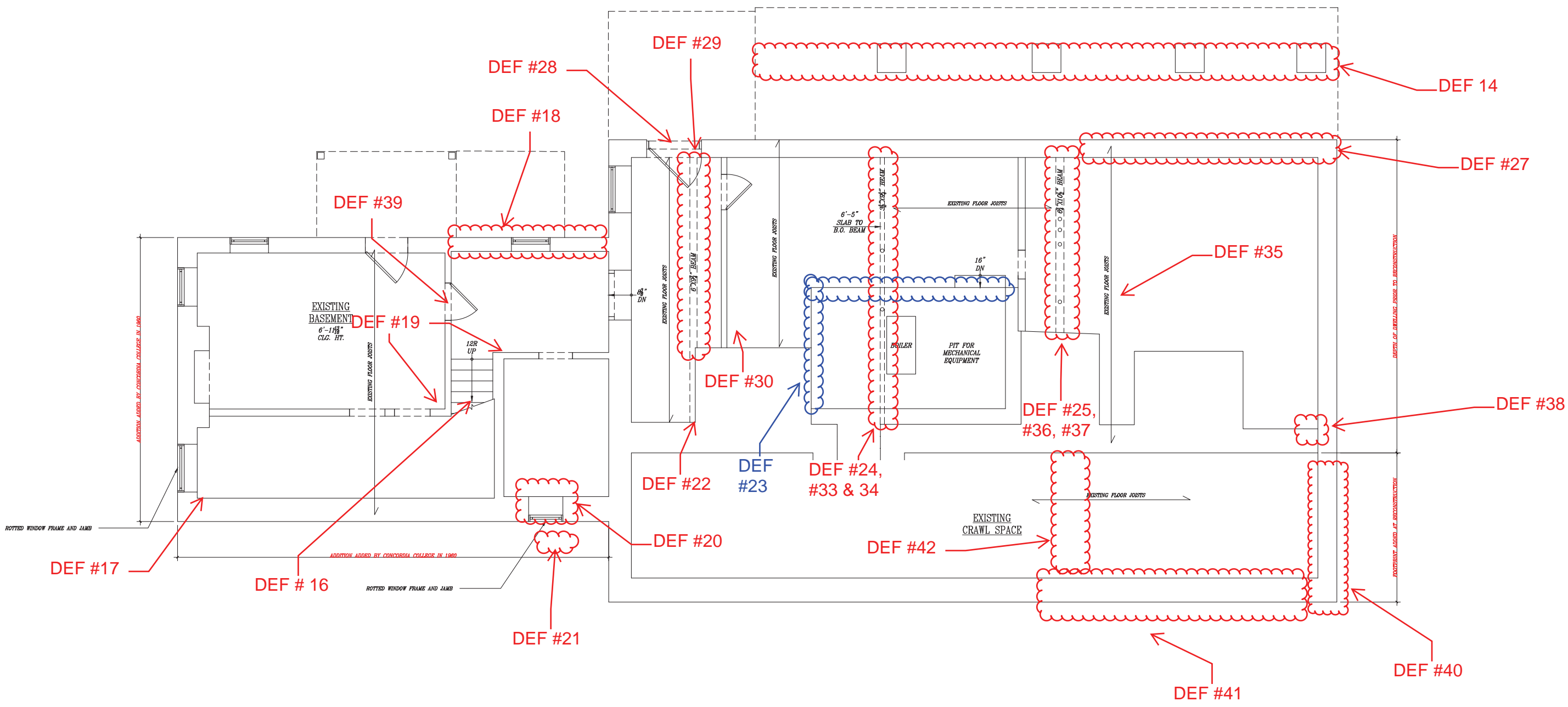
(*Structural members shown are supporting attic level above.)



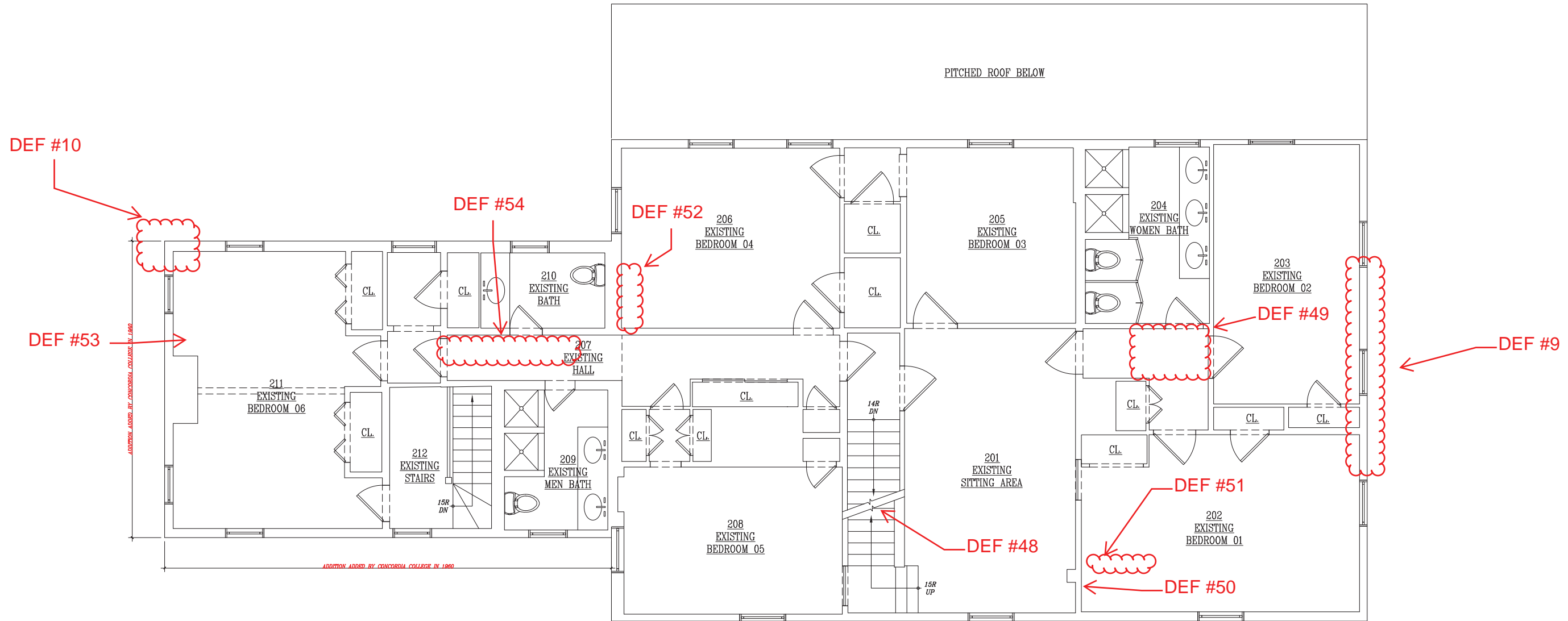
2nd Floor (Attic Floor Framing)



