

Dear Board of Architectural Review and Planning Board members, February 22, 2022

I have been made aware of a house that is proposed on Lookout Stable Road, the Perna, property that has come before the BAR for approval.

Years ago, the first houses of modern design were being built, specifically the McCann residence on West Lake Road and more recently, Villa Inna on Mountain Farm Road, many debates were had. They are both excellent examples of modern architecture and I was a champion of both and watching the building of the Mtn. Farm House closely, as I was mayor at the time. I was exceedingly interested in the materials used, sighting, etc. These two houses display an awareness of their location, and the landscape, a willingness to integrate into their surroundings. I believe these set an example of excellence on many fronts.

After looking at the renderings of the proposed house, my primary issue is the sight of where it is to be built. This structure would seem, to my mind, to be completely out of place on one of our Stable Roads. There is a charming character to these small roads and their dwellings that make them so popular. Those of us who have no need for the larger houses in the Park, enjoy their unique personality, each "belonging" to one of the "important" architectural houses is a point of pride and one that ought to be retained. Although not always recognized, these charming cottages inhabit neighborhoods that should not be altered.

Secondarily, the overall design is stark. Although an ambitious design, it seems very much out of place and frankly rather imposing for Lookout Stable Road. There is quite a sweeping driveway of what appears to be impervious concrete and many planes of sheathing that again seem concrete in nature and of a color that does not blend with its surroundings. In fact, the materials depicted do not relate to the sight, for instance, not utilizing stone. The blond wood and black-clad windows and doors are far too stark and fail to work with the color of nature surrounding them.

I as of today, understand that the house is to be moved closer to a neighboring house, surely with 4 available acres, there is an option that may be more palatable to the others on the road. As stated above, I am not opposed to a modern design, however, to have one house change the aesthetic of a small neighborhood would be a shame. Perhaps a more private spot on the property may allay the concerns of the other homeowners on the road. The other examples of modern houses sighted above, benefit from a far more private spot and have incorporated materials that blend with the natural surroundings.

It is my belief that once we have crossed a threshold of the mixing of design and depart from the "classic Tuxedo house" to such an extent, we will have opened the door to a mix that may not be in keeping with what makes Tuxedo Park the charming, in demand, a place that it is to live. Sincerely, Lili Neuhauser