



# **Tuxedo Farms**

**Proposed Design Standard Changes**

# Design Standards

## Architectural Design Standards

### Materials

#### Wall Cladding

**Exterior building walls** shall be constructed of clapboard, board and batten, cedar shingles, stucco, real brick, real stone or HardiePlank or equivalent. The **plinth** of exterior walls shall be clad in stone or masonry. No vinyl, faux brick or faux stone is permitted.

#### Roofs, Chimneys & Gutters

**Roofs** shall be constructed of one of the following materials: cedar shakes, slate, artificial slate, standing-seam metal, Asphalt or fiberglass shingles are allowed but must be Grand Manor Shingles by Certainteed, or equal. Solar panels are permitted. Colors are to be earthtones. Browns and grays are encouraged. Reds and greens are not permitted. Copper accents are encouraged. **Gutters** should be constructed of steel, aluminum or copper. **Chimneys** should be clad in brick, stone, or stucco.

#### Porches, Terraces & Decks

**Porches** shall be constructed of wood. Front porch decking should be of tongue and groove type. Synthetic tongue and groove decking is allowable. Masonry or stucco piers are required. **Rear or side decks** shall be made of pressure-treated wood, brick, stone or cast stone as appropriate to the material palette of the house. Synthetic or composite decking are allowed if by Trex, or equal. CCA is prohibited. Gray colors are encouraged.

#### Doors & Windows

**Doors** shall be constructed of wood, metal-clad, or wood-veneer fiberglass. **Windows** shall be constructed of wood or metal. Vinyl windows are not permitted.

#### Trim & Details

**Window shutters** shall be made of wood or a high-quality paintable synthetic product such as Poly Shutters or MDF/Composite/Hybrid shutters. Vinyl shutters are not permitted. **Storm windows and doors** should match the material and color of the window and door they are attached to. **Architectural trim and cornices** shall generally be made of wood, brick, stone or cast stone as appropriate to the house style. Fiberglass, Paintable PVC or GFRPC are allowed at second story applications only.

### Details

All facades should be clad in the primary cladding material. All joints in siding must be painted or caulked. **Vertical corner trim** on clapboard structures should be a minimum of 3W" wide. All HardiePlank applications should only be used to replace painted wood cladding and must employ typical wood dimensions.

**Roof forms** are to be simple and express primary, secondary and tertiary (dormers) interior volumes only. "Applied" gables must be approved by Tuxedo Farms. **Roof pitches** should be a minimum of 9:12 and steeper pitches are encouraged. Flat roofs are permitted over **entry porticos and porches** but must be accompanied by an architectural cornice a minimum of 16" in height. Any other flat roofs should be used as an exterior deck accessed from the interior of the main building and should be edged with a parapet wall or railing consistent with the architectural character of the house. All **gutters** should be set against a trim—a minimum of 4" wider than the gutter itself. Unless made of copper, gutters should be painted to match the color of the main building or the color of the trim.

**Porches** should be of a style and massing consistent with the architectural character and massing of the main house and painted to match the predominant trim color of the main house. Any area below a **deck** must be screened by wood lattice panels appropriate to the house and appropriate landscaping. **Screened porches** should adhere to the same regulations as Side Wraps.

**Windows** should be rectangular in configuration, vertical in orientation, and have a proportion of 1:2 or 2:3 or greater. **Accent windows** may be circular or half-round. **Quarter-round windows** may be used if in a mirrored pair relating to an architectural feature, such as flanking a chimney. No more than three accent windows are permitted on any one facade. The **glass** on all windows and doors larger than 2' by 2' should be divided into separate lites by **muntins**. True Simulated Divided Lites (with internal aluminum spacing bars) are allowable. Applied muntins are not permitted. Window lites should be vertical in proportion. The same window types should be used on all facades.

The **form and type of trim, cornices and window shutters** should be governed by the architectural character of the house. **Shutters should be operable** or appear to be operable and should be of sufficient size to cover the entire window if both sides are closed. **Hold-open hardware** in black iron, or black painted metal, is recommended on all shutters.

### Techniques

**Brick** should be coursed in horizontal running bond, common bond or Flemish bond. No brick ire-cut surfaces should be visible on the building exterior. Accent patterns may be used on sills, lintels, chimneys, etc. All **clapboard siding** should be arranged 4" to 8" to the weather. All **stucco** should receive a smooth sand finish. All **stonework** must be approved by Tuxedo Farms or shall be sourced on site.

**Gutters** should be half-rounds or of a shape that completes the entablature of the house. **Downspouts** must be full-rounds or rectangular with a smooth surface. Rainwater collection systems are permitted.

Architectural elements like **columns, piers, pilasters and cornices** should be either of the Tuscan or Doric order and should be dimensioned and proportioned according to The American Vignola. Piers must be at least 12" wide and 12" deep. The depth of a wall with **arches** must be at least 12" deep.

Windows should be **operable** with the exception of "picture" windows and small accent windows. Arched windows must be at least 12" tall and no more than 36" wide. Total window openings on the surface of any facade should **not exceed 40% of the facade's surface area**.

**Architectural cornices, pediments, entablatures, columns, pilasters and piers** should be of an appropriate character, proportion and detailing consistent with traditional houses built before World War II.





# Coding and Implementation

### 4 DEVELOPMENT GUIDELINES 4.1 BUILD-TO-LINE

**4.1.1 PURPOSE OF THE BUILD-TO-LINE**  
The most important element in defining the Public Realm is the Build-to-Line. The Build-to-Line is the vertical reference line for the building facade. The Build-to-Line is the vertical reference line for the building facade. The Build-to-Line is the vertical reference line for the building facade.

**4.1.2 BUILD-TO-LINE LOCATION**  
The location of the Build-to-Line is determined by the street layout and the building footprint. The Build-to-Line is the vertical reference line for the building facade.

**4.1.3 EXEMPTIONS TO BUILD-TO-LINE**  
Projections from a building facade are permitted if they meet the following criteria:

- Cornices, awnings, and other architectural features that do not exceed a height of 10 feet above the Build-to-Line.
- Signs and other projections that are attached to the building facade and do not exceed a height of 10 feet above the Build-to-Line.
- Projections that are necessary for the building's structural integrity or safety.



### 4 DEVELOPMENT GUIDELINES 4.3 BUILD-TO-LINE



**4.3.1 RELATIONSHIP TO ROW**  
The public realm is defined by the relationship between the building facade and the Right-of-Way (ROW). The Build-to-Line is the vertical reference line for the building facade.

