

**KATONAH HISTORIC DISTRICT ADVISORY COMMISSION
(KATONAH VILLAGE LIBRARY - Downstairs)**

**Monday, December 16, 2013
7:30 P.M.**

Agenda

Public Hearing:

7:30 P.M.: Application of Patrick Brennan for a Certificate of Historical Review for the removal of an existing front portico and construction of a replacement front porch, as well as the demolition of an existing one story garage and the construction of a new two story garage on the same footprint at the property belonging to Allan and Meghan Bazaar at 9 Bedford Road, Katonah, designated as Section 49.15, Block 4, Lot 83 on the Tax Assessment Map of the Town of Bedford.

Work Session:

1. Consideration of recommendation to the Town Board regarding a proposal for a new war memorial on the Greens near the Katonah Village Library

Patrick
Brennan
Architect
P O B o x 7 6 7
Katonah, NY 10536
Tel. 914.767.0837
Fax. 914.767.0321
www.patrickbrennanarchitect.com

Katonah Historic District Commission
Town House, 321 Bedford Road
Bedford Hills, NY 10507

RE: **Bazaar Residence – Porch & Garage
#9 Bedford Rd**

November 22, 2013



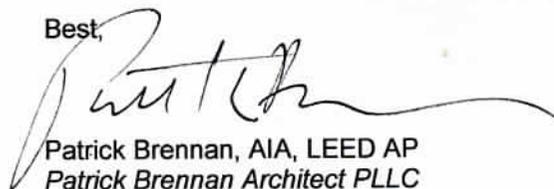
Dear Ms. Courtney-Batson,

Please accept this application for Historic District Commission approval for the above property. The work includes the addition of a porch to the existing dwelling and the replacement of an existing accessory structure with a new garage/studio. I have enclosed two complete sets of the following material for your consideration;

- Application
- Description of Changes - Porch
- Description of Changes - Garage
- Copy of building permit application – Porch
- Copy of building permit application – Garage
- Zoning Analysis – Porch & Garage combined
- Building Permit Drawings – Porch
- Building Permit Drawings – Garage
- Supplemental Historic Information – Porch & Garage

Upon review, please do not hesitate to contact me if you have any questions or require further information. Thank you for your thoughtful consideration of this application.

Best,



Patrick Brennan, AIA, LEED AP
Patrick Brennan Architect PLLC

Enc./

Cc: AB

KATONAH HISTORIC DISTRICT COMMISSION

TOWN OF BEDFORD

APPLICATION FOR A CERTIFICATE OF APPROVAL

To the Katonah Historic District Commission
Town House, 321 Bedford Road
Bedford Hills, New York 10507

1. Identification of Applicant:

A. Name of Applicant:

PATRICK BRENNAN
Address
PO BOX 767
KATONAH, NY 10536

B. Owner, if other than Applicant:

ALAN BAZAAR
Address
1 BEDFORD RD
KATONAH, NY 10536

Phone: 914 767 0831

Phone: _____

C. The undersigned Applicant is the (owner) (lessee) (contract vendee) of the property identified below:

2. Identification of Property:

A. The property is on the WEST side of BEDFORD (Street)(Road)

B. It is designated as Section 49.15 Lot(s) 4 on the Tax Assessment Maps of the Town of Bedford.

C. Total area of property: 9,375 SF

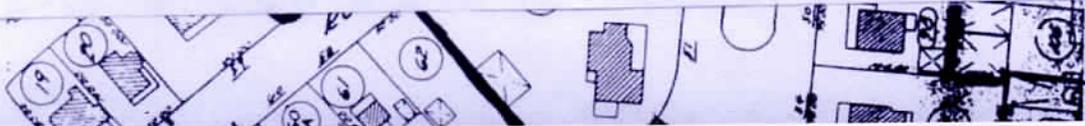
3. Description of proposed exterior changes and required plans, etc., set forth in attached papers (check items submitted):

- A. Description of changes planned.
- B. Copy of application to Building Inspector, if one is required.
- C. Survey print of plot plan of property, showing existing buildings (also fences, walls, planting, or other exterior features, if these are to be altered); also the new buildings, additions, or other changes proposed.
- D. Detailed plans and elevations of proposed construction.
- E. Sketches and perspective drawings.
- F. Samples of color and materials.

