2018.11.20

Ithaca Planning Board
108 East Green St
Ithaca, NY 14850

Dear members of the Planning Board:

We have made the following modifications to the design for 327 West Seneca St in response to our discussion during the PRC/design review committee meeting held on October 10th 2018:

Materials and colors have been delineated on printed “material boards” in an updated drawing set and keyed into all elevations.

Material samples will be circulated at the PB meeting.

Andersen 400 series windows will now be used on the east and west elevations, in addition to the street-facing north elevation. The south elevation will use the less expensive Andersen 100 series windows with stucco edge. There is no reason to incur the additional expense of the 400 series on the south elevation which cannot be seen from the street.

Half-round gutters have been added to the fascia and will be painted the same color as the fascia trim. This will add a profile line at the eave. Gutters will be installed level to give them the appearance of trim when viewed from below. Downspouts will be painted the same color as exterior walls behind them and located toward the back of the property.

Roofing will remain 3-tab asphalt shingles as previously presented. It is our opinion that 3-tab asphalt is a more honest and traditional manifestation of this roofing material than “architectural” shingles. Architectural shingles are imitations of wood or slate shingles and are inherently dishonest. Many historic homes built in the 1910’s - 40’s originally had 3-tab shingles, so use of this material in this neighborhood is not inconsistent with historic conditions.

Sincerely,

Noah Demarest
AIA, RA, RLA, LEED AP
Principal

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EXTERIOR MATERIALS

1. Fiber Cement and wood board and batten
2. Half Round Style Gutter. Paint color C
3. CertainTeed - Timber Blend 3-tab shingles
4. Steel “C” Channel canopy w/ cable support. Paint color E
5. Anderson 400 Series with factory applied trim, sill, and cap. Paint color F

6. Decorative Drip Cap. Paint color F
7. Dryvit - Freestyle DPR Texture. Color as noted on A3.
8. Dryvit - Quartzputz DRP. Color as noted on A3
9. Anderson 100 Series Paint 1 - Paint color F
10. Larch Screen
EXTERIOR COLORS

A  Color 1 - BM Sunny Days - second and third floor stucco
B  Color 2 - BM Indian River - First floor stucco
C  Color 3 - BM Rustic Taupe - Trim band, soffit, fascia
D  Color 4 - BM Jupiter Glow - Doors
E  Color 5 - Canopy edges and supports
F  Color 5 - Window units and trim