

TRALONGO AND TAYLOR

127 DUNBAR RD.

LETTER OF INTENT

Please find in this booklet a presentation for the proposed demolition of the Porte Cochere at 127 Dunbar Road.

The residence at 127 Dunbar Road was built in 1920-1921 and was renovated by Treanor and Fatio in two phases. The first phase in 1928 consisted of a second story addition on the south façade, connecting the east and west wings of the original U-shaped structure. Fatio was hired for the second phase in 1930 to add onto the property to the west. This new addition consisted of a loggia, pavilion, patio, and garden. In this addition, Fatio connected the west addition to the existing original structure with a covered motor entry (porte cochere) that opened into a foyer on the west and a game room on the east. As you can see on the floor plans on pages 13, 14 and 15, the porte cochere on the east was not a part of the original plans nor was it a part of Fatio's renovations. The plans clearly show that area where the porte cochere currently resides as an open driveway and Fatio's plans have the covered motor entry in an entirely different area.

The structural engineer, David Hustad, has field examined the existing porte cochere structure and determined that due to excessive deflection and horizontal shifting of the columns and roof framing members the structure needs to be demolished and re-built. Given that the porte cochere isn't original to the house or Fatio's renovation, the structure doesn't meet setback requirements, the roof overhang encroaches on the neighbor's property and the cost to rebuild is estimated at \$325,000, we ask that the Landmarks Preservation Commission permit the removal of the porte cochere in its entirety. At the request of the neighbor, we propose to keep a raised section of the site wall, to maintain privacy between the front entry of both residences.