Date: 11/22/2013

Patrick Brennan
Signature of Applicant
PATRICK BRENNAN

Filed with the Historic Review Commission on: _____ Date



DESCRIPTION OF CHANGES - PORCH

Bazaar Residence #9 Bedford Rd

November 22, 2013

Dwelling

The Bazaar residence is one of 'new' Katonah's original homes. Built in 1896, it is an excellent example, and local adaptation, of the Queen Anne Style. A subset of the Victorian style, the Queen Anne style was popular in America during the period 1880 to about 1910 and characterized by fanciful features such as; turrets, towers, porches, and varied wall surface treatments. Unlike some of the nearby homes of similar vintage and style, this building was not moved from the 'old' Katonah, but rather it was constructed new, on-site.

Today the house remains largely intact with the exception of the front façade portico, side yard sunroom (south side), and some minor additions at rear yard. Early photographs clearly show a covered porch rather than the classically inspired portico currently adorning the front. The early porch included a shed roof with reverse gable aligned with the front door. Running across the entire front elevation and turning along the side yard, the porch and roof included a unique chamfered corner. Other discernable aspects of the design include many typical Queen Anne design elements such as; turned columns and balusters, spandrel trim with turned pickets, and scroll brackets.

The proposed work includes complete removal of the existing Federal style portico (including brick steps and landing, wood columns, gabled roof). The new porch will feature traditional wood-frame & masonry construction, and solid wood architectural details. The existing front door with side-lights and fan-light (above) is not original to the home, but will remain in place as it is valued by the owner and adds a pleasing composition to the interior. The existing sun room, annexed to the south facing elevation, while also not original to the home, will remain in place.

The proposed design is informed by a careful study of the existing home, close examination of early photographs, review of other examples of Queen Anne architecture, and a detailed inspection of the porches located at #4 and #8 Bedford road. The design is not intended to be an exact replica of the original porch or an overly derivative copy of neighboring examples. Rather it endeavors to incorporate scale, proportion, design details, construction details, and materials appropriate to the original home and current streetscape.

DESCRIPTION OF CHANGES - GARAGE

**Bazaar Residence
#9 Bedford Rd**

November 22, 2013

Garage

The existing modest, single-story, one-car garage was built in 1951. It has no overt architectural style, but could be generically characterized as Colonial or Victorian in character. The exterior treatment resembles the main dwelling in minor detail and color scheme. This lightly built wood-frame structure is suffering from an inadequate and failed foundation system.

The planned work includes complete removal of the existing structure, including foundation, if any. The proposed garage occupies the same footprint and location on the lot. Although measuring the same square footage in plan, the taller structure allows for a second floor studio space. The ground floor will be utilized as a compact garage.

The proposed design is informed by a study of period appropriate utilitarian structures and inspired by other diminutive but fanciful garden, farm, and seaside structures. The design does not attempt to match the current garage nor the existing house; rather it intends to complement the house.

As designed, the structure utilizes standard wood-frame construction, a concrete foundation, and solid wood exterior trim and siding.

APPLICATION FOR BUILDING PERMIT
TOWN OF BEDFORD

New Building Addition Alteration Demolition Roof Pool Already Built

Bldg. Permit No. _____

To the Building Inspector:

Application is hereby made for permission to perform the work in accordance with the plans and specifications herewith submitted and in compliance with the information given below.

It is agreed that if such permission is granted, said building will conform in all respects to said plans and specifications and shall comply with all provisions of the Town of Bedford Zoning Ordinance, and all State and Federal Laws or regulations pertaining in any way thereto.

Attached hereto are duplicate copies of the survey showing to scale position of building on the plot.

Owner ALAN BAZAR Address 9 BEDFORD RD, KATONAH Tel.# _____

Applicant PATRICK BRENNAN Address _____ Tel.# _____

Architect/Engineer PATRICK BRENNAN ARCHITECT Address PO BOX 767, KATONAH Tel.# 767-0837

Builder BRENNAN DESIGN-BUILD LLC Address PO BOX 767, KATONAH, NY 10536

Building is located at 9 BEDFORD RD, KATONAH, NY 10536

Section 49.15 Block 4 Lot 83 Town of Bedford Assessment Map.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: WOOD-FRAME COVERED PORCH ON
A MASONRY FOUNDATION

Estimated COST OF CONSTRUCTION: \$ 105,000.00

AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more OR for Legalizations

I PATRICK BRENNAN do hereby affirm and certify as follows: (i) I am an architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my training and experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ 105,000.00, and (iv) pursuant to Penal Law § 210.45, I acknowledge that a false written statement made knowingly is a Class A misdemeanor.

