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Regarding: Town of Tuxedo - Review of Architecture Plans and Design Guidelines
Tuxedo Farms Application for Amendment 170424 / Agreement dated 08.17.17

Dear Bonnie Franson,

Scope of work

Review proposed changes regarding architecture plans and design guidelines prepared by Tuxedo Farms in advance of the September 11, 2017 public meeting.

1. We have the following Documents at this time for our review:
 - a. 2017-06-02 Arch Plan Set
 - b. Appendix E – Architectural and Landscape Design Guidelines approved November 2010, updated April 2015. Adopted for the Special Use Permit.
 - c. Tuxedo Farms Application for Amendment 170424 / Presentation delivered by Torti Gallas + Partners dated March 6, 2017
2. Purpose of review – Ensure that the proposed 2017 revisions follow the intent of the approved 2015 guidelines.

General Comments Review of 2015 Guidelines and 2017 Presentation

1. The approved 2015 Guidelines are an extensive and well developed set of standards. In order to fully understand the changes a revised set of guidelines will need to be submitted.
2. The presentation does not reflect the entire set of guidelines. The presentation includes inserts from the original guidelines that are unclear. From what we can see the inserts match the 2015 documents. Ideally a new document with the suggested changes would be generated for a side by side review.
3. The second to last page of the 2015 Guidelines is a summary of the selected components of the design requirements. There are two critical items that require future attention.
 - a. The 2015 Guidelines include a statement on the upper right side of the page which the 2017 presentation does not. The text box which has been removed is as follows:

“Because of the slopes in Tuxedo Farms, houses will be seen on all sides. Thus, all facades must be designed in the same style and architectural integrity as the front facade. All facades should be composed as carefully as the front. All facades must receive some sort of fenestration. Each house must be designed in one of the approved styles.”

- b. The 2017 presentation includes a note on the bottom which states the following

"Note: In the event of a conflict between the provisions above and other provisions in the Design Guidelines, the provisions above shall prevail."

4. Attachment C of the 2017 presentation includes comparable communities that run counter to the 2015 Guidelines.
 - a. Ardsley Chase – Has brick on one face and siding on the return. This is clear Not Permitted "Hollywood Stage Set" application.
 - b. Morris Chase – This could be comparable to an uphill sloping site condition given the garage door location. This image also includes a "Hollywood Stage Set" application.
 - c. Moving forward it would be best to include images that match the 2015 design guidelines intention. If comparable community images are being used then state what elements are intended to be considered for review.
5. The 2015 Guidelines Material summary included notes regarding approval by the Architecture Review Board (ARB) or refer to the style guidelines for appropriate materials. The 2017 Presentation eliminates these statements. The ARB must have the authority to review and must have the appropriate information to review:
 - a. Manufacture and product information for each element up for review.
 - b. It is not enough to provide a generic name or supplier given there are a full range of products within each material.
 - c. At the very least a performance spec should be included for each material for review.

Direct Comments – A. Updated Redline of "Materials" Page from the Design Guidelines

1. Wall cladding:

1.1 Materials: It is better to limit the use of vinyl siding as an option for cladding finish. Fiber cement (Hardi) is a preferable, more durable material and comes in various shapes and styles to fit a particular building design and style. A priority should be given to brick, stone, stucco where possible.

There are eight building styles listed in the Guidelines on page 8. Wall cladding is defined for each of these styles. Of the eight only Adirondack (pg9), Dutch (pg12), Gothic (pg13) and Greek (pg16) include horizontal siding. The three styles also refer to other options for cladding.

The Torti Gallas + Partners Architecture Styles (pdf pg29 of 60) reinforce the priority on vinyl siding vs the others cladding options listed.

