

## **New York Times Pitch Letter**

Elaine Louie  
The New York Times  
229 West 43<sup>rd</sup> Street  
New York, New York 10036

Dear Elaine:

Thanks again for speaking with me today.

"Living large" takes on new meaning when you enter the main room of the home of architect Howard Cohen. It also describes Cohen's lifelong passion for redefining residential spaces that brings new life and usefulness to them – often in more affordable metro New York neighborhoods just on the border of much pricier areas.

Cohen's latest home/project began when he became interested in the "under-appreciated" and relatively unknown suburban treelined Yonkers, New York neighborhood of Beech Hill. He realized that the Westchester county location's low taxes and interesting homes, situated on relatively flat large lots, were a real estate find. The area's close proximity to Edgemont and Scarsdale, New York (and easily-accessible Scarsdale train station) added to the attraction.

The Tudor-style home he found was originally part of a larger estate, built around 1925, that had been divided into smaller lots some 50 years ago. Cohen was drawn to the timelessness of the house's beautiful structure - its heavy slate roof and exterior walls comprised of brick, timber and stone, and leaded glass steel casement windows and doors.

The challenge was to make the structure more energy efficient and humanize the scale of its imposing main space – then dominated by a 16 X 25 feet concrete and tile indoor pool. The room, a lofting 27 X 45 feet, also featured impressive wood beams and three custom-made, chain-hung, steel and mica chandeliers.

Cohen decked the pool over with floor joists and connected the pool room, including men's and women's changing rooms, to the former carriage house and servants' living quarters located in the same structure.

The dining area and kitchen now backup to a walk-in pantry and powder room, and master bath for the new master bedroom. The living quarters in the carriage house now contain home offices for the Cohens, storage and garage spaces. The restored historic Lord and Burnham greenhouse acts as the home's entrance.

Today, the renovated home's main feature is its "Great Room," that serves as kitchen, breakfast, dining and living room. The space is divided by a large two-way stone fireplace that visually defines the formal living room/media area.

The home's new details are many, inside and out, from the expertly restored chandeliers, leaded glass windows, doors and hardware, to new landscaping. There's the kitchen, and its 4 X 14 feet curved island, done on a shoestring budget using cabinets from Ikea and recycled appliances.

Howard Cohen Architect  
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Cohen, owner and principal of Howard Cohen AIA Architect, brings impressive credits to his work, including special projects with the offices of Kenneth Nadler, Moshe Safdie and Eliot Noyes. The bio sheet outlines his experience.

The enclosed photos should give you an idea of the space that Cohen has created. To stand in the house is to fully feel its impact. I'm hoping you will consider this project, and its architect, as a feature.

I look forward to hearing from you. Thanks so much for your consideration.

Regards,

Shara Sokol, president  
s2creative ltd.