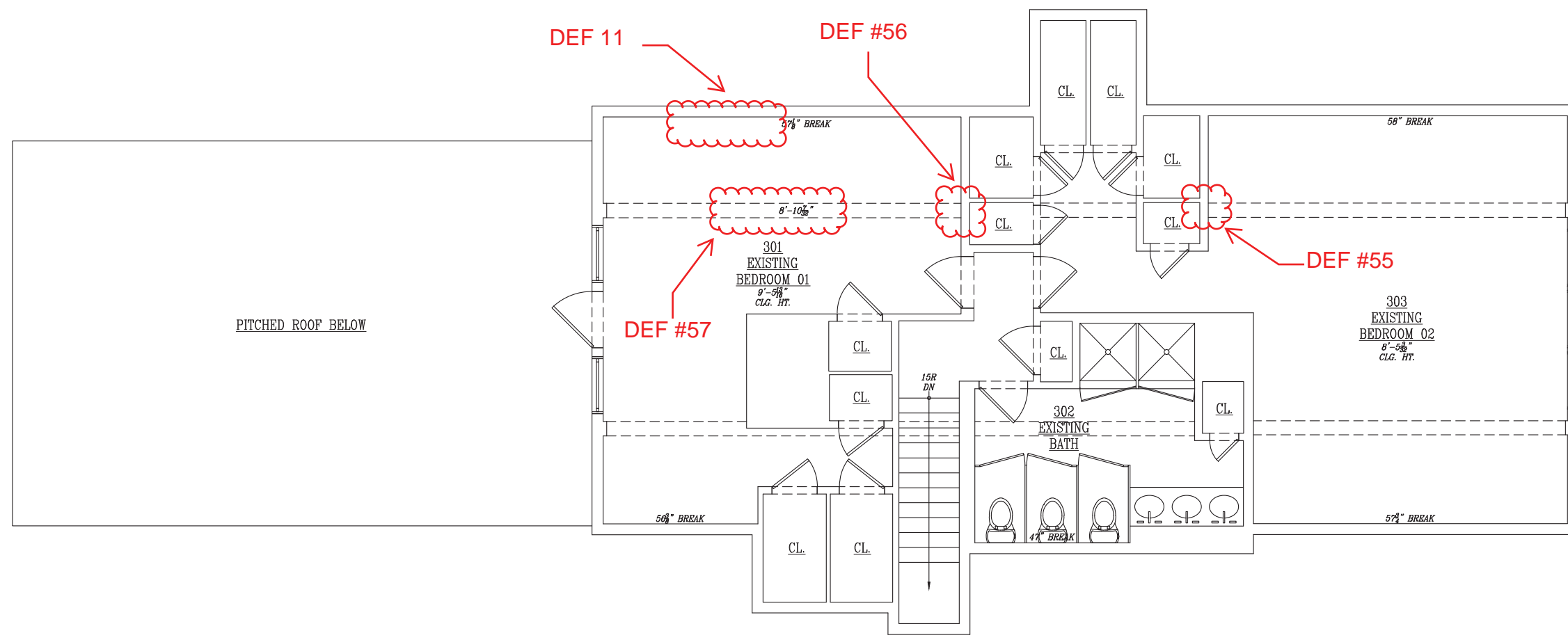
Appendix D – Deficiency Location Diagram



Appendix D – Deficiency Location Diagram



Appendix D – Deficiency Location Diagram

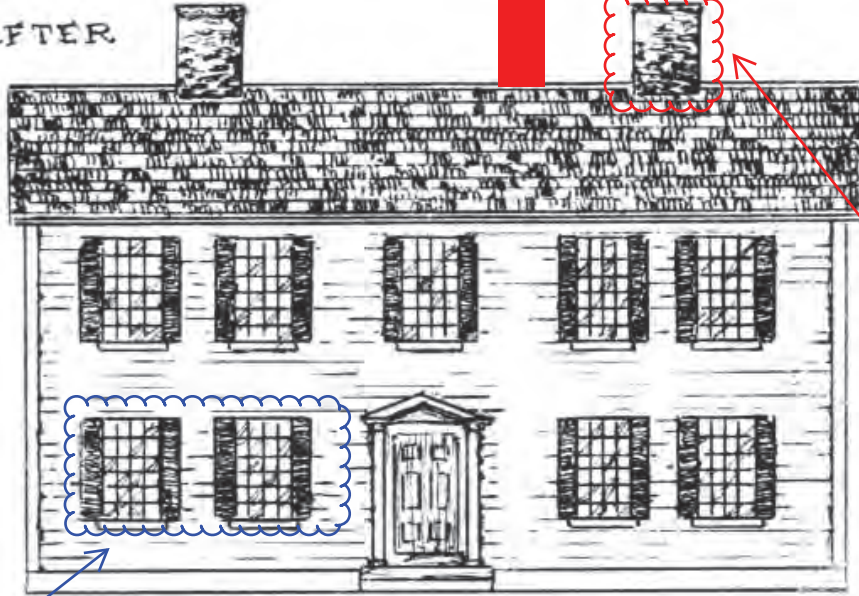


APPENDIX E - TWO INNER CHIMNEY
GEORGIAN COLONIAL LAYOUT

Chimneys in colonial era
Georgian style homes
were symmetrical.

New chimney added at
230 White Plains Road
at some unknown time
in the past.

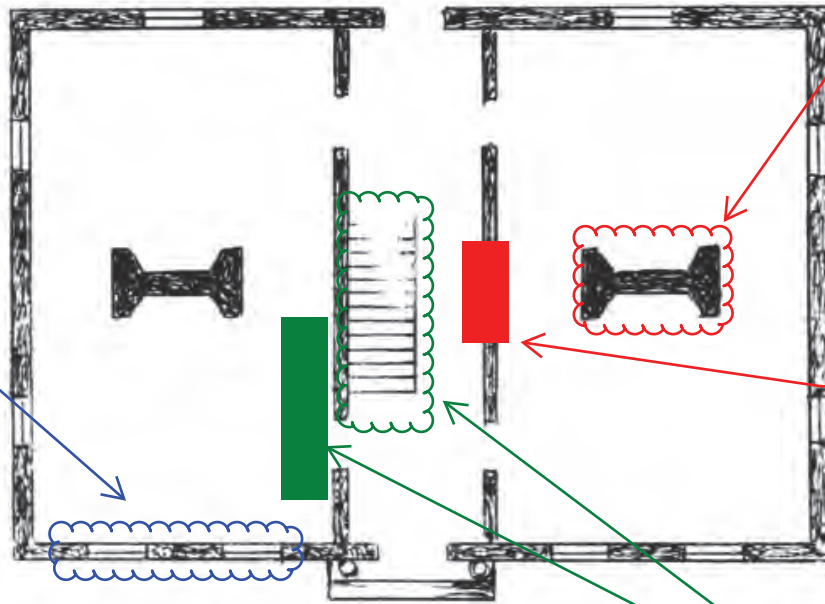
AFTER



Original chimney at
230 White Plains Road
was demolished and
moved at some
unknown point in the
past. The chimney
foundation is still in
place and can be
observed at cellar
level.

New chimney added at
230 White Plains Road
at some unknown time
in the past.

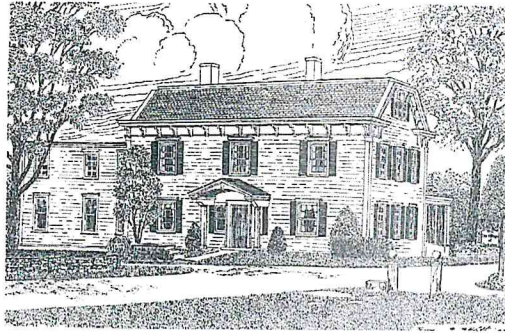
Original staircase
at 230 White Plains
Road was
demolished and a
staircase was
added at a new
location at some
point in the past.



GEORGIAN TWO CHIMNEY BACK-TO-BACK
FIREPLACES

Typically the front of
home had the double
sets of windows on
either side of the door.
This means the rear of
the home at 230 White
Plains Rd was the
original front of the
home.

Elevation and floor plan was taken from
the book "Home Building & Woodworking
in Colonial America"



Friends of the Ward House, Inc.

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June 9, 2023

Tuckahoe Historic Preservation Commission

Jennie Steinhagen (Chair)

Samara Abrams

Peggy Belles

Ladislao Castellanos

Greg Luisi

Village of Tuckahoe

65 Main Street

Tuckahoe, NY 10707

Dear Chairperson Steinhagen and Commissioners Abrams, Belles, Castellanos, and Luisi:

Friends of the Ward House, Inc. response to HPC's May 24th, 2023 Public Hearing regarding the Certificate of Appropriateness seeking Demolition of the Ward House.

The Friends of The Ward House respectfully submit the foregoing response to the Certificate of Appropriateness (COA) and supporting documentation submitted by Biggest Fish Westchester, LLC ("Biggest Fish") under the Tuckahoe Historic Preservation Law and in opposition to its outlandish request that the Tuckahoe Historic Preservation Commission Board (THPC) authorize the demolition of the Ward House.