**4.3.2 FREEDOM OCCUPANCY**  
The Freedom of the Street Act allows for the use of the public realm for various purposes, including the use of the public realm for pedestrian circulation.

**4.3.3 PRIMARY FRONTAGE**  
The Primary Frontage of a building is the facade that is most visible to the public. The Primary Frontage is the facade that is most visible to the public.

### 4 DEVELOPMENT GUIDELINES 4.7 SIDEWALK CAFES



**4.7.1 PURPOSE OF SIDEWALK CAFES**  
Sidewalk cafes are designed to provide a space for outdoor dining and social interaction. They are designed to provide a space for outdoor dining and social interaction.

**4.7.2 DESIGN GUIDELINES**  
Sidewalk cafes should be designed to be accessible and safe for all users. They should be designed to be accessible and safe for all users.

**4.7.3 IMPLEMENTATION**  
The implementation of sidewalk cafes should be guided by the following principles:

- Sidewalk cafes should be located on streets with high pedestrian traffic.
- Sidewalk cafes should be designed to be accessible and safe for all users.
- Sidewalk cafes should be designed to be aesthetically pleasing and integrated with the surrounding environment.



### 5 DEVELOPMENT GUIDELINES 5.1 DEFINITIONS

**5.1.1 ALLEY**  
An alley is a narrow, unimproved street used for the purpose of providing access to the rear of a building.

**5.1.2 ARCHITECTURAL FACADE**  
The architectural facade is the exterior wall of a building that is visible to the public.

**5.1.3 BUILD-TO-LINE**  
The build-to-line is the vertical reference line for the building facade.

**5.1.4 BLOCK**  
A block is a section of a street bounded by cross streets.

**5.1.5 BUILDING FOOTPRINT**  
The building footprint is the area of the ground occupied by a building.

**5.1.6 BUILDING HEIGHT**  
The building height is the vertical distance from the ground level to the highest point of a building.

**5.1.7 FRONTAGE**  
The frontage is the length of a building facade that is visible to the public.

**5.1.8 SIDEWALK**  
A sidewalk is a paved path for pedestrian circulation.

**5.1.9 SIDEWALK CAFE**  
A sidewalk cafe is an outdoor dining area located on a sidewalk.

**5.1.10 SIDEWALK SEATING**  
Sidewalk seating is furniture placed on a sidewalk for the use of pedestrians.

**5.1.11 SIDEWALK TREE**  
A sidewalk tree is a tree planted on a sidewalk for the purpose of providing shade and improving the quality of the public realm.

**5.1.12 SIDEWALK TREE**  
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### 8 PATTERN BOOK 8.1 TRADITION AND CRAFT



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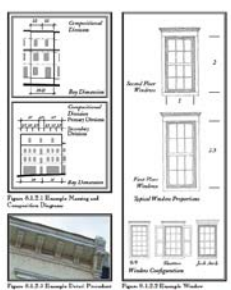
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**8.1.1 PATTERN BOOK ELEMENTS**  
The Pattern Book Elements section provides a collection of architectural details and materials that are inspired by traditional architecture and craftsmanship.

**8.1.2 MATERIALS AND COMPONENTS**  
The Materials and Components section provides a collection of architectural details and materials that are inspired by traditional architecture and craftsmanship.

**8.1.3 WINDOW PROPORTIONS**  
The Window Proportions section provides a collection of architectural details and materials that are inspired by traditional architecture and craftsmanship.

**8.1.4 DETAIL PRECEDENTS**  
The Detail Precedents section provides a collection of architectural details and materials that are inspired by traditional architecture and craftsmanship.





# Coding and Implementation



We deliver on our design promises.





# Coding and Implementation





# Proposed Adjustments

Torti Gallas is currently engaged to provide refined language for the concerns compiled from builders approached by Related. These refinements retain the quality controls and intent of the original architectural standards while allowing for these standards to be implementable in today's construction climate.

WALL CLADDING	
Materials	Exterior building walls shall be constructed of clapboard, board and batten, cedar shingles, stucco, real brick, real stone, high-quality vinyl, or fiber cement siding (HardiePlank or equivalent). The foundation of exterior walls shall be clad in stone or masonry.
Details	All facades should be clad in the primary cladding material. Vertical corner trim on clapboard structures should be a minimum of 3 1/2" wide. All fiber cement (HardiePlank or equivalent) applications must employ typical wood dimensions.
Techniques	Brick should be coursed in horizontal running bond, common bond, English or Flemish bond. Accent patterns may be used on sills, lintels, chimneys, etc. All stucco should receive a smooth sand finish.
ROOFS, CHIMNEYS & GUTTERS	
Materials	Pitched roofs shall be constructed of one of the following materials: cedar shakes, slate, artificial slate, standing-seam metal; Asphalt or fiberglass shingles are permitted. Solar panels are permitted. Colors are to be earthtones. Browns and grays are encouraged. Reds and greens are not permitted. Copper accents are encouraged. Gutters should be constructed of steel, aluminum or copper. Chimneys should be clad in brick, stone or stucco.
Details	Residential roof forms are to be simple and express primary, secondary and tertiary (dormers) volumes. Roof pitches should typically be a minimum of 9:12 on French and English Country styles and 8:12 on Arts and Crafts and Shingle Style homes; steeper pitches are encouraged. Flat and sloped roofs less than 8:12 shall be permitted on secondary and tertiary roof forms, such as entry porches and porticos, attached townhouses and rowhouses, as well as any portion of a primary building form mostly hidden from view in the public way, whether occupied or unoccupied. Roof pitches between 4:12 and 6:12, or steeper, are appropriate to Greek Revival and Adirondack styles and are expected. Hudson Valley Dutch homes typically have 4:12 slopes on the top 1/3 of the roof and 9:12 on the bottom 2/3. Roofs of any pitch, including flat roofs, are allowed in non-residential buildings including commercial, civic, and community buildings. All gutters shall match the architectural scheme or colors of the main facade or trim details.
Techniques	Rainwater collection systems are permitted.
PORCHES, TERRACES & DECKS	
Materials	Porches shall be constructed of painted wood or painted synthetic/composite materials. Rear or side decks shall be made of pressure-treated wood, brick, stone or cast stone as appropriate to the material palette of the house. Synthetic or composite decking are allowed.
Details	Porches should be of a style and massing consistent with the architectural character and massing of the main house and painted to match the predominant trim color of the main house.
Techniques	Architectural elements like columns, piers, pilasters and cornices should be either the Tuscan or Doric order and dimensioned and proportioned according to The American Vignola - A Guide to the Making of Classic Architecture.

