

To: **Town of Yorktown**  
**Advisory Board on Architecture & Community Appearance (ABACA)**  
Albert A. Capellini Community & Cultural Center  
1974 Commerce Street  
Yorktown Heights, New York 10598

Date: July 5, 2024

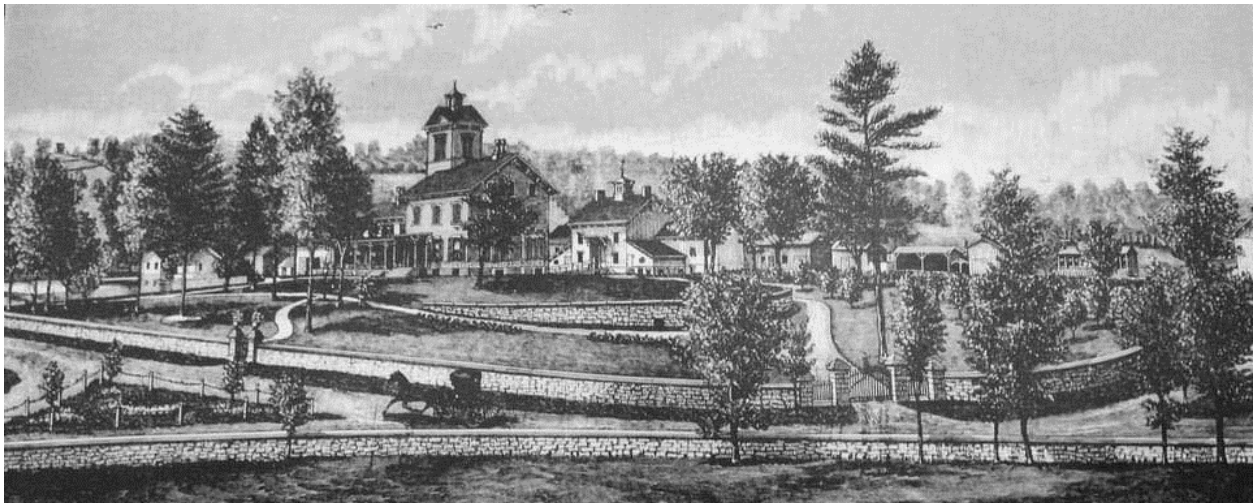
RE: **PROJECT NARRATIVE- UNDERHILL MANSION RENVOATION**  
370 Underhill Avenue, Yorktown Heights, New York 10598  
S-B-L: 48.06-1-30

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Our office is pleased to represent Unicorn Contracting to propose the renovation of the Underhill Mansion as part of the Underhill Farms redevelopment of the former Soundview property. The building has been largely vacant since the closure of Soundview Preparatory School in February of 2020 and is in need of repair and restoration efforts. The proposed plans seek to renovate the structure to support an adaptive reuse of the ground floor into a restaurant and private event space that would be accessible to the public. Upper floors are proposed to be converted into office spaces and a care takers apartment on the third floor.

There are three main components to the existing structure:

- Original circa 1828 Two-Story (Center Section)- Abraham Underhill & Rebecca Field
- Italianate Three-Story Addition (Eastern Section) completed circa 1880. “Flora Villa”.
- Crica 1960 One-Story Addition (Western Section)



**Figure 1. Historic Image of “Flora Villa”**

The existing façade is planned to be renovated in a manner that seeks to respect the historic integrity of this prominent Italianate style structure while allowing for provisions that support the adaptive reuse proposed and to provide for accessibility to the ground floor level:

- Preserve and Repair Historic Architectural Elements:
  - Original 1880 Addition Entrance Doors to Remain
  - Existing wood windows to remain, with exception of areas of alteration, and shall be repaired and refinished:
    - Replace fractured glazing.
    - Restrung window weights.
    - Re-putty all existing glazing.
    - Repair any deteriorated casings and sills prior to repainting.
    - Repaint all existing window sashes, casings and sills.
    - Custom removable wood historic style storm windows to be fabricated to improve energy efficiency and occupant comfort in Winter months while preserving the original windows.
  - Existing Architectural Millwork (e.g. Cornices, brackets, frieze boards, window and door casings) to remain and be repaired and.
  - Existing horizontal cedar clapboard siding to remain and be repaired and refinished. Deteriorated sections and areas of alteration to be replaced with either cedar or boral clapboard with field painted finish to match existing.
  - Existing exterior color scheme to be retained. All new painted surfaces to match existing color.
  - Existing Yankee Gutters to remain.
  
