

## BarryPriceArchitecture

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CPHD

AIA

NCARB

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### Project Description Narrative 3: 150 High Rocks Road

Based on the feedback received at the February 22, 2024, meeting, I have prepared the following for review by the Town Planner, and submission to the clerk for presentation to and review by the Board at the next meeting. The only caveat is if this is deemed inadequate as a simulation by the Planner. Please review the following items attached in the email (also to be sent via express mail to Planner) and assess their acceptability for review by the Board relative to their request.

The deliverables are as follows:

PB-1.2: Partial Site Plan depicting the southern region of the site adjacent to the escarpment, with (2) interpretations of the dimensions of the overlay, a 'setback' and an 'offset.' The results are similar but not the same in terms of the depiction of the overlay area. In any case, you can see the proposal relative to the overlay zone in this drawing as requested. The dark blue represents the house location and connectors to the main house and existing garage.

Viewshed Study: This was not requested, but I thought it would be informative to model the topography in the viewshed south of the house to the Reservoir, and draw a section, so we can all see the sectional relationship of the House and Proposal to the topography. The Study includes (from top to bottom of the sheet), 'A,' a cross section of the property relative to view lines from each 100' step in the topography, including a 35' high x 100' orange 'overlay zone' to demonstrate the requirement. 'B' A smaller scale viewshed section showing the context for the detail of the section shown in 'A.' and 'C' a viewshed reference plan indicating the extent of the topography that I studied.

Simulations: In traveling around the area looking for locations where the house was most visible, I settled on 3. '1' The dike at the South side of the Reservoir, '2' the view from Boulevard Road just off Route 28 looking east and north to Ohayo Mountain, and '3,' the view up Glenview Road that squarely frames the house from below. Each simulation includes a 'view of the existing,' a view of the existing with new cladding/roofing colors, and a view of the proposed to simulate visibility.

Owner Statement: Mr. Metheny asked me to share this with the Board.

*Respectfully, we would like the Board to be aware that the Metheny's have lived in this area for 45 years. We are committed to enhancing the profile of this notable property in a way that is beautiful, creative and honors the nature of Ohayo Mountain itself. We share the goal of not only respecting the issues implied by the viewshed mandate but to improve the current profile of the property in significant ways.*

I submit these with the hope that these demonstrate my intent to be very clear about the impact of the proposal relative to the (admittedly self-created) constraints. I submit these for your consideration.

Sincerely,

Barry Price, Architect

Representing Pat and Latifa Metheny, 150 High Rocks Road