As thoroughly documented and presented by renowned historical architect Stephen Tilly at the May 24th hearing, the contention that the Ward House must be demolished has no merit. Below are highlights of Tilly's observations which entirely refute the arguments put forth by Biggest Fish:

- **Probes**

Twelve probes were made, ostensibly to “investigate the structural integrity of the home.” In a listed structure like the Ward House, best practices emphasize non-destructive investigations using tools such as 2D and 3D laser scanning, infra-red scanning, boroscope investigation through existing openings or tiny new ones, or ground penetrating radar, rather than destructive exposures. **We resort to destructive exposures only when we see emerging conditions that cannot be investigated through other means. The extent of probes undertaken, in my opinion, was excessive and did damage to some historic fabric, but it did have the benefit, for those of us unable to assess the interior of the structure, of revealing the intact, surviving condition of the 18th century timber frame structure underlying the exterior. The probes, as Mr. Panagopoulos notes, also help tell a partial story of the evolution of the building over time. The State Historic Preservation Office (SHPO), as you are aware, supports the preservation of the “continuum” of use, rather than restoration to some “original” condition. The changes, rather than a defect, as the thrust of the Applicant’s submission seems to suggest, the retention and explanation of adaptations to changing uses in a positive condition.**

- **Conditions**

The conditions noted in the Pantec report are consistent with the era of construction and subsequent uses and modifications over time. By comparison to the Odell House, a Revolutionary Era building in a neighboring community, the Ward House is essentially intact and needs what I would characterize as “normal” repairs, rather than exceptional measures. I see the assessment’s results as comparable to a buyer’s inspection report of a residential property. To address the condition noted in numerous places in the report, yes, it would be advisable to replace the temporary columns in the basement with permanent, footed columns with permanent connections to the beams above. We normally try to avoid jacking in an historic building since it risks unwanted displacement elsewhere, but in an in-situ analysis would be required to make that determination.

- **“Deficiencies”**

The term “deficiencies” should be replaced by “conditions noted”. Our office does many condition assessments; and the typical regime used to rank conditions in such an assessment is a number scale, either 1-5 or 1-10, or a verbal descriptive scale such as “excellent, good, fair, poor”. We feel there is more objectivity in using such a scale. In each case we make our own assessments based on our experience and industry standards.

- **Historic Status**

The cover letter suggests that “the property’s historical significance (if any) is now unrecognizable”. To review: the Ward House is located at an intersection that dates to the early part of the eighteenth century. The earliest and larger portion of the building is a timber-frame, Colonial house constructed before 1797 to replace an earlier house burned by the British forces in 1778 in retaliation against the Patriots. A secondary wing in the Greek Revival style was constructed in the 1950s under Concordia College ownership. The historic house has served as a residence, tavern, post office, stagecoach stop and, most recently, a women’s dormitory. While the architectural style and exterior details of the house remained consistent and appropriate over the last two centuries, the various uses reflect the growth of and changes to the neighborhood. The property is considered Eligible for the National and New York State Registers of Historic Places, and it has been approved as a Local Landmark in the Village of Tuckahoe. Nothing in the submission appears to us to have any impact on the building’s status.

- **Exterior**

The Ward House retains the rich exterior ornamentation of an important 18th century Georgian building; paneled friezes with elaborate scrolled and filleted brackets, labeled and punched windows with hoods, shutters, beaded fasciae, crown molded cornices and rake moldings and paneled corner pilasters. The investigation shows us the survival of original clapboards under the vinyl siding (which does not diminish the building’s integrity or historic status). The basic regime of window locations remains intact, further supporting its integrity and continued designation as a landmark.

- **Safety to Inhabit**

No evidence in the submissions supports the unconditional conclusions that the building is “unsafe” to inhabit, as the introductory letter by Zarin & Steinmetz suggests. There is no conclusion to that effect in the assessment, and my own review of the visual evidence and the exterior condition of the house yields no support at all for that conclusion. There is zero evidence for the assertion in the cover letter that “*the property is in*

such a state of disrepair that the replacement of the structure is the only reasonable method of ensuring the health, safety and welfare of the occupants while returning the property back to its traditional use". If the evidence presented was the standard for replacement, then I would suggest the houses of many members of the audience, the commission, my neighbors and perhaps the lawyers themselves must be replaced by new structures.

- **Repairs and Maintenance**

The proposal to demolish and replace has no merit, in my opinion. Repairs and maintenance are required for buildings of any era, including those that have a pedigree stretching back to the 18th century. Timber frame structures need to be understood before they are modified, but the evidence suggest that much of the original timber frame survives and has not been compromised. Repairs and maintenance are in order. If this was a pre-purchase inspection, which it closely resembles, I would say yes, put some cash in a reserve fund, but buy this distinctive historic structure and enjoy it.

Stephen Tilly, AIA, LEED, AP

We would also like to point out the absence of adherence by Biggest Fish to the Tuckahoe Historical Preservation Law (THPL). What, if any, maintenance has been done to the landmarked house by the developer? None that has been presented publicly. Instead, Biggest Fish has evaded or ignored all its obligations under the THPL including but not limited to those under Sections 8 a, b & e.

As part of our response, we are including as an addendum, a letter previously submitted by attorney Gary S. Rappaport commenting on the COA. *

Biggest Fish absurdly wants to save the Ward House by demolishing it. Despite being presented with a “chapter and verse” evaluation of the rich architectural heritage of the Ward House by Stephen Tilly, one of America’s most renowned historic preservation architects, including Tilly's unequivocal assertion that the Ward House remains structurally sound, Biggest Fish and their team of lawyers, architects, and engineers (none of whom have any experience in assessing or preserving historic buildings or interest in doing so), risibly, if not fraudulently, maintain the Ward House is in imminent danger of falling down and that in any event, its days of being a part of the history of Tuckahoe are “history.” Contrary to the developer’s dubious assertions, residents from all over the United States gave proof through the night to the Tuckahoe Historic Preservation Commission that the Ward House, in existence for nearly 250 years, is still inspiring Americans and even British citizens of all

generations to rediscover and revel in the social, cultural, and architectural importance of the Ward House. The site is situated not only at the gateway of the three Westchester communities of Bronxville, Tuckahoe, and Eastchester along the historic White Plains Post Road, but at the crossroads of American history.

As then Senator and presidential candidate John F. Kennedy, a former Bronxville resident, said in 1960 at a gathering at Hyde Park NY about the need to preserve our history:

"And this is why we have gathered here at the home of enduring greatness —not merely to pay tribute — but to refreshen our spirits and stir our hearts for the tasks that lie ahead. We celebrate the past to awaken the future."

The Ward House is one of our homes of enduring greatness. It should not fall to Biggest Fish's wrecking ball. Accordingly, the wholly deficient Certificate of Appropriateness (actually a Certificate of Inappropriateness) must be dismissed.

Very truly yours,

The Friends of the Ward House, Inc.



Sal Provenzano, President

Cc Stephen Tilly, AIA, LEED, AP
Gary S. Rappaport, Esq.

*Letter from Gary S. Rappaport, Esq., dated May 22, 2023

I am writing in response to meeting of the Certificate of Appropriateness (COA) filed by applicant Biggest Fish Westchester LLC (Applicant), which, for the reason set forth below, should be deemed void ab initio and dismissed.

The application for a COA seeks relief not permitted under Tuckahoe's Historic Preservation Law

Section 11A-7(c) of the Tuckahoe Historic Presentation Law provides as follows:

"Criteria for issuing a certificate of appropriateness. The commission shall approval 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."

Under Tuckahoe's Historic Preservation Law, the primary purpose of a COA is to permit alterations of a local landmark (such as the Ward House) but not its wholesale meeting with the wrecking ball, as the Applicant now seeks to do. As will be fully demonstrated, the Applicant's COA is, in my professional opinion, fraudulent. Instead of an actual COA, it is an improper and entirely inadequate hardship application masquerading as a COA.