- a. If vinyl siding is necessary we recommend using recycled vinyl siding products and implementing a construction waste management program to recycle the cutoffs during construction. We consider high quality vinyl siding to be made from recycled products.
<http://www.greenbuildingadvisor.com/blogs/dept/green-communities/recycling-vinyl-siding>
<http://www.vinylinfo.org/vinyl/recycling-directory>
<http://accuraterecycling.com/services/recycling-services/vinyl-siding/>
<https://www.certainteed.com/siding-sustainability/>

- b. Vinyl vs. Cementitious Siding slide within the Torti Gallas + Partners presentation clarification (pdf pg 21 of 60). Siding installed on buildings between the 1920s and 1980s has the potential of have asbestos. The first asbestos ban in the United States occurred in 1977 but was limited to very specific uses of the substance. In 1989, the federal government banned virtually all use and manufacture of asbestos in the country, including its use in building materials.

1.2 Details: Avoid the use of vinyl siding / trim or wood products. Fiber cement trim is available in preferred sizes

1.3 Techniques: brick coursing as running or common bonds as described is fine. Brick colors can vary on elevations, for example, one course at every x courses can be a different color as an 'accent'. Elevations should be studied. Most of the exterior wall area should be the same color on all walls. Smooth stucco sand finish is fine.

Wall Cladding Summary:

- Provide performance spec to identify what "high quality" is.
 - o Gauge of material
 - o Recycled content
 - o Energy performance
- Provide statement that construction waste will be separated and recycled.
- Confirm that the cladding is listed by priority and what is the allowance for variation within the options.
- Fiberglass siding rather than vinyl siding should also be considered.

2. Roofs, Chimneys and Gutters

2.1 Materials: the use of cedar shakes is questionable. Artificial slate, standing seam metal, asphalt or fiberglass shingles (30 year) are preferred. Earthtone colors, browns/grays, etc. are fine. Avoid harsh colors. Soft reds/greens may be ok for details: trims & frames. Copper & aluminum gutters & leaders are ok. Steel, unless galvanized, is not recommended. Chimneys clad in brick, stone, perhaps stucco are fine. Avoid cedar shingles over a wood frame.

2.2 Details: Narrative on roof pitches seems correct. Redlines re roof forms & flat roofs seems correct. Gutters: avoid painting any gutters. If aluminum they come in various colors. Copper is best and gutter profiles (round or rectilinear) can be coordinated with the building style.

2.3 Techniques: redlines of gutter shapes... seem ok to retain. Rainwater collection systems are encouraged for recycling to irrigation systems.

Roof, Chimney and Gutter Summary:

- Selection of roofing color and material should include a Solar Reflectance greater than .25 for roof pitches of 2:12 or steeper, and greater than .65 for roof pitches lower than 2:12. These are minimum Energy STAR standards and achievable with all standard roofing products.
 - o <http://www.metalsales.us.com/commercial/products/colors-finishes#.Wal8BdGQxaQ>
 - o https://www.energystar.gov/products/building_products/roof_products
- Confirm that the roofing is listed by priority and what is the allowance for variation within each style.
- Provide performance spec to identify what the material is.
 - o Gauge of material
 - o Recycled content
 - o Energy performance
- Asphalt or fiberglass shingles to be architectural shingles not three tab.

3. Porches, Terraces and Decks

3.1 Materials: Porch frames constructed of pressure treated wood with synthetic decking and trim (Trex, etc.) are preferable over natural wood decking (cedar, IPE, etc.) due to less maintenance and longevity. Brick and natural or cast stone works well for on ground terraces that are subject to rain and snow. Exposed foundation piers (Sonotube, etc.) can be reinforced concrete with or w/o a stucco finish, but not wood.

3.2 Details: As written porches (open or screened) should be designed for the style of the main house. Porches (decks, walls, exposed frame, trim, railings) could be painted or stained (oil base) a solid color. Staining provides a more 'natural' appearance and is sometimes preferred over painting. Screened porches make for a good 'side or rear wing' use space for a house.

3.3 Techniques: Columns, piers, pilasters and cornices should match the building style. Tuscan, Doric and other styles are available in square and round sections. Corinthian is too ornate and should be avoided.