Signature: [Signature]
Sign and Affix Seal

Date: 10/15/2013



Amount of square feet for new project 340 Total % of Building Coverage of property 21.23%

Total % of Impervious Surface of property 48.43 Area of disturbance 1,000 If over 5000 sq. ft. submit erosion & sediment control plan.

Age of Building or year built 1406 1896

TYPE OF STRUCTURE

One Family Dwelling Two Family Dwelling Multiple Dwelling

Accessory Structure _____ Pool Tennis Court Commercial

ZONING DISTRICT R-4A 2A 1A 1/2A 1/4A TF VA MF EL
(circle)

RO CB NB LI RB PBO PBR PBOK

Number of stories 2.5 ; Height 28.75 feet. Interior only _____

Front yard 42.7 feet. Rear yard 39.6 feet. Side yard 10.10 feet one side.

Side yard 10.7 feet other side.

The above setbacks must be filled in.

I hereby certify that the statements and data on this sheet are correct and true to the best of my knowledge and belief.
Property Owner shall sign application or file letter of approval to:

(Signed) *Patrick C. Patrick*

Telephone No. 767 0837 /Email PATRICK@PATRICK
BRIANNAARCHITECT.
COM

Action By Building Inspector

The foregoing application and accompanying plans and specifications have been examined and considered, and the following action taken by me:

- | | |
|---|---|
| <input type="checkbox"/> Board of Health Approval | <input type="checkbox"/> Application Rejected |
| <input type="checkbox"/> Highway Approval | <input type="checkbox"/> Application Granted |
| Town of Bedford <input type="checkbox"/> | <input type="checkbox"/> Referred to Board of Appeals |
| Westchester County <input type="checkbox"/> | |
| State of New York <input type="checkbox"/> | |

Variance Requested _____

Building Inspector of the Town of Bedford, New York

FEES:

Building: _____

Certificate of Compliance _____

Total: _____

Permit No. _____

Date Approved _____

Date Notified _____

TOWN OF BEDFORD
Building Department

\$100.00 Fee

APPLICATION FOR CERTIFICATE OF COMPLIANCE

Permit No. _____

Date of Application

Certificate No. _____

10 / 16 / 2013

Date Issued / /

Property Owner: ALAN BOZAR

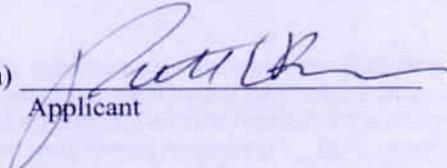
Location of Property: 9 BEDFORD RD, KATONAH, NY

Tax Designation: Section 49.15 Block 4 Lot 83 Zone R1/4A

Description of Construction: WOOD FRAME COVERED

PORCH ON A MASONRY FOUNDATION

(Sign)


Applicant

APPLICATION FOR BUILDING PERMIT
TOWN OF BEDFORD

New Building Addition Alteration Demolition Roof Pool Already Built

Bldg. Permit No. _____

To the Building Inspector:

Application is hereby made for permission to perform the work in accordance with the plans and specifications herewith submitted and in compliance with the information given below.

It is agreed that if such permission is granted, said building will conform in all respects to said plans and specifications and shall comply with all provisions of the Town of Bedford Zoning Ordinance, and all State and Federal Laws or regulations pertaining in any way thereto.

Attached hereto are duplicate copies of the survey showing to scale position of building on the plot.

Owner ALAN BAZAAR Address 9 BEDFORD RD, KATONAH Tel.# _____

Applicant PATRICK BRENNAN Address _____ Tel.# _____

Architect Engineer PATRICK BRENNAN ARCHITECT PLLC address PO Box 767, KATONAH Tel.# 767 0837

Builder BRENNAN DESIGN-BUILD LLC Address PO Box 767, KATONAH, NY 10536

Building is located at 9 BEDFORD RD, KATONAH, NY 10536

Section 49.15 Block 4 Lot 83 Town of Bedford Assessment Map.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: WOOD-FRAME, TWO-STORY, GARAGE WITH STUDIO (ABOVE), ON MASONRY FOUNDATION. (NO PLUMBING IN BUILDING)

Estimated COST OF CONSTRUCTION: \$ 170,000.00

AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more OR for Legalizations

I PATRICK BRENNAN do hereby affirm and certify as follows: (i) I am an architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my training and experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ 170,000.00 and (iv) pursuant to Penal Law § 210.45, I acknowledge that a false written statement made knowingly is a Class A misdemeanor.