Moreover, the COA reveals the Applicant may have compromised the structural integrity of the Ward House through inappropriate structural probes undertaken without authorization by the Preservation Committee and made in derogation of the customary practice of investigating historic properties such as the Ward House.

2. The COA is a disguised and inadequate hardship application,

Section 11A-7 (c)(3) of the Tuckahoe Historic Preservation Law reads as follows:

"Demolition, removal, or relocation. A certificate of appropriateness for demolition, removal, or relocation of a local landmark shall only be approved if the commission determines that the Applicant has established a hardship or if written reports, from the building department and/or other licensed engineers or architects with experience in rehabilitation or reuse of historic structures, have determined that the landmark presents an imminent and unavoidable threat to the public health, safety, and welfare."

All provisions allowing the demolition of the Ward House, as outlined in the above section, have yet to be met. The extensive documentation required in Tuckahoe's Historic Preservation Law has yet to be provided.¹ Nor has the Applicant submitted any written reports from either Tuckahoe's building department and/or other licensed engineers or architects with experience in rehabilitating or reusing historic structures which have determined that the Ward House presents an imminent and unavoidable threat to the public health, safety, and welfare.

Fatally to the Applicant's COA, Pantec, the engineering firm hired by the Applicant in support of its dubious COA, does not claim any inquire expertise in rehabilitating or reusing historic structures.² This failure alone renders the COA (which seeks demolition of the Ward House) deficient from its inception, warranting its dismissal ab initio. Additionally, Pantec's report, which is replete with speculation and conjecture, is not a balanced assessment of the Ward House. Instead, it is designed to compel a conclusion, one that is demonstrably false. Under these circumstances, the landmarked Ward House should not fall to the Applicant's wrecking ball. I thank the Preservation Committee for its careful consideration of the foregoing and urge it to find that the Applicant's COA is woefully insufficient and premature hardship application that should be readily dismissed.³

¹ Section 11A-9

Hardship criteria for demolition, removal, relocation, or alterations.

(a) An applicant whose certificate of appropriateness for a proposed demolition, removal, relocation, or alternation of a landmark, resource, or property has been denied may apply for relief on the grounds of economic hardship. In order to prove the existence of economic hardship, the applicant shall document each of the following:

(1) The landmark is in a serious state of disrepair, which is not due to the waste or neglect of the property owner;

(2) The alleged hardship is not self-created (a hardship is self-created when the applicant acquires the property subject to the restrictions from which the applicant seeks relief), which factor alone shall not preclude the approval of a certificate of appropriateness;

(3) The local landmark, and the lot upon which it was situated at the time of designation, is incapable of earning a reasonable return as demonstrated by competent financial evidence;

(4) The landmark cannot be adapted for any other use, whether by the current owner or by a purchaser, that could earn a reasonable return;

(5) The alleged hardship is unique and does not apply to other landmarks;

- (6) That demonstrated efforts to find a purchaser interested in acquiring the property have failed, including: (a) Any listing of property for sale or rent, price asked, and offers received within the previous two years; and (b) Testimony and relevant documents regarding: any real estate broker or firm engaged to sell or lease the property, reasonableness of price or rent sought by the applicant, or any advertisements placed for the sale or rent of the property;
- (7) Cost estimates for the proposed construction, alteration, demolition, or removal, and as an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness;
- (8) Demonstrated attempts to apply for or be qualified for economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

²A review of Pantec's website confirms they claim no such expertise in evaluating historic structures. <https://pantec-engineering.com> In fact, they claim to be "New York City & Long Islands (sic) Premier Inspection and Engineering Team." There is no mention of Westchester County.

³As the Preservation Committee may be aware, the Applicant frivolously sued the Friends of the Ward House, Inc. as part of its legal challenge to the decision by the Preservation Committee and the Village Board of the Village of Tuckahoe to designate the Ward House a local landmark. Such legal misconduct is barred by New York State's anti-SLAPP law which protects advocacy over matters of public interest and imposes monetary sanctions against litigants such as the Applicant who seek to intimidate citizens who speak out on public matters (e.g., the landmarking of the Ward House), by bringing Strategic Lawsuit Against Public Participation. It appears the COA submitted to the Preservation Committee is a continuation of the Applicant's sharp practice in this matter.

June 14, 2023

Via FedEx & Email (mmccann@tuckahoe-ny.com)

Tuckahoe Building Department
Attn: Historic Preservation Commission
Tuckahoe Village Hall
65 Main Street
Tuckahoe NY 10707

***Re: Biggest Fish Westchester LLC (“Applicant”) – Certificate of Appropriateness
Section 31. Block 3 Lot 13 (“Property”)
230 White Plains Road, Village of Tuckahoe***

Chairperson Stainhagen and Members of the Commission:

On behalf of Biggest Fish Westchester LLC, the owner of the Property, we write in connection with the application before the Historic Preservation Commission (the “Commission”) for a Certificate of Appropriateness pursuant to Chapter 11A of the Village Code (the “Historic Preservation Law”). Our submission was filed March 15, 2023 and we appeared before you on this application on May 24, 2023 at which time a public hearing was opened and closed with the comment period left open. In response to the comments raised during the public hearing, and to supplement our application submission, please find below a summary of this application’s compliance with the Historic Preservation Law’s Certificate of Appropriateness requirements.

The Historic Preservation Law, which was adopted by Local Law No. 1-2022 and for the following express purposes:

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

Village Code § 11A-3.

As discussed below, the Applicant’s proposal to remove and rebuild a designated Local Landmark is consistent with each of the above listed purposes and should be approved.

The Applicant seeks to remove and rebuild the existing building on the Property consistent with the plans prepared by Louis Campana Architect entitled “Residential Reconstruction at 230 White Plains Road,” and last revised March 8, 2023. As shown in these drawings, the Applicant proposes to preserve the historic nature of the Property by constructing a building with a similar architectural design, location, and size, and by incorporating the existing historic features of the Property, including the carriage steps, stone walls and walkways, and stone foundation materials. In doing so, the proposed development will not have a substantial adverse effect on the aesthetic, historical, or architectural significance and value of the local landmark.

New Construction

Historic Preservation Law sets forth the standards to guide the Commission in the review of a Certificate of Appropriateness application. (*See* Village Code Section 11A-7(c)). As detailed below, the proposed development satisfies the criteria and standards set forth in Village Code Sections 11A-7(c) and 7(c)(1), and as such, this Commission may approve this Application for a Certificate of Appropriateness.

First, the Applicant proposes to use the Property for its historic purpose, a use that will require minimal change to the defining characteristics of the building, site and environment. The structure sought to be reconstructed was historically used as a single-family dwelling. Despite numerous other temporary uses over the building’s lifetime, the most recent of which being a residential dormitory for Concordia College, the structure’s exterior design and the site’s overall appearance has remained, for all intents and purposes, consistent with the design of a single-family dwelling. The Applicant proposes to use the Property for a single-family dwelling, which is consistent with the historic use of the Property as well as the use of the properties in the surrounding area. Further, as previously noted, the reconstruction will have a design, location and size similar to that of the existing structure and will maintain key historic features of the Property, such as the carriage steps, stone walls and walkways, and foundation materials. As such, the Applicant’s proposal will result in minimal change to the defining characteristics of the building, site and environment. Further, the Applicant proposes to further honor the historic use of the property by adding educational components (such as a plaque or other materials) to the Site that would explain its historic and cultural relevance.