- Non-Original Features to be removed:
  - Second Floor Southwest corner plate glass windows.
  - Remove non-original 1828 section entrance door.
  - Removal of metal fire escape on East facade.
  - Removal of non-original diagonal porch lattice panels.
  - Remove improper prior performed repair work on original covered front porch columns not in keeping with original design and profiles and correct with matching trim.
  
- Alterations:
  - New covered front porch addition to provide outdoor seating opportunity with view to the pond proposed to support the new restaurant use:
    - New column detailing to match existing.
    - New eave construction, crown moulding profile and height to match existing. Stormwater planned to pitch back to a flat roof drain.
    - New tongue & groove pitched decking surface to match existing to be provided on all new and existing porch surfaces to replace existing deteriorated decking.

- New historic type rail provided for safety/ edge protection. Reduced 24" height more consistent with historic type porch railings allowed as change in elevation to grade is less than 30".
- New painted cedar v-groove ceiling to match existing.
- New square lattice panel skirts on new and existing porches.
- New window form, style (double hung), lite pattern (2/2), and color seek to complement the existing original windows to remain. Windows proposed to be aluminum clad wood construction with simulated divided lites.
- Existing 6/6 windows on the circa 1960's additional that do not match the 2/2 lite pattern of the original circa 1928 and circa 1880 addition windows proposed to be replaced with 2/2 pattern windows to better relate the addition to the more authentic portions of the structure and to unify the overall appearance of the building fenestration. Window color shall match existing.
- New entrance doors proposed to be wood construction with historic type hardware.
- New addition to the rear of the structure to accommodate a new commercial kitchen to support the proposed restaurant use. Addition intended to be located in a manner that does not affect the appearance or overall composition of the primary Southern façade as the building is approached from the main entrance to the property.
- New mechanical equipment and refuse area planned at the rear of the proposed new addition with the intent to avoid affecting the appearance of the structure as approached from the main entrance. Proposed screening includes a decorative iron fence with spears at the termination of the pickets intended to complement the current entrance gates. Fence sections are proposed to be provided with rigid opaque privacy panels to obscure visibility into the mechanical/ refuse area. Further, Emerald Green Arbor Vitae evergreen landscaping is proposed to surround the enclosure to further soften its appearance.
- Three of the five existing brick chimneys are planned to remain. Two are proposed to be removed to facilitate the reorganization of space in the interior to accommodate the new restaurant's primary Dining Area and supporting spaces.
- New ADA compliant handrails are proposed for the new ramp to provide an accessible building entrance as well as the existing porch entrance stairs. The railing has been designed with the intent to minimize impact on appearance of the primary façade. New railings are proposed to be black painted metal to complement existing railing construction and to mute the overall appearance of the railings.

In conclusion, we believe the alterations planned to support the proposed adaptive reuse have been crafted in a manner that will substantially enhance the condition and appearance of the existing building while respecting the historic integrity of this prominent Italianate style structure. We look forward to further reviewing this application with the Board. Please contact me should you have any questions or should any further information be required.

Respectfully Submitted,

Joseph G. Thompson, RA, M. Arch, NCARB, LEED AP, CSBA, CDT  
NYS Registered Architect

Attachments:

1. Proposed Product Specifications:
  - a. Windows
  - b. Door Hardware
  - c. Exterior Trim



Figure 1. Photograph of Existing South Façade.



Figure 2. Photograph of Existing South & East Façades.