DOORS & WINDOWS	
Materials	Doors shall be constructed of wood, glass, metal-clad, or wood-veneer fiberglass. Windows shall be constructed of wood, vinyl or metal. Vinyl windows shall compliment or match the trim colors of the façade. Vinyl windows, if used, shall be from the following list of products: Plygem 1500 series, Jeld-wen Atlantic Vinyl series, MI 1600 series, Marvin Integrity, Pella 350 series, Crystal Series 300 or equal.
Details	Windows should be rectangular in configuration and vertical in orientation and have a proportion of 1:2 or 2:3 or greater when visible from the public way. These vertical windows may be paired or grouped in multiples as appropriate for the style. Accent windows may be circular or half-round. Quarter-round windows may be used if in a mirrored pair relating to an architectural feature, such as flanking a chimney. The same window types should be used on all facades visible to the public way. When glass in doors and windows is larger than 2'x2', the use of muntins is encouraged to divide the glass into separate lites. Muntins, when used, shall create window lites which are vertical in proportion and should have exterior and interior depth so as not to appear as a flat grid.
Techniques	Windows should be operable with the exception of "picture" windows and small accent windows.
TRIM & DETAILS	
Materials	Storm windows and doors should match the material and color of the window and door they are attached to. Architectural trim and cornices shall generally be made of brick, stone, cast stone, painted wood, painted PVC, vinyl, or other synthetic materials that appear like wood when painted, as appropriate to the house style.
Details	The form and type of trim, cornices and window shutters should be governed by the architectural character of the house. PVC, vinyl or other synthetic materials shall be painted with Sherwin Williams VinylSafe® or equal paint/coating products to avoid heat gain and warping, particularly with darker colors, as recommended by the product manufacturers.
Techniques	Architectural cornices, pediments, entablatures, columns, pilasters and piers should be of an appropriate character, proportion and detailing consistent with the architectural style of each particular home.

## Key adjustments:

- Allow properly detailed vinyl siding where appropriate
- Provide clarity regarding roof pitches and slopes
- Provide professional guidance for specialty PVC, urethane and vinyl window products to have an approved list from which to move forward.

# Careful Implementation



Kentlands



Lakelands

**Material liberalization elsewhere still led to community integrity.**



# Implementation of your goals



24.2 Clear building forms reflect historic deference to necessity, economy and simplicity.

To implement design intent of code, exceptions on the roof slope should be made for secondary volume appendages and hidden portions of the main mass not visible at street level. Requirements to occupy/access these flat roof areas should be removed as an unnecessary burden to good design (requiring stairs and railings for access and safety)



28.4 The garage is deferential to the main house by having a lower roof spring line than that of the main house. However, the two structures share similar materials and proportions, creating an aesthetic harmony among all parts.



27.2 A backbuilding connects the main house with an addition. There is a hierarchy among the three pieces that can be understood from the scale of each.



## Roof Slopes


# Implementation of your goals

**CHIMNEYS**


**Discussion - Chimneys**

In traditional New England architecture, chimneys were located in the middle of the plan, and the hearth was the central gathering space within the home. As residential building types evolved, the chimneys were pushed to the side ends of the house and became beautiful expressions of structural masonry. The chimneys were often detailed with much care and understanding of masonry construction. Chimney caps were designed in proportion to the chimney and to the entire building and added much character to the composition.

Unfortunately, contemporary home building practices have reduced the chimney to cantilevered appendages that veil the functional requirements of a true chimney. Today's common chimneys are wrapped in the same siding as the rest of the building and lack the expression of fireproof protection and structural integrity that is inherent in masonry construction. Shed boxes with direct vent flues are often the closest representation of a chimney that we can find in conventional building practices.

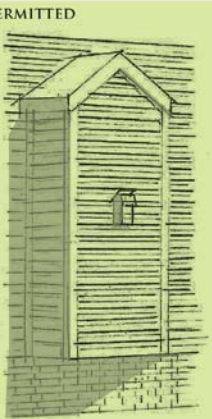


**42.1** Continue chimneys down to the ground. They require visual and structural support at the foundation. Build chimneys of masonry or, at the least, non-flammable materials. Detail the chimney cap in a simple, easy to build manner.



**NOT PERMITTED**

**42.2** Avoid "floating" chimneys that are cantilevered without any sort of structural foundation. Avoid cladding the chimney in the same material as the building. Chimneys can be beautiful visual elements when distinguished from the main structure. Avoid large chimney caps that are visually top-heavy.




**NOT PERMITTED**

**42.3** Avoid reducing the expression of the chimney to a shed box with a direct vent tacked on to the side of the house.

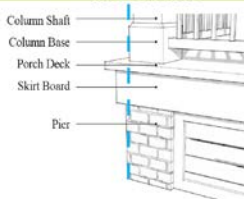
**DESIGN GUIDELINES**

48

**PORCHES - DETAILS (COLUMN BASE, PIER, SKIRT AND INFILL)**



**ENCOURAGED**

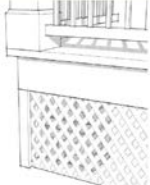


**38.1** Align the face of the base with the face of the supporting pier. This

**Discussion - Column Base**


- Porch columns should be a minimum of 6" square or 8" diameter with a clear representation of both capital and base.
- The face of the column base should align with the face of the pier below.

**NOT PERMITTED**




**38.2** Avoid locating the column so that the base is flush with the decking. This arrangement does not look structurally sound.

**ENCOURAGED**



**38.3** Infill panels between porch foundation piers are often lattice.

**NOT PERMITTED**



**38.4** When using lattice, avoid using lattice that is oriented diagonally.

**Discussion - Piers and Panel Infill**

- For wood deck style porches, the gaps between foundation piers are traditionally infilled with lattice or panel. Lattice infill is usually oriented vertically.
- The spaces between lattice strips or between panels should be between 1 1/2" and 3/4" wide.
- Porch foundation piers not made of brick or other finish material can be clad in either stucco, brick or exterior trim to provide a finished appearance.