Second, the Application avoids the removal of key historic materials from the Property. In support of this Application, the Applicant submitted the Structural Consulting Report, prepared by Pantec Engineering and dated January 28, 2023 (the “Pantec Report”). No other party has submitted any testimony from an expert qualified to opine as to structural integrity of this building – *i.e.*, an engineer. The Pantec Report documents the physical condition of the Property and the structural integrity of the existing building. Significant to this Application, the Pantec Report notes that “the majority of the original home’s interior and exterior have been modified over the years leaving almost no original features to the home other than its general exterior shape” and that “there are multiple signs of structural deterioration throughout the home.”¹ Given the conditions detailed in the Pantec Report, the Applicant seeks to remove and reconstruct the existing building

¹ See Pantec Report, p. 1-2.

as part of this Application. Notwithstanding this, the Applicant does seek to maintain key historic features of the Property to the extent practicable. This includes (i) the reuse of historic stones from the existing foundation in the new foundation construction; (ii) the reconstruction and repair of the stone masonry retaining wall; (iii) the repair of the stone platform and steps (carriage steps); and (iv) the repair of the stone wall and steps along White Plains Road.² As such, the proposed development satisfies the standard that new construction retain historical materials and features that characterize the Property.

Third, the new construction is compatible with the massing, size, scale, and architectural features of the existing site conditions so as to protect the historic integrity of the Property and its environment, as the proposed development satisfies the criteria set forth in Village Code Section 11A-7(c)(3). As discussed in the Pantec Report, the existing building has been significantly modified and is in a severe state of disrepair. As a result, the Applicant proposes to demolish and reconstruct the building. It has been documented by a licensed engineer in the Pantec Report that the existing conditions prevent the Applicant from utilizing most of the existing building's materials, as the majority of the materials are comprised of damaged components that cannot be saved or modified materials that have no historical significance. Notwithstanding this, the proposed construction is designed to present minimal alterations to the historical features of the Property, as the new construction is designed to reflect the building as it was understood to be prior to modification, and the site will incorporate historical features of the Property that can be maintained and restored. Specifically, the proposed building is designed to incorporate the same architectural design and similar colors and materials to that of the existing building, as well as maintain key historical features of the Property. The Applicant proposes to reconstruct the existing building for a single-family dwelling use, thus returning the Property to its historic use, as well as to a use that is consistent with both the uses permitted in the applicable zoning district and those existing in the surrounding neighborhood.

Architecturally, the Applicant proposes to construct a colonial-era Georgian style home, the same style structure that currently exists at the Property.³ In terms of materials, rather than build a structure with modern-looking materials, like those used in the prior modification of the existing structure (i.e., vinyl siding), the Applicant proposes to construct the building using textures, materials and colors that are compatible with the alleged historic character of the Property, the surrounding neighborhood, and the Village. These materials include blue stone for the terrace, stoop and walkway,⁴ 5-inch white oak flooring for the building's interior,⁵ 6-inch stone veneer and Old Mystic Tumbled Thin brick veneer on the building's exterior,⁶ white Hardie

² See Sheet A100 to the Louis Campana Architect site plan set entitled "Residential Reconstruction at 230 White Plains Road," and last revised March 8, 2023 (the "Site Plan").

³ See Site Plan, Sheets A404 to A407.

⁴ See Site Plan, Sheet A200 at Note 4.1.

⁵ See Site Plan, Sheet A200 at Note 9.8.

⁶ See Site Plan, Sheet A200 at Notes 4.4 & 4.5.

clapboard with 6-inch exposure for the building's siding⁷, and charcoal shingle roofing.⁸ In addition, the colonial-era Georgian style will maintain a similar fenestration pattern and porch design, utilizing bluestone stoop with portico and white double-hung windows with charcoal colored shutters.⁹

Further, and as previously noted in this letter, the Applicant also proposes to retain historical features of the Property, including stone walls, stone slab walkways, and the stones used in the existing foundation. The Applicant will retain and restore the stone walls located along the rear and side yard (abutting White Plains Road) and the stone retaining wall located along the Property's driveway and extending into the front yard. Prior ownership failed to maintain these walls, resulting in both falling into a state of disrepair. The Applicant will restore these walls to ensure their integrity and maintain the historical value the walls have to the Property. The Applicant also proposes to utilize the stones from the existing foundation wall in the new foundation, thus maintaining the colonial-era appearance of the new structure's foundation. Lastly, the Applicant proposes to restore and repair the stone slab steps and walkway on the Property. The prior owners permitted the walkway to heave and sink, creating a dangerous condition.

The Applicant also proposes to maintain the position and scale of the new construction, in relation to the existing structure. A minor increase in the gross floor area from the existing 4,617.4 square feet to 4,692 square feet, an increase of 0.5%, is proposed. The building's setbacks will remain close to those existing today, with the front yard along White Plains Road remaining the same and the front yard along Winslow Circle increasing from 22-ft 9-inches to 25-feet solely due to a reduction in the front portico depth. The building's exterior façade will remain in the existing location along Winslow Circle.

Lastly, the proposed building height and roof shape will remain almost identical to that of the existing structure. Like the existing building, the proposed roof style is pitched with shingles.¹⁰ In addition, the proposed building height will decrease by a mere 9.5-inches, essentially maintaining the existing building height.¹¹ Both these characteristics are not only consistent with the existing building but are also consistent with the surrounding neighborhood. Further, as the proposed dwelling's dimensions nearly match the dimensions of the original structure (prior to the non-historical modifications), the relationship of the width of the building to the height of the front elevation will remain largely unchanged.¹²

Given the above, the standards for issuing a Certificate of Appropriateness for new construction set forth in the Historic Preservation Law have been met, and as such, your Commission may find that the proposed work will not have a substantial adverse effect on the

⁷ See Site Plan, Sheet A200 at Note 7.2.

⁸ See Site Plan, Sheet A200 at Note 7.1.

⁹ See Site Plan, Sheet A200 at Notes 4.1, 8.1 & 8.4

¹⁰ See Site Plan, Sheet A200 at Note 7.2; See also Sheet A205, A404 to A407.

¹¹ See Site Plan, Sheet A100 at Site & Zoning Information Table.

¹² See Site Plan, Sheet A100.

aesthetic, historical, or architectural significance and value of the local landmark. This is because, in sum, the proposed work will retain and restore historic features of the Property and will return the Property to its historic use while creating a structure that resembles the historic structure but in a maintained and orderly manner.

Demolition and Removal

In addition to satisfying the standards for issuing a Certificate of Appropriateness, the Applicant also satisfies the Historic Preservation Law's criteria for the demolition of a local landmark as set forth in Village Code Section 11A-7(C)(3). As previously mentioned, the Applicant has submitted the Pantec Report in support of its application for a Certificate of Appropriateness. The Pantec Report documents the physical condition of the Property and the structural integrity of the building. Significant to this application, the Pantec Report notes that "the majority of the original home's interior and exterior have been modified over the years leaving almost no original features to the home other than its general exterior shape" and that "there are multiple signs of structural deterioration throughout the home."¹³

Again, the Pantec Report is currently the only report from a licensed engineer before your Commission, and no other party has submitted any testimony from an expert qualified to opine as to structural integrity of this building (an engineer). The only response received from an expert has been the March 15, 2023 letter from architect Stephen Tilly (the "Tilly Letter"). The Tilly Letter comments on the Pantec Report, but admits that the letter is made without having personally inspected the Property or otherwise observed the conditions commented upon.¹⁴

As noted in the Pantec Report, the deterioration and unsafe conditions of the Property are the result of improper modifications and neglect/failure to maintain the property and structure.¹⁵ The structure has significant water damage to the roof, walls and foundation, resulting in the presence of mold and rotted structural components.¹⁶ Termite damage has been found in multiple locations of the structure, having damaged the integrity of structural components including the wood joists.¹⁷ This termite damage is in addition to the impact prior modifications have had to the integrity of these components. As stated in the Pantec Report, the floor joists have had holes drilled through them by the prior owners when making modifications to the building.¹⁸ Of additional concern is the relocated chimney, which was performed by the prior owners by cutting into the girder beam, a key structural component in any building.¹⁹ All of these conditions impair the integrity and overall safety of the structure. The exterior walls are bowing, differential settlement

¹³ Pantec Report, p. 1-2.

¹⁴ Tilly Letter, p. 1.

¹⁵ *See generally* Pantec Report.

¹⁶ *See* Pantec Report, p. 3 at 3; p. 4 at 11 & 13; p. 5 at 17-20, 22-23 & 27; p. 7 at 52 & 53.