Figure 3. Photograph of Existing West & South Façades (Area of Proposed Porch Addition)



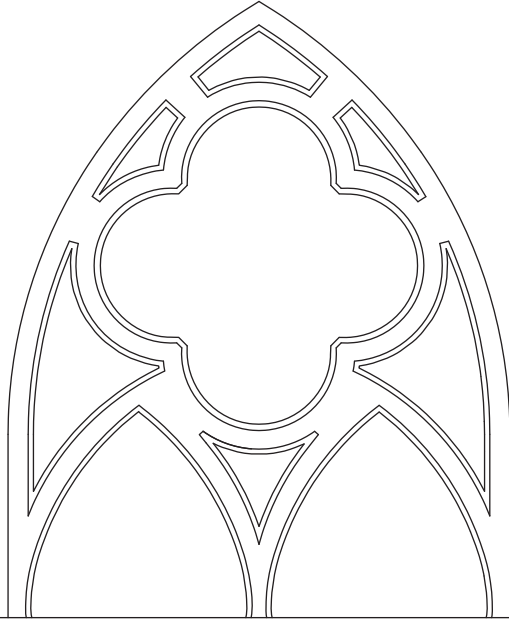
Figure 4. Photograph of Existing West & North Façades (Area of Proposed Kitchen Addition)