**DESIGN GUIDELINES**

44

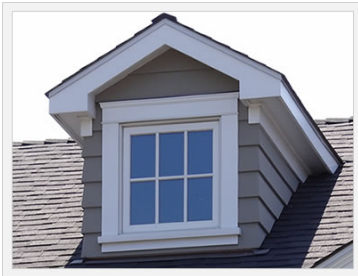
## Chimneys and Building Base Details





# Appropriate Vinyl Windows

- Ply-gem 1500 series
- Jeld-wen Atlantic Vinyl series
- MI 1600 series
- Marvin Integrity
- Pella 350 series
- Crystal Series 300



## Premium Series



Double Hung



Sliding





# Appropriate Vinyl Windows

- Ply-gem 1500 series
- Jeld-wen Atlantic Vinyl series
- MI 1600 series
- Marvin Integrity
- Pella 350 series
- Crystal Series 300



# Allowable Trim for corners and details

- **Painted PVC Trim**

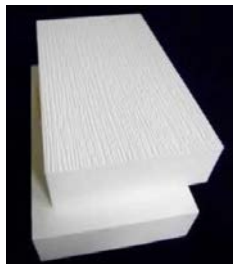
- Dark trim colors must be painted with specially formulated paint for PVC – Sherman-Williams VinylSafe® or equal.
- Can be used for Corner Trim, as well as Cornice, Porch trim and Entablature construction.

- **Manufacturers of PVC Trim**

- Azek, MiraTEC, Versatex, Fypon, Royal Building Products

- **Urethane Mouldings**

- Manufacturers include Edon, Lifetime, Fypon, Focal Point, Style Solutions



Azek



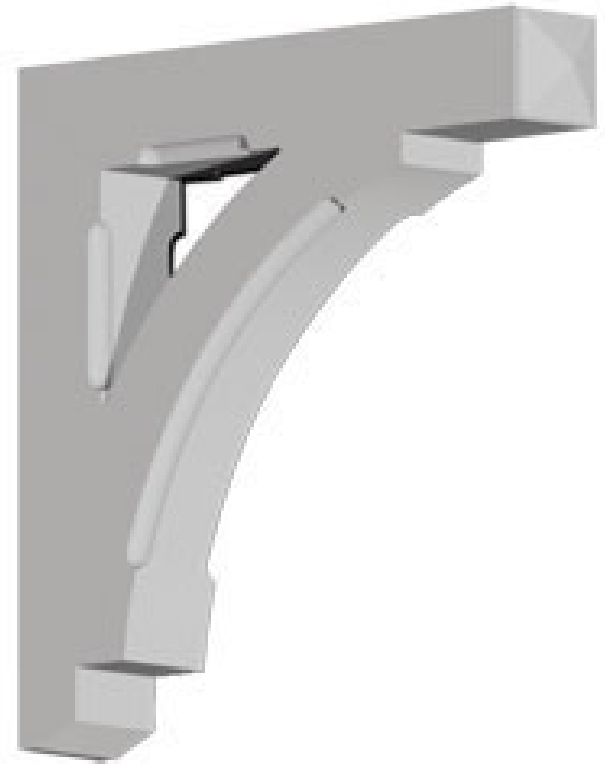
Fypon

Tuxedo Farms



# Well-Designed Synthetic Brackets

Good Urethane



All from the same catalog (Fypon)

# Vinyl vs. Cementitious Siding



Over the past fifteen years, cementitious siding (Hardie) has become more competitive with vinyl siding products, as asbestos was removed from reformulated cementitious products and generally the price point of these products have lowered.



All of these products can be done badly in the wrong hands



# Vinyl Industry Evolution

< Back

Next >

## Greek Revival



- Profiles
  - Clapboard
- Trims
  - Crown Window Molding
  - Plaster Set
  - Shutters
- Band Board
  - Fluted Corner Posts



< back

STYLE GALLERY: GREEK REVIVAL

Contents

Architectural Styles

Product Overview

< Back

Next >

## Creating Style



> Profiles: Craftsman houses often feature clapboard as the dominant exterior cladding. Vinyl siding clapboard is available in a variety of configurations including 3" to 8" reveals.



> Shapes: Shakes or shingles are also fairly common as the primary exterior cladding for Craftsman houses. Vinyl and other polymeric siding are available in an array of shake and shingle profiles.



> Accent Cladding: When using standard clapboard on the main body of a Craftsman house, gables or accent walls may feature board & batten siding, shakes or shingles. All these options are available in vinyl and other polymeric cladding.



> Color: Craftsman houses tend to emphasize medium to dark color palettes in any color or neutral color palettes featuring earth tones. Vinyl siding is available in more than 350 colors with color retention certification, including many suited to the Craftsman style.



> Trim and Accessories: A wide selection of attractive trim and accessories are available for use with vinyl and other polymeric siding. Options suited for Craftsman style include heavy eave brackets (box braces), "timbered" or simple door and window crowns and linels; band boards at foundation or between floors; gable vent cover, often tied in with geometric gable embellishment; beaded soffits; and shingle or shake finish for massive column base piers.

Exposed roof rafters are frequently included to show off the craftsmanship inherent to the Craftsman style.



ARCHITECTURAL STYLES: CRAFTSMAN

Contents

Architectural Styles

Product Overview

< Back

Next >

## Creating Style



> Profiles: Queen Anne houses often feature clapboard as the dominant exterior cladding. Vinyl siding clapboard is available in a variety of configurations including 3" to 8" reveals. Beaded, Dutchlap and board & batten profiles are also used.



> Shapes: Specific areas of the exterior – such as gable façades and/or tower walls – are frequently accented by distinct shapes. Durable vinyl and other polymeric siding offer a diverse selection, including scallops, fish scale, octagon, hexagon and mitered corner shingles.



> Color: What period would you like to reflect? Queen Anne houses of the late 1800s often were painted in multiple colors to draw attention to design elements. After 1900, whites and light creams dominated. Victorian color schemes commonly range from rich shades to bright jewel tones. Fortunately, vinyl siding has the color palette to match all, with more than 350 colors independently certified for color retention.



> Trim and Accessories: A wide array of ornate embellishments is available for use with vinyl and other polymeric siding, including gingerbread trim and fretwork; brackets; band board; crown molding; corner block and rosette; and bay corners. Structural accessories – both standard and decorative – such as column and spindles for porches; headboard for porch ceilings; and corner posts are also available.