¹⁷ *See* Pantec Report, p. 5 at 30 & 35; p. 8 at 51.

¹⁸ *See generally* Pantec Report, p. 4-7.

¹⁹ Pantec Report, p. 7 at (a).

is visible in multiple locations, foundation is deteriorated and cracking, and floor joists, if not already deteriorated or otherwise damaged by termites and water, are cracking. Given the above, the Property is in a serious state of disrepair, due not to the action/inaction of the Applicant, but rather that of the prior owner(s). These conditions give rise to an imminent and unavoidable threat to the public health, safety, and welfare, as well as the safety of those seeking to occupy the premises. As such, the Commission may approve the Certificate of Appropriateness for demolition and removal of this local landmark as the conditions of Historic Preservation Law Section 11A-7(c)(3) are satisfied.

Hardship

In the alternative, should the Application for Certificate of Appropriateness be denied, the Applicant is prepared to present to the Board that the Application satisfies the hardship criteria set forth in Historic Preservation Law Section 11A-9(a), including the financial analysis, and intends to make such an application if necessary. While Applicant reserves its arguments regarding the inability to obtain a reasonable return on the Property absent the granting of the Certificate of Appropriateness sought in this Application, the self-created hardship and uniqueness of hardship factors are briefly addressed below.

First, the Applicant's hardship was not self-created. The Applicant purchased the Property in late 2021. At that time, the Property was not a designated landmark. In fact, the Historic Preservation Law was not enacted until 2022. While anecdotes were discussed by speakers at the May 24 hearing regarding the fact that the building was being discussed as a potential historic property, that was going on almost at the same time as the closing on the sale. The Applicant had no knowledge of this, and, again, *there was no Historic Preservation Law at the time*. Moreover, as was discussed at the meeting and as previously mentioned in our original submission letter, the landmarking process was initiated in February 2022 by a non-owner, without any consent of the Applicant as the sole owner, in violation of the Code.²⁰ Despite the Applicant's opposition to the Application, the Property was landmarked. Further, while the Tilly Letter correctly states that the Property has been deemed an eligible property by the State Historic Preservation Office, this determination was likewise made following Applicant's purchase of the Property and the request for an eligibility determination was made by a third-party without the Applicant's knowledge or consent.²¹ Thus, the hardship was not self-created.

In addition, the Applicant's hardship is unique for multiple reasons. First, no other property in the Village has been designated a local landmark by another entity (that is not the Village)

²⁰ Historic Preservation Law § 11A-5 mandates that the recommendation to establish a local landmark shall be Initiated through an application prepared by (1) the [historic preservation] commission; or (2) owners of property wishing to establish a local landmark or historic district, which includes their property. Here, the Applicant was The Friends of Ward House, who had no affiliation with and did not obtain consent from the owner, Biggest Fish Westchester LLC.

²¹ Eligibility Determination for The Ward House (USN: 11963.000001) was issued January 20, 2022, based upon a third-party submission in September 2021 that was made without owner consent. The Property is not listed on the National Register of Historic Places.

without the property owner’s consent. Even where the Village designates a local landmark, the property owner must be given adequate notice and an opportunity to object, neither of which is present here. Second, the Property is in such a severe state of disrepair that the structure cannot be saved. The Applicant has stated that it will repair and restore the stone walls and walkways, and as discussed in further detail below, the proposed construction and use will reflect the historic building and use, to the extent it is known. But there is no way to save a structure that has been so significantly modified and neglected to the point that it creates a health, safety, and welfare issue. Lastly, despite being designated a local landmark, the Property has no clear historic value upon which the designation can be based. There is no documented evidence of its history. Rather, there are baseless allegations as to its historic past based solely upon the age of the original structure which, as stated above and as noted in the Pantec Report, has been so significantly modified that no historic features of the existing building are capable of reuse.²²

Again, the Applicant is prepared to address all other elements of the Village’s Historic Preservation Law Section 11A-9(a)’s hardship criteria for the proposed demolition and will do so if necessary.

Lastly, the Applicant is in receipt of the June 9, 2023 letter of the Friends of the Ward House Inc. (the “FWH”), which restated the opposition in the Tilly Letter. The FWH also incorrectly allege that the Applicant has failed to adhere to the Historic Preservation Law. In fact, it was the FWH who, inexcusably, failed to comply with the Historic Preservation Law by submitting an application to the Village to landmark the Property without any consent of the owner, whose consent is required under Historic Preservation Law Section 11A-5(a)(2). A third party does not have the ability to submit an application for a local landmark designation, only the owner of a property and the Commission may do so. Further, contrary to the claims of the FWH, the Applicant is complying with the Historic Preservation Law by the submission of this application for a Certificate of Appropriateness.

Should you have any questions or require any additional information, please contact the undersigned.

Respectfully submitted,

ZARIN & STEINMETZ

By: 

Lee J. Lefkowitz
Brian T. Sinsabaugh

cc: Biggest Fish Westchester LLC (via email)
Louis Campana Architect (via email)
Gary R. Gjertsen (gg@cgwesq.com)

²² See Pantec Report, p. 2.

CERTIFICATE OF APPROPRIATENESS RESOLUTION

Action by the Tuckahoe Historic Preservation Commission
Resolution Date: July 20, 2023

**A RESOLUTION TO DENY THE CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE TUCKAHOE LOCAL LANDMARK AT:
230 White Plains Road, Tuckahoe, NY 10707
AKA: "The Ward House"**

We, the duly appointed members of the Tuckahoe Historic Preservation Commission, do this 20th day of July 2023, adopt the following resolution:

WHEREAS on June 9, 2022, the Tuckahoe Historic Preservation Commission voted unanimously in favor of recommending to the Tuckahoe Village Board of Trustees that the property at 230 White Plains Road be designated a Tuckahoe local landmark; and

WHEREAS on August 8, 2022, the Tuckahoe Village Board of Trustees voted unanimously in favor of designating the property at 230 White Plains Road as a Tuckahoe local landmark; and

WHEREAS, as set forth in the Tuckahoe Historic Preservation Legislation, the Tuckahoe Historic Preservation Commission is responsible for the approval or disapproval of proposed changes to historic properties designated under the Tuckahoe Historic Preservation Legislation; and

WHEREAS, no person shall carry out any alteration, restoration, reconstruction, demolition, new construction, or relocation of a designated local landmark or property within a designated historic district without first obtaining a certificate of appropriateness that authorizes such work; and

WHEREAS, the Tuckahoe Historic Preservation Commission received a completed certificate of appropriateness application for the demolition of 230 White Plains Road from the Tuckahoe Building Department on April 10, 2023, and announced the opening of a Public Meeting for review and discussion of the application at its meeting on April 20, 2023; and

WHEREAS a Public Meeting on the certificate of appropriateness for the demolition of 230 White Plains Road was held on May 24, 2023 at Tuckahoe Village Hall; and

WHEREAS, per Section 7(c) of the Tuckahoe Historic Preservation Legislation, the approval of a certificate of appropriateness for a Tuckahoe local landmark is only permitted if the commission "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;" and

WHEREAS, Section 7(c)(3) of the Tuckahoe Historic Preservation Legislation provides that "a certificate of appropriateness for demolition, removal, or relocation of a local landmark shall only be approved if the commission determines that the applicant has established a hardship or if written reports from the building department and/or other licensed engineers or architects with experience in rehabilitation or reuse of historic structures have determined that the landmark presents an imminent and unavoidable threat to the public health, safety, and welfare; and

WHEREAS the Tuckahoe Historic Preservation Commission has made the following findings of fact concerning the proposed application:

"We find that no credible information was presented to the Tuckahoe Historic Preservation Commission to substantiate claims that the structure at 230 White Plains Road, Tuckahoe, NY, aka 'The Ward House,' presents an imminent and unavoidable threat to the public health, safety, and welfare. To the contrary, information was provided by a qualified historic preservation architect, from a review of the Certificate of Appropriateness application and materials provided by the New York State Historic Preservation Office, that the structure is stable. This assessment

that the structure is stable was confirmed by the architectural firm hired by the owner of 230 White Plains Road at the Public Meeting on May 24, 2023.