Signature: [Signature] Date: 10/15/2013

Sign and Affix Seal



Amount of square feet for new project 422 Total % of Building Coverage of property 21.23%

Total % of Impervious Surface of property 46.74 Area of disturbance 750 If over 5000 sq. ft. submit erosion & sediment control plan.

Age of Building or year built 1951

TYPE OF STRUCTURE

One Family Dwelling Two Family Dwelling Multiple Dwelling

Accessory Structure Garage/Studio Pool Tennis Court Commercial

ZONING DISTRICT R-4A 2A 1A 1/2A (4A) TF VA MF EL
(circle)

RO CB NB LI RB PBO PBR PBOK

Number of stories 2; Height 19.80 feet. Interior only _____

Front yard ~~#~~ ^{128.0} feet. Rear yard 3.5 feet. Side yard 3.2 feet one side.

Side yard 44.8 feet other side.

The above setbacks must be filled in.

I hereby certify that the statements and data on this sheet are correct and true to the best of my knowledge and belief.
Property Owner shall sign application or file letter of approval to

(Signed) Patrick Brennan

Telephone No. 767-0837 /Email PATRICK@PATRICKBRENNANARCHITECT.COM

Action By Building Inspector

The foregoing application and accompanying plans and specifications have been examined and considered, and the following action taken by me:

- Board of Health Approval
- Highway Approval
- Town of Bedford
- Westchester County
- State of New York
- Application Rejected
- Application Granted
- Referred to Board of Appeals

Variance Requested _____

Building Inspector of the Town of Bedford, New York

FEES:

Building: _____

Certificate of Compliance _____

Total: _____

Permit No. _____

Date Approved _____

Date Notified _____

TOWN OF BEDFORD
Building Department

\$100.00 Fee

APPLICATION FOR CERTIFICATE OF COMPLIANCE

Permit No. _____

Date of Application

Certificate No. _____

____/____/____

Date Issued ____/____/____

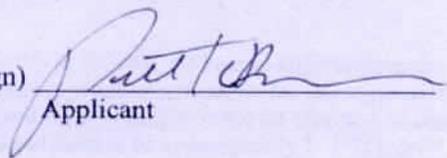
Property Owner: ALAN BAZAAR

Location of Property: 9 BEDFORD RD, KATONAH, NY

Tax Designation: Section 49.15 Block 4 Lot 83 Zone R/AA

Description of Construction: WOOD-FRAME, TWO-STORY, GARAGE
WITH STUDIO (ABOVE), ON MASONRY FOUNDATION.
(NO PLUMBING IN BUILDING)

(Sign)


Applicant



**SUPERVISOR'S OFFICE
TOWN OF BEDFORD**

www.bedfordny.info

MEMO

TO: DEIRDRE COURTNEY-BATSON AND THE KATONAH DISTRICT REVIEW COMMISSION
FROM: Lee V.A. Roberts
DATE: NOVEMBER 19, 2013
RE: PROPOSAL FOR KATONAH WAR MEMORIAL

Would you please review the attached proposal and respond to the Town Board.

Thank you.

Attachment

OCTOBER 2013

TO. LEE ROBERTS, TOWN OF BEDFORD BOARD AND
OTHER TOWN OF BEDFORD OFFICIALS.

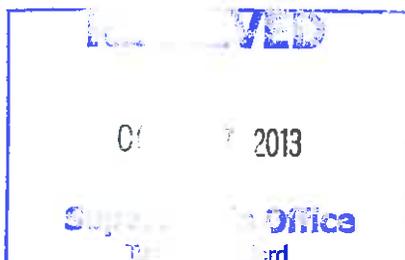
FOR. REVIEW, CHANGES, COMMENTS AND APPROVAL.

DIEDRE COURTNEY BATSON HAS REVIEWED
AND IS IN AGREEMENT WITH THE DESIGN,
LOCATION AND HISTORICAL ASPECTS.

FINANCING IS DOWN THE ROAD YET AND
HOPEFULLY WILL BE DONE THROUGH KVIS
WITH RESIDENTS, MERCHANTS AND OTHER
ORGANIZATIONS AND PROGRAMS. NOTHING
HAS BEEN DISCUSSED YET WITH KVIS OR
OTHERS.

