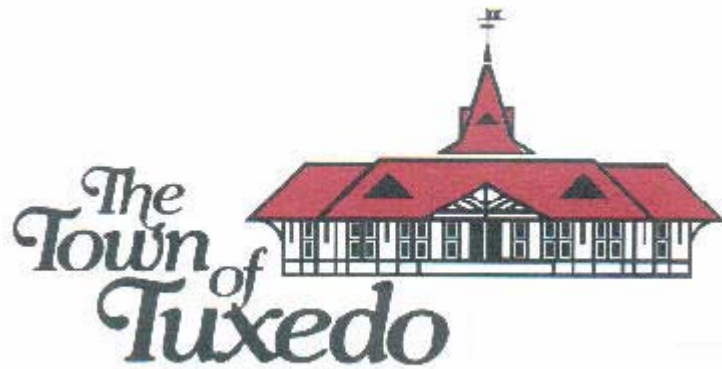


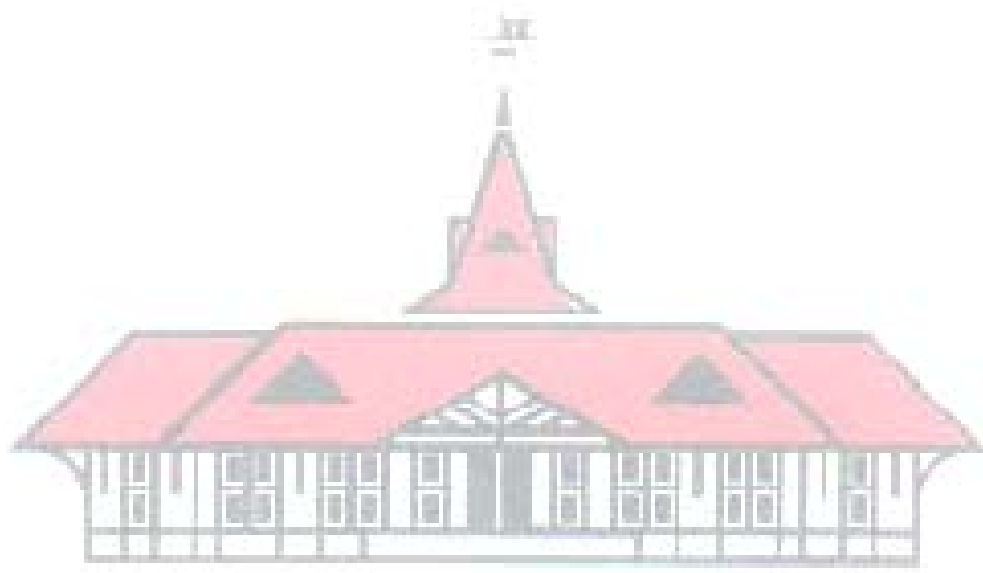
July 17, 2006 Draft 09/18/06 Draft



TOWN OF TUXEDO
Orange County, New York

Architectural Guidelines

A MANUAL OF
Tuxedo's Architectural Guidelines



Prepared By:
Architectural Review Board of the Town of Tuxedo
Mary O. Hanson, Chairperson
George McCathern
Michael Reardon
Andrew Siegel
Peter Ashby Howard

September 15, 2006
Draft

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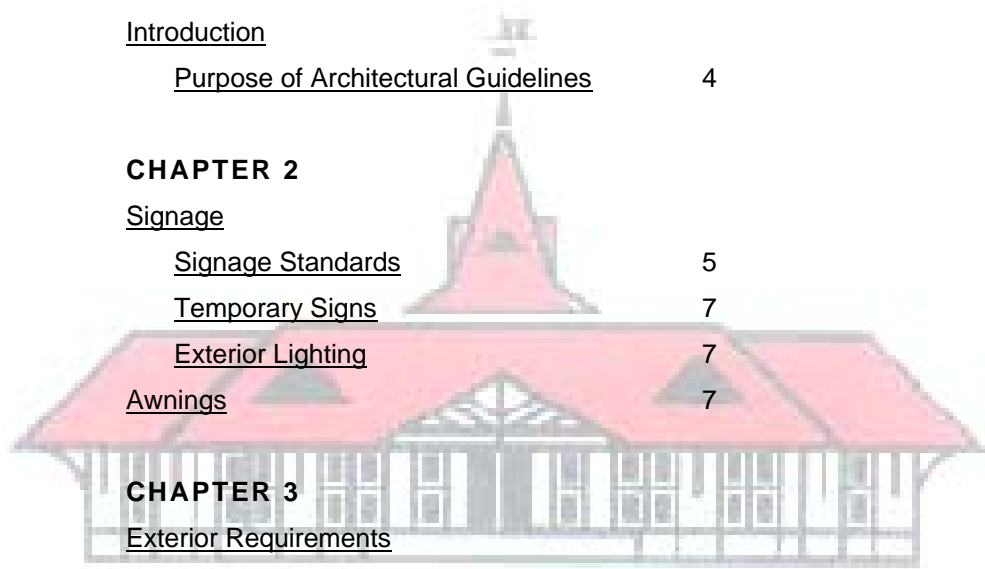
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Introduction