Further, per Section 8(b) of the Tuckahoe Historic Preservation Legislation, 'no owner or person with an interest in a local landmark or property included within a historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would produce a detrimental effect upon the property or the character of a historic district as a whole. Examples of such deterioration include:

- (1) All interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions to deteriorate, decay, or become damaged or otherwise to fall into a serious state of disrepair;
- (2) Deteriorated or inadequate foundation;
- (3) Defective or deteriorated flooring or floor supports;
- (4) Deterioration of walls or other vertical supports;
- (5) Deterioration of roofs or other horizontal members;
- (6) Deterioration of chimneys;
- (7) Deterioration or crumbling of exterior stucco, mortar, plaster, or facades.
- (8) Ineffective or inadequate waterproofing of exterior walls, roofs, or chimneys, including windows or doors;
- (9) Any fault or defect in the building or structure which compromises the life and character of the building or structure.
- (10) Deterioration of any feature so as to create a hazardous condition, which could lead to the claim that demolition is necessary for the public safety.'

It is incumbent upon the owner of the Tuckahoe local landmark at 230 White Plains Road to ensure that the property does not fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would produce a detrimental effect upon the property or the character of a historic district as a whole."

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Tuckahoe Historic Preservation Commission do this 20th day of July 2023 determine that the Certificate of Appropriateness application for the demolition of 230 White Plains Road, Tuckahoe, NY, is denied.


_____, Chair
Tuckahoe Historic Preservation Commission
Date of Issuance: 7-20-23





August 4, 2023

Via FedEx & Email (cdisalvo@tuckahoe-ny.com)

Mayor Omayra Andino and Members of the
Village of Tuckahoe Board of Trustees
Tuckahoe Village Hall
65 Main Street
Tuckahoe NY 10707

***Re: Biggest Fish Westchester LLC
Appeal of Denial of Application for Certificate of Appropriateness
230 White Plains Road - Section 31. Block 3 Lot 13 ("Property")***

Mayor Andino and Members of the Board of Trustees:

On behalf of Biggest Fish Westchester LLC, Owner of the Property, we write to initiate an appeal of the Village's Historic Preservation Commission's (the "Commission") July 20, 2023 Resolution denying the Owner's application for a Certificate of Appropriateness (the "Application").

Chapter 11A of the Village Code (the "Historic Preservation Law") authorizes the Village Board of Trustees to hear an appeal of the Commission's decision where a written appeal is filed within fifteen days of the decision. *See* Code Section 11A-12. The appeal shall be based on the same record that was before the Commission and shall use the same criteria set forth in the Historic Preservation Law. *See* Code Section 11A-12. Accordingly, please find enclosed a complete copy of all documents submitted by the Owner to the Commission as part of its Application.

Background

The Property is located in the Village's Residential A-5 District zone and is currently improved with a dilapidated residential structure. This structure has been in this condition since before the Owner's purchase of the Property in September 2021. At the time the Owner purchased the Property, it was not landmarked and had no known historical or protected status, and as such, it was purchased with the intent to remove the structure and rebuild a single-family dwelling.

On February 15, 2022, shortly after the Owner's purchase of the Property, the Friends of the Ward House submitted to the Commission an application to landmark the Property. This landmark application was submitted in direct violation of the Historic Preservation Law as it was submitted without the knowledge or consent of the Owner. Notwithstanding the lack of authority to bring the landmark application, the Owner's clear opposition to the landmark application, and

the dubious facts upon which the application was premised, the Commission designated the Property a landmark on August 8, 2022. The Owner has filed an Article 78 proceeding challenging the approval of the landmarking application, as the Historic Preservation Law permits only a landowner to bring such an application. *See Biggest Fish Westchester LLC v. The Village of Tuckahoe, et al.*, No. 68970/2022 (Supreme Court, Westchester County).¹

Certificate of Appropriateness Application

After the Commission’s landmarking decision, the Owner filed the Application seeking a Certificate of Appropriateness to demolish and reconstruct the building on the Property. Attached as **Exhibit “A”** is a copy of the Application dated March 15, 2023.

The Application included the Structural Consulting Report prepared by Pantec Engineering and dated January 28, 2023 (the “Structural Assessment”). The Structural Assessment was premised upon Professional Engineer Peter Panagopoulos’ personal inspection of the interior and exterior of the building on September 23, 2022, November 11, 2022, and December 13, 2022, and included numerous probes to access areas that would otherwise not be easily visible upon inspection. Thus, the findings were based upon significant personal inspection and analysis of the conditions of the Property approximately one year after the Owner’s purchase. Pantec Engineering clearly states in the Structural Assessment that it is their professional opinion that the building contains numerous structural deficiencies that result in safety issues. This includes significant damage to the wooden floor and roof joists throughout the building, the use of temporary makeshift support columns that were improperly installed to hold failing girders and floors, damage and warping of load bearing walls, and deteriorated and displaced exterior foundation with holes and cracks. Peter Panagopoulos, PE reiterated these points on the record at the May 24, 2023 public hearing before the Commission, where he stated that he “couldn’t say that this [building] is safe.” *See* May 24, 2023 Commission Meeting Video at 52:32-53:46.

Pantec’s Structural Assessment also addresses the modifications made to the building. The building is a three-story colonial era Georgian style home, originally constructed as a single-family home. However, Concordia College purchased the Property and made significant modifications to the building so that it could be used as a college dorm. *See* Structural Assessment at p. 2 (“The majority of the original homes interior and exterior have been modified over the years leaving almost no original features to the home other than its general exterior shape which based on the cellar foundation wall and crawlspace configuration may have not even been the original layout of the house” and “The layout of the interior of the home has been highly altered”). The modifications include the addition, demolition, and relocation of the interior staircase and chimney, alterations of layouts on all floors to add additional bedrooms and bathrooms for use as a dormitory, original floorboards above the crawlspace have been removed and replaced, the addition of a rear porch,

¹ Notwithstanding the enclosed application for a Certificate of Appropriateness, the Applicant reserves all rights in its Article 78 proceeding and in its challenge of the Village Board of Trustee’s resolution adopted August 8, 2022 designating the Property as a local landmark. It remains the Applicant’s position that the Village’s designation was improper for all the reasons stated in the Article 78 proceeding. However, in the interest of compromise, the Applicant respectfully submits this application pursuant to Chapter 11A of the Village Code to permit the reconstruction of the structure on the Property and for settlement purposes.

the orientation of the home was changed, and the exterior had been updated to use vinyl siding, modern windows, and roof shingles. *See* Structural Assessment at p. 2. These modifications are so significant that the building's remaining historical significance (if any) is unrecognizable. In addition to the building modifications damaging the components of the building, the prior ownership also failed to maintain the Property, causing the building to fall into a deep state of disrepair (as previously described above).

Resolution and Appeal

The Commission's July 20th Resolution included a finding that there was "no credible information...to substantiate claims that the structure at 230 White Plains Road, Tuckahoe, NY. Aka 'The Ward House,' presents an imminent and unavoidable threat to the public health, safety, and welfare." Further, the Commission's Resolution findings included that the owner must prevent a local landmark from falling into a serious state of disrepair. However, the Commission's basis for these findings is improper and inadequate, thus necessitating this appeal.

The combination of the improper modifications and the prior ownership's failure to maintain the Property creates building conditions that result in an imminent and unavoidable threat to public health, safety, and welfare. The Village Code defines "Dangerous and/or Unsafe Buildings, Walls or Structures" as to include:

buildings structurally unsafe, unstable or unsanitary; inadequately provided with exit facilities; constituting a fire hazard; *otherwise dangerous to life or property; unsuitable or improper for the use of occupancy to which it is put; constituting a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence, decay, deterioration or abandonment; a nuisance, having parts which are so attached that they may fall and injure members of the public, or public or private property; and those buildings, walls or structures existing in violation of any provisions of the Building Code of the Village of Tuckahoe or of any other ordinance of the Village of Tuckahoe.* [emphasis added]

Code Section 6-70(e).