Many historical Queen Anne homes feature a sunflower or sunburst applique – a symbol of life and creativity to preside over the household.



ARCHITECTURAL STYLES: QUEEN ANNE

Contents

Architectural Styles

Product Overview

Photo Gallery

Because of the competition with Cementitious siding, the vinyl siding manufacturers have had to “up their game” in the marketplace

# Vinyl Siding Mock Up





# Bad Detailing vs. Good Detailing



# Bad Detailing vs. Good Detailing

**Bad**

**J-Channel**



**Good**

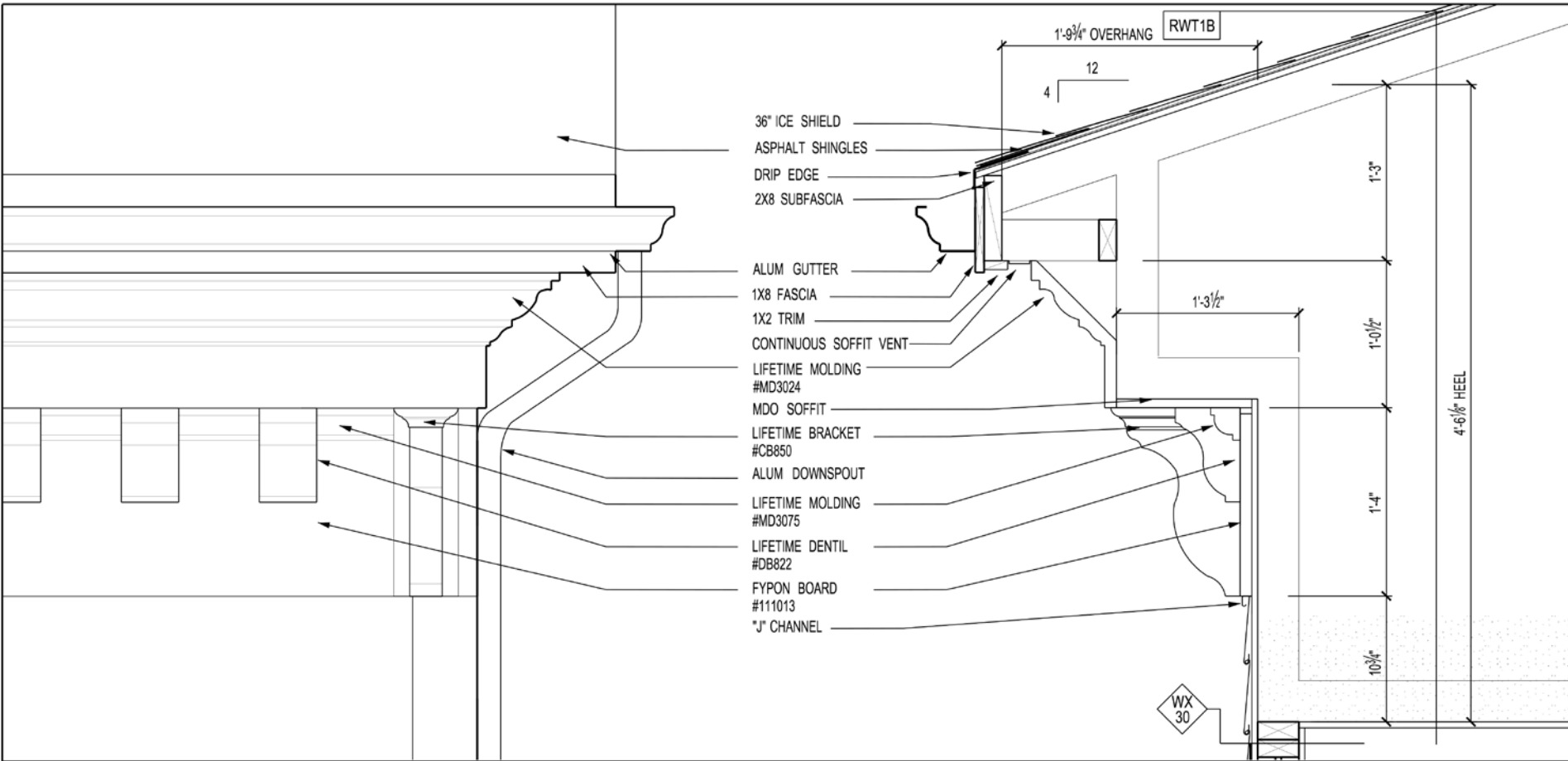
**Pocketed Trim**



All from the same catalog (Fypon)



# Details that achieve better design

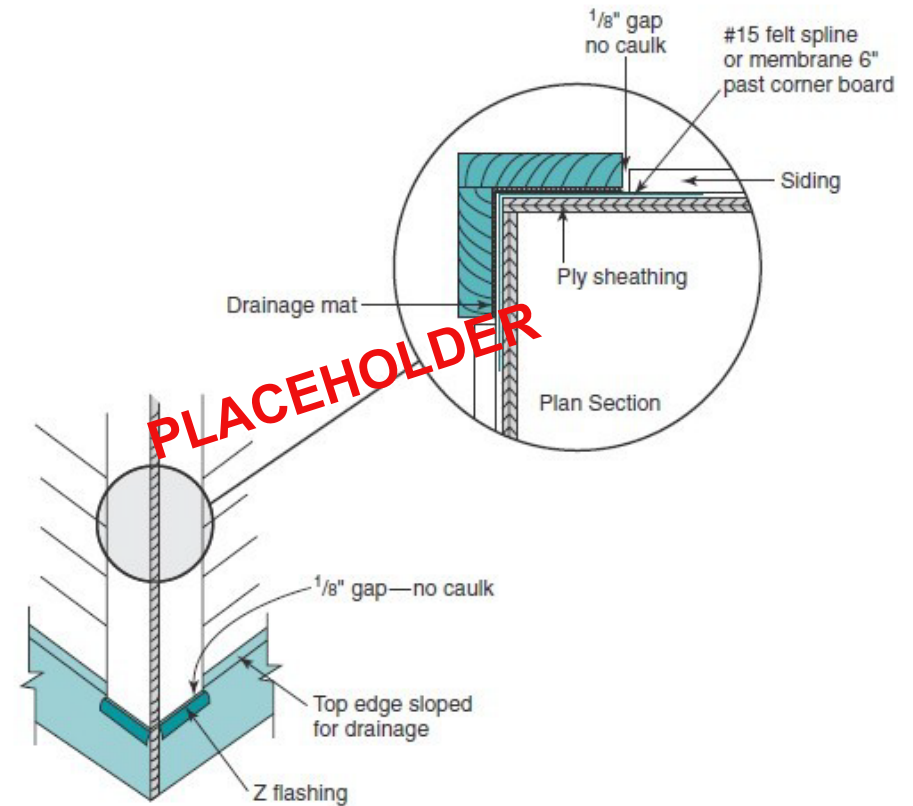
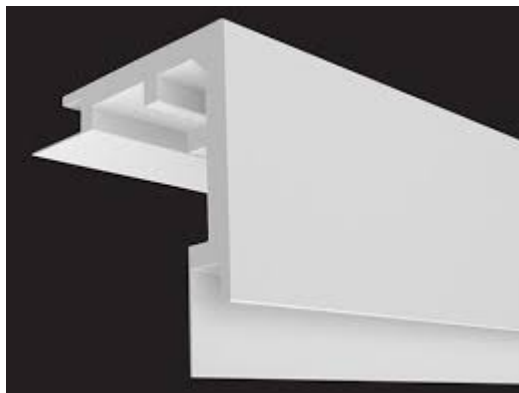