Porches, Terrace and Decks Summary:

- Provide performance spec to identify what the material is.
 - o Gauge of material
 - o Recycled content

4. Doors and windows

4.1 Materials: Doors: solid wood (if protected), glass, metal, vinyl- clad or fiberglass are appropriate in designs that fit the house style. Solid core doors are preferred over hollow core 'lightweight' doors. Windows: insulated glass windows made of fiberglass, heavy vinyl or clad metal are preferred over wood unless there is a need for a natural wood finish. As written in the amendment, windows shall compliment or match the trim colors of the façade. Operable windows normally have removable exterior screens in either metal or vinyl frames, colors to match or compliment the window frame.

Several window and door manufactures are listed. It is our recommendation that the energy efficiency of any window and door meet or exceed current Energy STAR ratings. It is not necessary to have triple glazed windows at this time to achieve this requirement. A standard double glazed window can meet the current Energy STAR requirements of U-factor of .028 and SHGC of .32 or more..

https://www.energystar.gov/index.cfm?fuseaction=windows_doors.search_climate

4.2 Details: The amendment as written (less redlines) seems appropriate re proportions, accent windows, muntins and sizes of glass. Full glass exterior doors (entry doors and/or storm doors) are questionable because they need to match the house style. Mudrooms alleviate the need for storm doors.

4.3 Techniques: Windows shall be operable with the exception of 'picture', small accent, clerestory and other high windows and/or skylights. Historic houses normally have **double hung windows** but there could be an exception in some rooms for awning windows.

Window placements and sizes should also be governed by views, light, and privacy. The front façade of historic houses is usually symmetrical but not always.

Deletion of muntins is **not** recommend. The wording such as the use of muntins is encouraged or when muntins are used is counter to the original guidelines.

Doors and Windows Summary:

- Provide performance spec to identify what the material is.
 - o Min Energy Performance
- Fiberglass windows rather than vinyl windows should also be considered.
- The suggested windows series all have the ability to meet the min energy star standards.
- The quality control during construction the installation of the windows is critical. If we are concerned about j-channel vs pocketed trim for the siding we should be more concerned about air leakage at the wall penetrations.

5. Trim & Details

5.1 Materials: Storm windows can be avoided with insulated glass systems. Screens and storm door frames should compliment the color of the window/door they are attached to. Trim and cornices are best made of durable materials: brick, fiber cement, pvc, heavy vinyl but not wood.

5.2 Techniques: trim, cornice and window shutters are chosen per house style. Shutters can be fiberglass or solid vinyl and painted in vinyl safe paint products. Wood is not recommended.

5.3 As written in the amendment: cornices, pediments, entablatures columns, pilasters and exposed piers should be of an appropriate character / proportion/detailing/ color consistent with the architectural style of each home.

Trim and Details Summary:

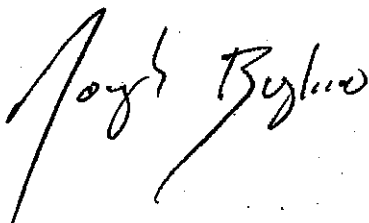
- Any PVC, vinyl, or synthetic material should include a high recycled content.
- We recommend that a waste management program during construction be considered as a quality control measure.

6. Review Summary

The Tuxedo Farms submittal is a well thought out approach. The amendments to the submittal need to reinforce the original intent of the project. We understand the need for material substitutions where necessary. We strongly recommend that the note regarding any conflict between the provisions above be removed.

The revised guidelines should include a matrix within each style to help define what materials will be used more than others. The matrix should place a priority on higher end materials to reinforce the original intent. Where alternate materials are suggested, attention should be given to energy performance to ensure that the alternate materials provide a positive energy efficiency benefit to the building.

Best regards,



CC: Rick Alfandre, David Ekroth, Sam Dillehay