**Figure 5. Photograph of Existing North Façade (Area of Proposed Kitchen Addition)**

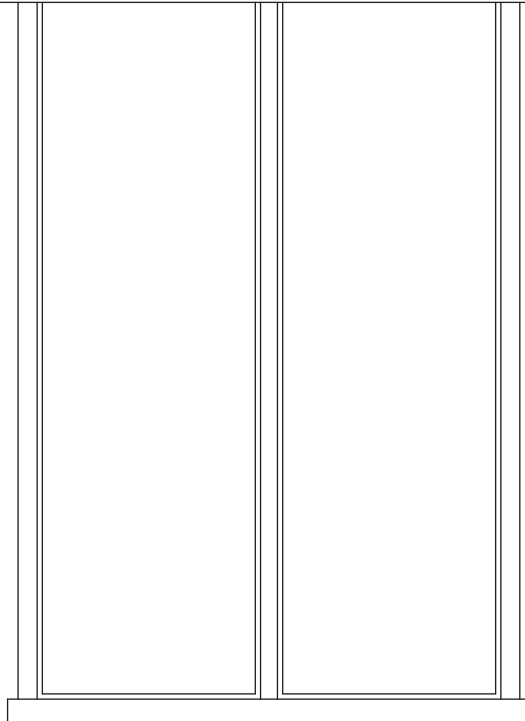


**Figure 6. Photograph of Existing North Façade**



# MARVIN HISTORIC

WINDOWS AND DOORS

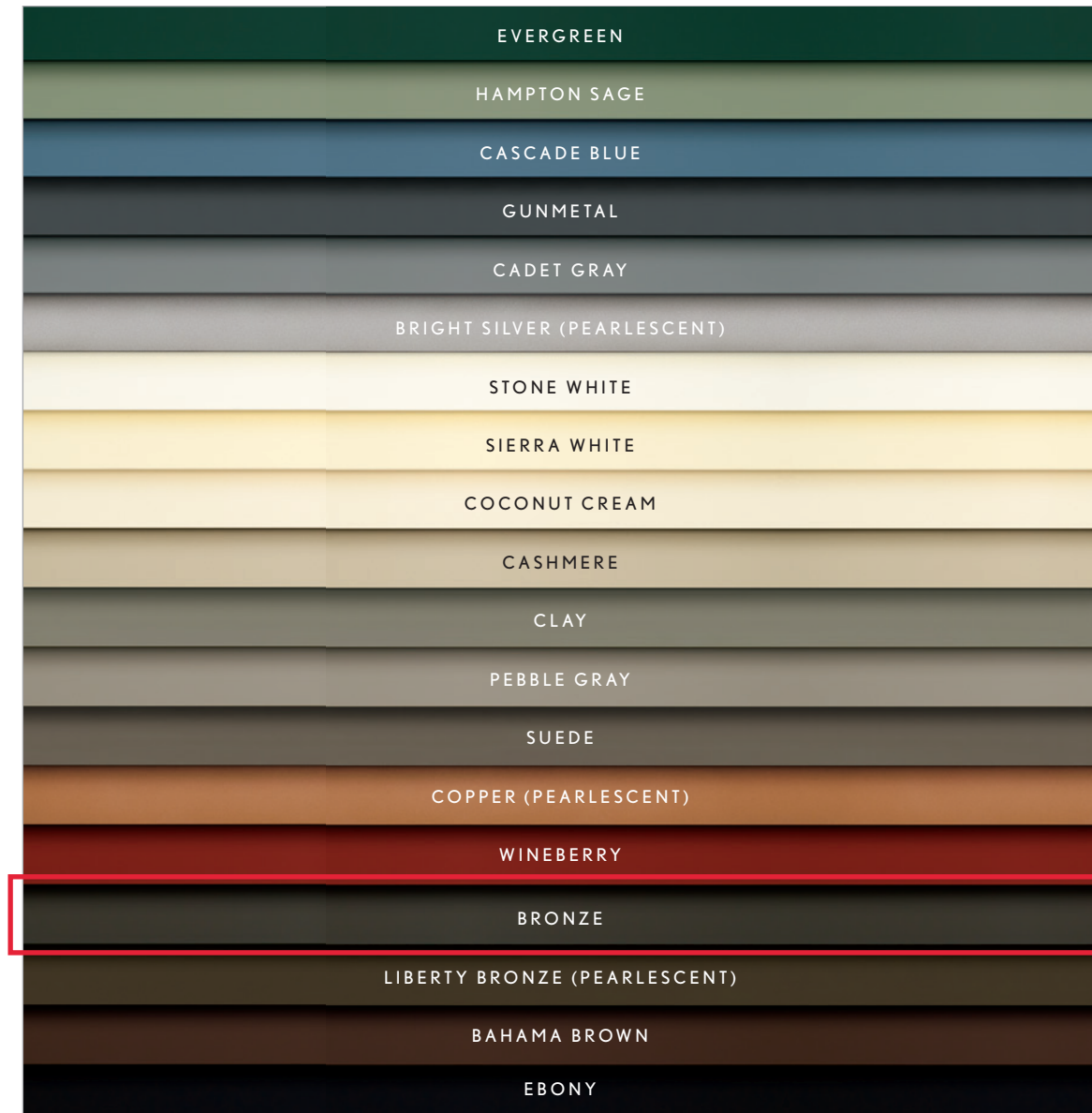


**MARVIN**  
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CLAD COLORS

Marvin's low-maintenance, clad-wood products feature an extruded aluminum exterior finish in commercial-grade paint that meets AAMA 2605 certification for superior resistance to fading and chalking. Marvin's palette of nineteen durable colors includes a spectrum of rich colors and three fresh, pearlescent finishes.



**Custom Colors:** For projects that require new replica windows to match the existing originals, Marvin® can create a custom color. Like our standard exterior finish colors, custom colors are backed by a 20-year warranty.\*

**ANY COLOR  
YOU WANT**

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Marvin® offers three high-quality exterior wood species, including Pine, Vertical Grain Douglas Fir and Mahogany. All species are available FSC™/SFI® certified. Factory-primed pine available.



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Marvin offers six high-quality interior wood species, including Pine, Cherry, Douglas Fir, Mahogany, Vertical Grain Douglas Fir and White Oak. Specialty species include Maple, Black Walnut and Western Red Cedar. All species are available FSC/SFI certified.



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Before a factory-finished window is assembled, every wood component is conditioned, sanded and baked to ensure complete coverage. All finishes are water-based and have no Volatile Hazardous Air Pollutants (VHAP). State approved procedures are used to contain Volatile Organic Compounds. All meet WDMA TM 14-09 standards.



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WHITE

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ULTIMATE DOUBLE HUNG NEXT GENERATION



DESIGN

- Rich wood interior offers beauty and warmth with six standard wood species and ten interior finish options
- Narrow checkrail provides a sleek aesthetic to maximize daylight opening while maintaining historical accuracy
- Design versatility with an array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes and hundreds of roundtop sizes
- Exclusive autolock activates when the sashes are closed, locking the window
- Durable exterior cladding made with the industry's highest level of certification, AAMA 2605, extruded aluminum and backed by a 20-year warranty against chalking and fading
- Expansive sizes up to 5 feet wide by 10 feet high