7 CORNICE DETAIL  
1 1/2" = 1'-0"

BELSW05

Construction Set 03-1

# Plan Details for Better Design





**Well-detailed vinyl.**





# Architecture Styles

Add properly detailed vinyl siding to:

- Adirondack Style
- Hudson River Dutch
- Hudson River Gothic
- Greek Revival

No change to:

- French Country
- English Country
- English Arts and Crafts
- Shingle



ADIRONDACK



ENGLISH COUNTRY



FRENCH COUNTRY



HUDSON RIVER DUTCH



SHINGLE



HUDSON RIVER GOTHIC



ENGLISH ARTS AND CRAFTS



GREEK REVIVAL

In addition to a nuanced approach to the neighborhood plan, these Design Guidelines have been created to ensure that the character of the houses that define the streets and greens of the community contribute to an architectural composition that is both varied and ordered.

Building styles have been selected that will be well suited to the topography and seem at home in a rural forest setting. Further, the Design Guidelines of Tuxedo Farms are based on the architectural history of the region and the Town of Tuxedo. Building styles that matured locally, in response to the same landscape and on streets much like those of Tuxedo Farms, help to create continuity with nearby villages like Tuxedo Park, Goshen & Warwick.

## DESIGN DEFINITIONS

**BAY WINDOW** - window or group of windows which projects beyond the face of a building.

**BRACKET** - overhanging support of an eave or bay window.

**CASEMENT** - window which is hinged on the side and swings along its entire length.

**CROWN** - the projecting molding at the top of a wall.

**DORMER** - roofed structure projecting from a sloping roof which shelters a window or windows.

**DOUBLE-HUNG** - window having two vertically sliding sashes.

**EAVE** - the lower edge of a sloping roof which projects from the face of the wall.

**GABLE** - triangular wall defined by a pitched roof from the ridge to the eave.

**GAMBREL** - two-sloped roof with a ridge where the lower slope is steeper than the upper.

**HIP** - roof of four sloping planes from the same eave.

**JERKINHEAD** - roof form where a gable rises at least halfway to the ridge and becomes a hip.

**ORDER** - In Classical architecture, the specific styles and proportions of columns and details.

**RAFTERS** - sloping roof beams.

**ROOF PITCH** - the slope of a roof, usually given as a ratio of height to a base of 12.

**SASH** - frame that holds panes of glass in a window.

DESIGN GUIDELINES

ARCHITECTURAL STYLES



# Adirondack Style (Arts + Crafts)



## THE ADIRONDACK STYLE

In the decade following the Civil War, the secluded banks of quiet lakes in the Adirondack Mountains became the summer retreats for members of the New York society. The cabins and lodges, known as the Great Camps, inspired a particular architecture, where Alpine forms were realized in local stone and timber. The great lodges at Sagamore, Uncas, Pine Knot and the other had their roots in the Swiss chalet.

Rustic, romantic and intimately suited to the mountain climate, the Adirondack style, with its heavy beams and deep overhangs under a broad roof was a Gilded Age expression of blending in with the landscape.

## DETAILS, MATERIALS & COLORS

**Massing:** Informal composition, usually with major gable parallel to street for larger houses and perpendicular for smaller.

**Roof Forms:** Gables of medium pitch, from 4 in 12 to 6 in 12 with very deep eaves, exposed rafters, and decorative brackets. Jerkinheads and gable-over-hip roof ends are common.

**Roofing:** Wood shake recommended; asphalt or fiberglass shingles as approved by the Architectural Review Board

**Dormers:** Gables of same pitch as main roof with very deep eaves or long sheds of slightly shallower pitch than main roof.

**Cladding:** Rustic logs, random rubble stone, 6 in. horizontal siding, or board-and-batten.

**Chimneys:** Prominent, wide stone chimney.

**Openings:** Set high into wall, often touching the cornice line with simple rough trim.

**Doors:** Wood with upper 2/3 glazed, lower 1/3 divided into horizontal panels.

**Windows:** Vertical, divided casements paired or tripled to for horizontal groupings; diamond shaped and diamond-paned accents.

**Shutters:** Board-and-batten, rustic board or solid panel.

**Colors:** Stained or natural wood finish main body and trim, deep red or blue on window frames.

**Porches:** Deep and numerous with posts of rustic logs.

**Minimum Floor to Ceiling Heights:** 9 feet on the first floor and 8 feet on the second.

## FORMAL CHARACTER



- Gabled dormer
- Stone chimney
- Decorative brackets and braces
- Deep eaves
- Casements set into horizontal groups
- Decorative timber framing members
- Simple board trim



DESIGN GUIDELINES

ADIRONDACK STYLE





Adirondack Style (Arts + Crafts)  
**Ft. Benning**





Adirondack Style (Arts + Crafts)  
Monterey Bay



# Hudson River Dutch



## THE HUDSON RIVER DUTCH STYLE

Dutch settlers and the gambrel-roofed colonial house are both associated with the regions surrounding the Hudson River, on Long Island and northern New Jersey. Popular lore put the two together and the name stuck. Though having little relation to rural architecture in Holland, this style occupies a prominent place in the history of American domestic architecture because of its re-emergence in the early twentieth century.