The Commission's findings set forth in their Resolution completely disregard the statements by the sole structural engineer in this matter, that being the written Structural Assessment statements and verbal statements of Peter Panagopoulos, PE of Pantec Engineering. For reasons unknown, the Resolution fails to even reference Pantec Engineering's Structural Assessment or testimony at the July 20th public hearing. The Structural Assessment prepared by Pantec Engineering was based upon three separate inspections of the Property, and found "multiple signs of structural deterioration throughout the home," including cracking, deformed, and deteriorated structural support components throughout the structure. *See* Structural Assessment, p. 1-9. These deficiencies are the exact type that are noted in the Village's definition of "Dangerous and/or Unsafe Buildings, Walls or Structures." *See* Code Section 6-70(e). Again, the only opposition to Pantec Engineering's findings was a letter prepared by Registered Architect Stephen Tilly and dated May 17, 2023. Notwithstanding the fact that Mr. Tilly is not a Licensed


Professional Engineer, he never conducted an inspection of the building. As such, reliance upon his opinion as to structural integrity of the building is improper. Therefore, the record supports a finding that the building is dangerous and unsafe as defined in Village Code Section 6-70(e) and therefore presents an imminent and unavoidable threat to the public health, safety, and welfare. See Code Section 11A-7(c)(3).²

Given the above, we respectfully request that your Board grant this appeal and approve the Owner's application for a Certificate of Appropriateness. For your reference we have enclosed as **Exhibit "B"** a complete copy of all submissions made on behalf of the Owner in the Certificate of Appropriateness Application, as well as all documents we have received from the Commission in connection with that application.

Should you have any questions or require any additional information, please contact the undersigned.

Respectfully submitted,

ZARIN & STEINMETZ

By: 
Lee J. Lefkowitz
Brian T. Sinsabaugh

Copied (via email):
Biggest Fish Westchester LLC
Louis Campana Architect
Gary R. Gjertsen

² The Resolution further states that the Owner is required to maintain a local landmark so that the same does not fall into a serious state of disrepair that results in the deterioration of any exterior architectural feature which would produce a detrimental effect on the property. (See Resolution and Village Code Section 11A-8(b)). However, while the Owner acknowledges this requirement of the Historical Preservation Code, the Owner has not neglected the Property or otherwise caused deterioration of the Property. The deteriorated conditions of and modifications to the Property occurred as a result of the prior ownership and were in existence prior to the Property having been landmarked. First, Pantec Engineering's findings in the Structural Assessment are based upon an inspection held one year after the Owner's purchase of the Property and the deficiencies clearly occurred well prior to the Owner taking title to the Property. In addition, the Owner does not reside or otherwise occupy the Property and has not made any alterations to the structure. As such, the Owner cannot be found to have been at fault for the deterioration, modification or any negative condition of the Property. Second, the Property was landmarked August 8, 2022, less than two months prior to Pantec Engineering's inspection and after the Owner's purchase of the Property. Contrary to the opposition's allegations, this Application seeks to remedy the prior owner's damage to the Property by reconstructing a colonial style building mirroring that which historically existed on the Property and restoring the Property to its historic use. The Owner in no way has neglected to maintain this Property and in fact intends to restore the Property and ensure the safety of those occupying it.

Exhibit “A”

CERTIFICATE OF APPROPRIATENESS RESOLUTION

Action by the Tuckahoe Historic Preservation Commission
Resolution Date: July 20, 2023

**A RESOLUTION TO DENY THE CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE TUCKAHOE LOCAL LANDMARK AT:
230 White Plains Road, Tuckahoe, NY 10707
AKA: "The Ward House"**

We, the duly appointed members of the Tuckahoe Historic Preservation Commission, do this 20th day of July 2023, adopt the following resolution:

WHEREAS on June 9, 2022, the Tuckahoe Historic Preservation Commission voted unanimously in favor of recommending to the Tuckahoe Village Board of Trustees that the property at 230 White Plains Road be designated a Tuckahoe local landmark; and

WHEREAS on August 8, 2022, the Tuckahoe Village Board of Trustees voted unanimously in favor of designating the property at 230 White Plains Road as a Tuckahoe local landmark; and

WHEREAS, as set forth in the Tuckahoe Historic Preservation Legislation, the Tuckahoe Historic Preservation Commission is responsible for the approval or disapproval of proposed changes to historic properties designated under the Tuckahoe Historic Preservation Legislation; and

WHEREAS, no person shall carry out any alteration, restoration, reconstruction, demolition, new construction, or relocation of a designated local landmark or property within a designated historic district without first obtaining a certificate of appropriateness that authorizes such work; and

WHEREAS, the Tuckahoe Historic Preservation Commission received a completed certificate of appropriateness application for the demolition of 230 White Plains Road from the Tuckahoe Building Department on April 10, 2023, and announced the opening of a Public Meeting for review and discussion of the application at its meeting on April 20, 2023; and

WHEREAS a Public Meeting on the certificate of appropriateness for the demolition of 230 White Plains Road was held on May 24, 2023 at Tuckahoe Village Hall; and

WHEREAS, per Section 7(c) of the Tuckahoe Historic Preservation Legislation, the approval of a certificate of appropriateness for a Tuckahoe local landmark is only permitted if the commission "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;" and

WHEREAS, Section 7(c)(3) of the Tuckahoe Historic Preservation Legislation provides that "a certificate of appropriateness for demolition, removal, or relocation of a local landmark shall only be approved if the commission determines that the applicant has established a hardship or if written reports from the building department and/or other licensed engineers or architects with experience in rehabilitation or reuse of historic structures have determined that the landmark presents an imminent and unavoidable threat to the public health, safety, and welfare; and

WHEREAS the Tuckahoe Historic Preservation Commission has made the following findings of fact concerning the proposed application:

"We find that no credible information was presented to the Tuckahoe Historic Preservation Commission to substantiate claims that the structure at 230 White Plains Road, Tuckahoe, NY, aka 'The Ward House,' presents an imminent and unavoidable threat to the public health, safety, and welfare. To the contrary, information was provided by a qualified historic preservation architect, from a review of the Certificate of Appropriateness application and materials provided by the New York State Historic Preservation Office, that the structure is stable. This assessment

that the structure is stable was confirmed by the architectural firm hired by the owner of 230 White Plains Road at the Public Meeting on May 24, 2023.

Further, per Section 8(b) of the Tuckahoe Historic Preservation Legislation, 'no owner or person with an interest in a local landmark or property included within a historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would produce a detrimental effect upon the property or the character of a historic district as a whole. Examples of such deterioration include:

- (1) All interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions to deteriorate, decay, or become damaged or otherwise to fall into a serious state of disrepair;
- (2) Deteriorated or inadequate foundation;
- (3) Defective or deteriorated flooring or floor supports;
- (4) Deterioration of walls or other vertical supports;
- (5) Deterioration of roofs or other horizontal members;
- (6) Deterioration of chimneys;
- (7) Deterioration or crumbling of exterior stucco, mortar, plaster, or facades.
- (8) Ineffective or inadequate waterproofing of exterior walls, roofs, or chimneys, including windows or doors;
- (9) Any fault or defect in the building or structure which compromises the life and character of the building or structure.
- (10) Deterioration of any feature so as to create a hazardous condition, which could lead to the claim that demolition is necessary for the public safety.'

It is incumbent upon the owner of the Tuckahoe local landmark at 230 White Plains Road to ensure that the property does not fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would produce a detrimental effect upon the property or the character of a historic district as a whole."

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Tuckahoe Historic Preservation Commission do this 20th day of July 2023 determine that the Certificate of Appropriateness application for the demolition of 230 White Plains Road, Tuckahoe, NY, is denied.


_____, Chair
Tuckahoe Historic Preservation Commission
Date of Issuance: 7-20-23



