

Letter of Intent
Restoration of 1235 Lenox Avenue
(Building Analysis Narrative)

To understand the analysis of the value for restoration of 1235 Lenox Avenue, one needs to understand the Owner's involvement with the neighboring property to the south; 1225 Lenox Avenue.

In May 2017, 1225 Lenox Avenue was purchased in order to renovate/restore the 1929 Henry Hohausser, Art Deco home. As the design architects, we were able to locate drawings and photographs of the home. The "bones" of the home had not been altered. Terrazzo, plumbing fixtures, cabinetry, interior doors, staircase, railings, etc. all remained intact.

In September 2018, 1235 Lenox Avenue became available and was purchased by the Owner simply to have a larger garden and some guest accommodations.

The existing 1936 home was carefully considered for its potential to act as a guest house. The Owners preferred the finished floor lower to the ground versus the more elevated requirements of new construction.

In the end, it was decided to unify the two properties so that 1235 is now a part of 1225. To try to avoid confusion when referencing existing buildings for the northern half of the new property, we added the title "Formerly 1235" to the exhibit.

In contrast to 1225, there were no drawings of "formerly 1235", except for a 1990 renovation floor plan. There were no photos to inform us of the building's original character or style. The home was supposed to have been designed by Albert Anis in 1936, according to public documents.

The home appears to have been altered several times over the years to the point where we have no clues as to what to return it to.

There are structural and water infiltration issues which are documented in the attached photographic survey. Several interior photos are included to illustrate these conditions.

It is the desire of the Owner to unify 1225 with 1235 and build a two-bedroom guest cottage in the northwest corner of the property to maximize the garden space for the combined properties. The unification allows for a smaller building in lieu of the requirements to build if the properties remained separate. The guest cottage is only 987 square feet.

The guest cottage needs to be elevated to 9'-0" N.G.V.D. This places it 4-5 feet above the street elevation. It is the desire of the Owner to not have the cottage "compete" with 1225 in scale. Therefore, we designed the cottage with a modern flat roof with a few Art Deco details.

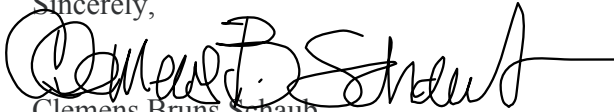
The west (street) side is proposed to be heavily landscaped to have the cottage "disappear" from public view and keep the focus on the restored 1225 home. It also conceals the now required finish floor level for the cottage.

To maximize the guest cottage impact on the site, we would like to request a variance to the unified property side yard requirements and use the normal 7.5-foot setback used throughout the neighborhood.

It is acknowledged that, to the best of my knowledge, the proposed design and submission complies with the criteria outlined in Article II – Sea Level Rise and Resiliency Review Criteria, Sec. 133-50 Criteria.

It is acknowledged that, to the best of my knowledge, the proposed design and submission complies with the criteria outlined in Article VIII – Procedure for Variances and Administrative Appeals, Sec. 118 -353 (d) Criteria – Variance applications.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clemens Bruns Schaub', with a long horizontal flourish extending to the right.

Clemens Bruns Schaub
Architect

CBS/bc