*At Tuxedo Farms, the Hudson River Dutch house is a reminder of both the region's rural history and the community's small-town character.*

*For more information on this style, please refer to **The Dutch Colonial house** by Aymar Embury.*

## DETAILS, MATERIALS & COLORS

**Massing:** Second floor under main gable which is ordered, symmetrical composition on facade.

**Roof Forms:** Gambrel, with 4 in 12 on the upper 1/3 and 9 in 12 on the lower 2/3; gently curving flare at eave.

**Roofing:** Wood shake recommended; asphalt or fiberglass shingles as approved by the Architectural Review Board

**Dormers:** Substantial shed as continuation of upper roof slope, pedimented gables if symmetrically placed.

**Cladding:** 4 to 6 in. horizontal wood siding with corner boards, brick, stucco or stone often used on ground floor.

**Chimneys:** Brick or stone, typically placed on both main gable ends.

**Openings:** Set close to flush with wall surface and framed with 4 in. trim boards.

**Doors:** Paneled Dutch door or six-panel Colonial with sidelights and fan light or transom.

**Windows:** Double-hung with 6/6, 6/1 or 9/9; casements on ground floor only, quarter rounds in pairs high on gable ends.

**Shutters:** Two-panel with decorative hole in upper panel; louvered may be used on second floor if solid panel on first.

**Colors:** White main body with very pale blue-green or faded red-oxide trim.

**Porches:** Formal, symmetrical entry porch of classical detail; large round-columned side porch; pergolas.

**Minimum Floor to Ceiling Heights:** 9 feet on the first floor and 8 feet 6 inches on the second.

## FORMAL CHARACTER



- Shallow-pitch shed dormers
- Double-hung windows with shutters
- Gambrel roof above first floor
- Flare at eave
- Symmetrical composition
- Side porch and pergola



ESTATE

VILLAGE

MANOR

COTTAGE

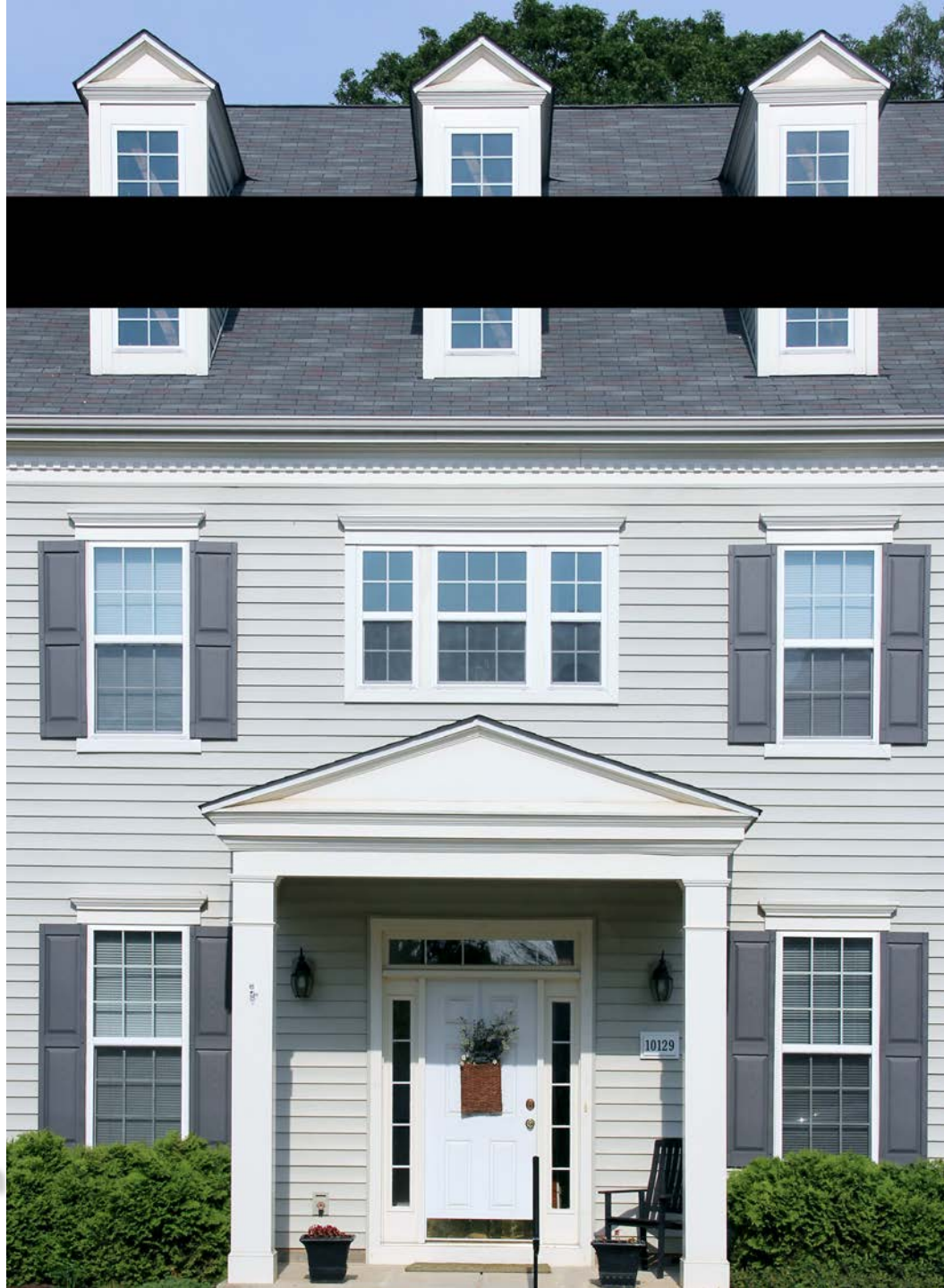
## DESIGN GUIDELINES

## HUDSON RIVER DUTCH STYLE



Hudson River Dutch  
Quantico





Hudson River Dutch  
**Ft. Belvoir**

# Hudson River Gothic



**THE HUDSON RIVER GOTHIC STYLE**  
The picturesque idealization of country life is a notable American invention from European precedent. The Hudson River Gothic style owes much to Alexander Jackson Davis, whose publications on American cottage architecture helped define the characteristics of the style in the mid nineteenth century. With rural simplicity and romantic gothic-revival details and ornament, the Gothic style was an immensely popular sign of the sophistication with the earliest builders of retreats outside the city.