THANK YOU FOR YOUR CONSIDERATIONS

RICHARD W SCHMITT
666-3174



CJSTONES.COM
Colin J. Schermerhorn L.L.C.
P.O. Box 589
Bedford, N.Y.
914-234-6987
Fax 914-234-0315

October 2, 2013

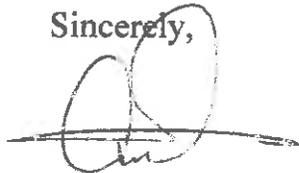
To The Town of Bedford New York:

Proposal for New World War II Memorial in Katonah.

- 1) Dig Opening for foundation 3'0" X 3'0" X 45" deep.
- 2) Reinforce with rebar.
- 3) Pour cement level to grade, and finish edges.
- 4) Draft 4 bronze plaque Renderings with a total of 4833 characters to be spaced and fit to 21" X 30" bronze area with brushed bronze boarder. Any changes to proofs will incur additional drafting charges.
- 5) Draft proof for Base and Pedestal to accommodate for 4 – 21" X 30" bronze plaques to be anchored to Pedestal.
Dimensions and cuts for base and Pedestal are as follows
A: Base: 3'0" X 3'0" X 0'8" tall. All balanced rock pitch on sides and top.
B: Pedestal: 2'6" X 2'6" X 3'8" tall, Rock pitch top and rock pitch set back around bronze plaques.
- 6) Upon approval of proofs for plaques, delivery to be 5 – 6 weeks to Cjstones in Bedford, N.Y.
- 7) Upon approval of proof for granite base and Pedestal delivery to Cjstones in approximately 6 – 8 weeks.
- 8) Delivery & installation of all pieces, Bronze and granite to location in front of Katonah library.

Total cost \$22,500.00

Sincerely,



Colin Schermerhorn



Muggs

From: "Zimmermans" <zimmermans@optonline.net>
Date: Thursday, September 26, 2013 9:18 AM
To: "Muggs"
Attach: Bronze statue bench pedestal landscaping.JPG; 9-11 plaque .JPG; Holy Name bench statue pedestal patio area .JPG; Statue platform.JPG; Statue etching base.JPG; Platform back of statue.JPG; Platform Statue.JPG; Father dave statue jet black pedestal 1.JPG
Subject: Katonah Memorial Quote Rock Sides.doc

**ZIMMERMANS LAKEVIEW
 MEMORIALS & LANDSCAPING
 MONUMENTS, MAUSOLEUMS, STAINGLASS,
 STATUES, BRONZE, SANDBLASTING,
 COMMERCIAL SIGNS & METAL LETTERING
 285 Lakeview Avenue, Valhalla, NY 10595
 (914) 682-8614 Fax (914) 328-9325
 EMAIL: MONUMENTS@OPTONLINE.NET**

Quotation

Dear Mr. Schmitt

It was a pleasure to meet and speak with you. We appreciate you choosing our company to help you in the process of erecting a memorial for your Veterans. Zimmerman's has been in business for over 35 years servicing cemeteries in the tri state area with quality guaranteed granite, service and honesty in the signage, memorial and cemetery landscaping business.

We have quoted the memorial in the size we spoke about below, the monument, bronze & foundation for the memorial which includes all the lettering, design, setting and delivery. The finishes for the memorial will be Rock Pitched on all side with a set back for the bronzes. The Base will be all rock pitch and rock pitch on top. We are matching the one we saw with the rock around the borders. We are not including any permits for the work these will be additional once we get approval to do the memorial. Our bronzes are from the USA as well, there are cheaper versions imported from china but may not be of bronze but mixed with other metals which will allow them to peel. I have laid all the prices out below. Please do not hesitate to call with any questions or concerns. We look forward to working with you on your veteran's memorial.

The cost for the monument, bronze & installation in the following sizes:

- Barre Grey Granite from Vermont 3' x 3' x 8'' the die 2'6'' x 2'6'' x 3'8''
- 4 Bronze Plaques from the USA 1'9'' x 2'6''
 - Total \$ 20,500.00
- Foundation Dug and poured at 3'5' below frost w 3,000 psi and re-bar
 - \$ 2,200.00

Regards the Staff @

Zimmerman's

We have included some pictures of work we have done at Holy Name of Jesus Church in Valhalla on Broadway:
 Father Phil Persico 914-949-1422