PERFORMANCE

- First-rate energy efficiency meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates and weather needs
- Sash balance systems enable smooth operation even at the largest sizes
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- Traditional sill 14 degree bevel provides optimal water management while maintaining a classic look
- Superior weather performance with top in class ratings including LC-PG50 on most sizes and IZ3 certified coastal options

DESIGN AND PERFORMANCE REQUIREMENTS

PRODUCT	AIR TEST TO PSF	WATER TESTED TO PSF	STRUCTURAL TESTED TO PSF	CERTIFICATION RATING	OVERALL WIDTH	OVERALL HEIGHT
Clad Ultimate Double Hung Next Generation	1.57	7.5	75	LC-PG50	45 1/4	87 1/2
Clad Ultimate Double Hung Next Generation	1.57	7.5	75	LC-PG50	45 1/4	95 1/2
Clad Ultimate Double Hung Next Generation	1.57	7.5	75	LC-PG50	49 1/4	107 1/2
Clad Ultimate Double Hung Next Generation, High Performance	1.57	9.75	97.5	LC-PG65	49 1/4	107 1/2
Clad Ultimate Double Hung Next Generation	1.57	6	60	LC-PG35	59 1/4	119 1/2
Clad Ultimate Double Hung Next Generation Picture	1.57	7.5	75	CW-PG50	67 1/4	69 1/2
Clad Ultimate Double Hung Next Generation Picture	1.57	7.5	75	CW-PG50	61 1/4	103 1/2
Clad Ultimate Double Hung Next Generation Picture, High Performance	1.57	9.75	97.5	CW-PG65	61 1/4	103 1/2
Clad Ultimate Double Hung Next Generation Transom	1.57	7.5	75	LC-PG50	45 1/4	27 11/16
Clad Ultimate Double Hung Next Generation Transom	1.57	7.5	75	LC-PG50	73 1/4	27 11/16
Clad Ultimate Double Hung Next Generation Transom, High Performance	1.57	9.75	97.5	LC-PG65	73 1/4	27 11/16

CERTIFIED MULLS

ASSEMBLY	TYPE	MAX MULLION SPAN	MAX TRIBUTARY	MULL DESIGN PRESSURE
1 High, 2 or more units wide	CUDH NG to CUDH NG only	71 1/2" (1816 mm)	45 1/4" (1149) wide	DP50
1 Wide, 2 or more units high	CUDHT NG over CUDHP NG only	69 1/4" (1759 mm)	53 19/32" (1361) wide	DP50
Multiple Wide x High w/ 1" LVL	LVL must be in vertical mull	75" (1922 mm)	45 11/16" (1161) wide	DP50
Multiple Wide x Multiple High w/ 3/8" (10 mm) MRF	CUDHT NG over CUDH NG only	83 3/16" (2113mm)	45 3/8" (1153) wide	DP65

Note: the entire assembly will have the lowest design pressure of any unit or mull in the assembly.

HOME (/) > ESTATE ACCESSORIES (/PRODUCTS/PORTFOLIO/ACCESSORIES/ESTATE) > DOOR ACCESSORIES (/PRODUCTS/CATEGORY/ACCESSORIES/ESTATE/DOOR-ACCESSORIES) > **LEXINGTON PULL-102**

# LEXINGTON PULL

**MODEL #: 2602.102**



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# Trim

## About Boral TruExterior® Trim

Designed to be used in non-load-bearing applications, Boral TruExterior® Trim is suitable for ground contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other exterior applications. Because of its high level of dimensional stability<sup>†</sup>, there is no need to prime ends or field cuts. Plus, it can be painted any color. Boral TruExterior® Trim accepts a wide variety of fasteners and can be installed using standard woodworking tools and methods.