*No town in the valley of the Hudson River is without a few cottages of this character and style. In keeping with this precedent, The Hudson River Gothic style will offer a charming and contextual accent to the Neighborhoods of Tuxedo Farms.*

## DETAILS, MATERIALS & COLORS

**Massing:** Simple, rectangular volume with ordered composition.

**Roof Forms:** Gable (from 6 in 12 to 12 in 12), with secondary gable (at least 12 in 12) often centered, perpendicular to street and framing decorative window, paired or triple gables symmetrically placed, L-shaped plan; open eaves, exposed rafters.

**Roofing:** Wood shake or standing-seam metal recommended; asphalt or fiberglass shingles as approved by the Architectural Review Board

**Dormers:** Wide gables, integral to wall through cornice.  
**Cladding:** Horizontal wood siding with narrow exposure, corner boards, board-and-batten, stucco; decorative gable trim.

**Chimneys:** Brick or stone, centrally located within mass, usually turned on the diagonal.

**Openings:** Set close to flush with wall surface with 4 in. trim boards; drip mould window crown.  
**Doors:** Centered within composition; double, fully glazed or glazed on upper 1/3.

**Windows:** Double-hung 2/2, 1/1 or eight-paned casement, often paired or set into box bay; central, pointed-arch accent.

**Shutters:** Louvered.

**Colors:** Dark greens, blues, and reds or white for main body, white trim.

**Porches:** One-story, full-width porch, symmetrically placed; square posts with decorative flattened-arch brackets.

**Minimum Floor to Ceiling Heights:** 9 feet on the first floor and 8 feet 6 inches on the second.

## FORMAL CHARACTER



- Central chimney on diagonal
- Decorative brackets at eave peak
- Prominent central cross gable
- Tall 2/2 windows topped with drip-mould crown
- Full-width porch with decorative brackets



MANOR

VILLAGE

ESTATE

COTTAGE

DESIGN GUIDELINES

HUDSON RIVER GOTHIC STYLE





Hudson River Gothic  
Bridgeton

# Greek Revival



## GREEK REVIVAL

In the early 19th century, the influence of ancient Greece eclipsed that of Rome in American architecture. Stimulated in part by the publication of "The Antiquities of Athens" by James Stuart and Nicholas Revett, Greek precedent thrived in Europe before jumping the pond to take root in America. Once here, the Greek Revival became a very popular style and it was documented in several widely circulated builders companions that enabled the common carpenter to become fluent in the details of the style. By the late 1830's, the Hudson River Valley and become an established center of culture and architecture and in this context, the Greek Revival found a home even among the more picturesque styles that infuse the region. It is this spirit that the Greek Revival finds a place at Tuxedo Farms.

## DETAILS, MATERIALS & COLORS

**Massing:** Formal composition usually with a prominent gable perpendicular to the street. 1/2 stories are not common.

**Roof Forms:** Gables of low pitch, from 4 in 12 to 6 in 12 with deep eaves and strong entablature.

**Roofing:** Wood shake recommended; asphalt or fiberglass shingles as approved by the Architectural Review Board

**Dormers:** Dormers are not common within this style.

**Cladding:** Shingle, stone, stucco, clapboard or brick. On larger homes a stone base might be introduced as well as pilasters supporting the heavy entablature.

**Chimneys:** Prominent, wide stone or brick chimney.

**Openings:** Symmetrical, large openings with substantial trim.

**Doors:** Solid wood or with upper 1/4 glazed. Transoms and sidelights are common.

**Windows:** Vertical, double hung windows, infrequently paired, with substantial and formal trim.

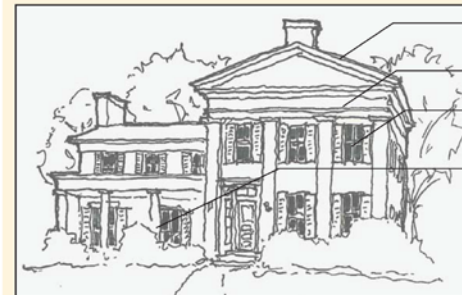
**Shutters:** Louvered or solid panel

**Colors:** White is common with field and trim the same color. As an alternative, strong solid colors at field with lighter contrasting trim. Shutters are usually black.

**Porches:** Formal front and/or side porch common. Double height porches with large order columns also common.

**Minimum Floor to Ceiling Heights:** 9 feet on the first floor and 8 feet on the second.

## FORMAL CHARACTER



Low slope forward facing gable

Prominent cornice / entablature

Symmetrical facade composition

Porches and porticos supported by prominent round or square columns.



DESIGN GUIDELINES

GREEK REVIVAL STYLE





Greek Revival  
Quantico

# Sample Code Book

## Article 6: Architecture Standards

### D. Greek Revival

#### (1) History

The Greek Revival movement thrived throughout the United States into the early Nineteenth Century. Adapted for everything from civic to residential buildings, the wide usage of the Greek revival style led it to be referred to as the National Style. It dominated the United States from the 1820's to the 1850's. In the north, siding was the more common material. Brick and stone construction are also typical of the style. Greek Revival is a common historic style found on Long Island.



Figure 212-100.



Figure 212-101.



Figure 212-102.

110

## Section 212-51: Permitted Architectural Styles

#### (2) Essential Elements of Greek Revival

- a. Roofs shall be gabled or hipped with a low pitch.
- b. The cornice line of roofs, stoops, and porches shall be emphasized with a wide band of trim.
- c. Porches and stoops shall be supported by square or rounded columns.
- d. Door surrounds, stoops, and porches shall incorporate a pediment or flat entablature.
- e. Pilasters may be applied to the façade.
- f. Windows shall be boldly delineated.
- g. Doors shall have an elaborate surround and ornamentation of the door shall be more elaborate than found in the Georgian style.
- h. The front door shall be surrounded by narrow sidelights and a rectangular line of transom lights above or sidelights only or transom lights only.



Figure 212-103.

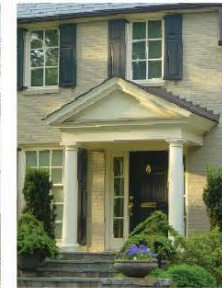


Figure 212-104.



Figure 212-105.

111