All images below depict Boral TruExterior® Trim





Boral TruExterior® Trim

5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1 1/2" x 1 1/2"
—	—	1 x 3	3/4" x 2 1/2"	5/4 x 3	1" x 2 1/2"	—	—
5/8 x 4	5/8" x 3 1/2"	1 x 4	3/4" x 3 1/2"	5/4 x 4	1" x 3 1/2"	2 x 4	1 1/2" x 3 1/2"
—	—	1 x 5	3/4" x 4 1/2"	5/4 x 5	1" x 4 1/2"	—	—
5/8 x 6	5/8" x 5 1/2"	1 x 6	3/4" x 5 1/2"	5/4 x 6	1" x 5 1/2"	2 x 6	1 1/2" x 5 1/2"
5/8 x 8	5/8" x 7 1/4"	1 x 8	3/4" x 7 1/4"	5/4 x 8	1" x 7 1/4"	2 x 8	1 1/2" x 7 1/4"
5/8 x 10	5/8" x 9 1/4"	1 x 10	3/4" x 9 1/4"	5/4 x 10	1" x 9 1/4"	2 x 10	1 1/2" x 9 1/4"
5/8 x 12	5/8" x 11 1/4"	1 x 12	3/4" x 11 1/4"	5/4 x 12	1" x 11 1/4"	2 x 12	1 1/2" x 11 1/4"

Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. 16' lengths are available in all sizes with 12' and 20' lengths available in 4/4, 5/4 and 2x Trim.

Available Finishes:  
(Reversible)



smooth



wood grain

# Stock DURATION® Moulding Profiles

## DURATION® Consistently Provides:

- Quick Quoting and Proposal Generation
- Design Guidance
- Value Engineering Services
- Professional Shop Drawings
- Excellent Lead Times on Standard and Custom Profiles & Assemblies

DURATION® Poly-ash Composite mouldings can be cut, drilled, routed, nailed and installed just like wood mouldings. No special tools are required. Simply dedicate carbide blades for working exclusively with poly-ash composite materials.

Not drawn to scale.



Crown Moulding - 16 ft  
D49 - 11/16" x 3-1/2"



Nose & Cove - 16 ft  
D154 - 1-1/8" x 1-3/4"



Nose & Cove - 8 ft  
D8578 - 11/16" x 1-1/8"



Base Cap - 8 ft  
D164 - 11/16" x 1-3/8"



Crown Moulding - 16 ft  
D47 - 11/16" x 4-5/8"



Band/Panel Mould - 8 ft  
D217 - 11/16" x 1-7/8"



Shingle Mould - 8 ft  
D210 - 7/8" x 1-5/8"



Cove Moulding - 16 ft  
D80 - 11/16" x 4-1/4"



Crown Moulding - 16 ft  
D52 - 11/16" x 2-1/2"



Bed Moulding - 8 ft  
D75 - 9/16" x 1-9/16"



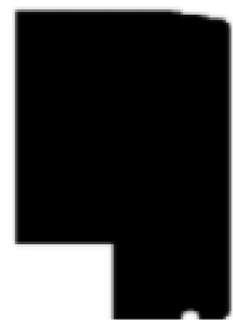
Crown Moulding - 16 ft  
D45 - 11/16" x 5-1/4"



Nose & Cove - 8 ft  
D24 - 5/8" x 3/4"



Solid Crown - 8 ft  
D211 - 15/16" x 2-1/4"



Thick Subsill - 8 ft / 16 ft  
D269 - 1-3/8" x 2" x 8"  
D26916 - 1-3/8" x 2" x 16"



Empire Crown - 8 ft / 16 ft  
D794 - 1-3/8" x 2-3/4" x 8"  
D79416 - 1-3/8" x 2-3/4" x 16"



Beaded Base Cap - 8 ft  
D8416 - 11/16" x 1-9/16"



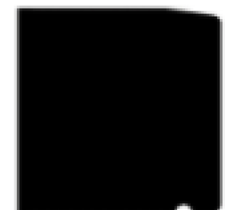
Cove - 8 ft  
D93 - 11/16" x 11/16"



Cove - 8 ft  
D32 - 1/2" x 1-3/16"



Quarter Round - 8 ft  
D105 - 11/16" x 11/16"



Subsill - 8 ft  
D69 - 1-3/8" x 1-3/8"



Drip Cap - 8 ft  
D197 - 11/16" x 1-5/8"



Brick Moulding - 8 ft / 16 ft  
D180 - 1-7/32" x 2" x 8"  
D18016 - 1-7/32" x 2" x 16"



Modified Quarter Round - 8 ft  
D31 - 11/16" x 1-1/4"

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