Purpose of Architectural Guidelines

The primary purpose of the architectural guidelines is to assist in the preservation and enhancement of the Town of Tuxedo's physical character to the greatest extent possible. These characteristics serve as tasteful reminders of our Town's architectural history of the late-19th and early-20th centuries. It is the objective of the Architectural Review Board ("ARB") to preserve and maintain these important physical characteristics while promoting revitalization.

These guidelines are intended to serve as a resource to assist applicable parties in planning and executing a successful architectural design for the Tuxedo Town Center (as defined under "Definitions" herein) and secondary commercial developments along Route 17 and other areas, establishing expectations and ultimately improving the timeliness and predictability of the architectural review process. Taken together, the categories of architectural features can lend to creating areas that convey attractive designs while establishing a sense of aesthetic continuity.

The ARB acknowledges that new materials will be reviewed as they become available on the market.

Signage & Awnings

Signage is one of the most visible components for the projection and sophistication of the image of a business or shopping center, on par with architecture. Signage is the attraction that people look for and see first when walking or driving through a town or shopping center. Sophisticated signs speak to the character a town wants to present to the public. Therefore, all signage design must be approved by the Architectural Review Board before installation.

The direction of the Architectural Review Board is to create a signage system for all commercial business in the town center and other commercial areas. The Architectural Review Board's intention is to control and monitor the signage without setting only one style for all signs, which would create an over-styled look that would be more typical of a new development than a quaint town with an already established, somewhat eclectic look. These guidelines are to be used as a supplement to the provisions of the Town's sign ordinance.

A good sign:

- Is compatible with the structure and its surroundings
- Promotes the visual image of the entire community
- Conveys its message clearly and quickly

Signage Standards

- Neon or florescent lighting will not be permitted as a business's primary sign. If an applicant feels that a secondary sign, in neon, is necessary for the promotion of his/her business, the applicant may apply to the ARB for consideration. Applicants must bring a design and scale drawing of the proposed neon sign for consideration by the ARB.

CHAPTER 2 SIGNAGE & AWNINGS

Signage Standards (Continued)

- Backlit box frames will not be permitted (excluding gas stations; see Town Code.)
- Sheet metal, paper, plywood or molded signs are not permitted.
- Raised surface-mounted letters of wood, steel, brass, stainless steel, bronze or PVC resin are permitted.
- Flat framed wooden signboards or synthetic resin boards with carved raised or recessed letters or professionally-printed letters are permitted.
- Typeface for signs must be letter-form of period origin. Logo-type designs may be submitted for approval as long as they complement the traditional look.
- Small signs, no more than 23" square, in wood, resin or metal may hang perpendicular to a building over the doorway. They must be professionally hung on traditional-style iron brackets.
- Signs with traditional gold-leaf lettering on a black field are preferred. Other colors will be considered on a case-by-case basis. Application of such can be directly on the window or door. The ARB will consider this type of traditional secondary sign, including stenciling, on door windows and in large display windows of storefronts only. No brand-name advertising or promotional material may be posted on or near any window so as to be visible from the sidewalk, road or parking lot, except during nationally-recognized holidays for the purpose of festive decoration.
- Faux brick, faux wood, surface designs or photos may not be displayed on windows or doors visible from the street, except that photos necessary for the viability of the business, such as real estate offices.
- An establishment may have only one sign per entrance that is mounted or extended from the exterior façade.
- Permanent freestanding signs must be hung from painted wooden or resin columns with a minimum diameter of 4" and a maximum height of 8 feet. If resin columns are used, they must be painted. Columns, whether wooden or resin, must be topped with an approved finial. Treated wood columns may not be used unless faced with clear finishing lumber. This type of sign has a maximum size of 45" by 5' wide.



CHAPTER 2 SIGNAGE & AWNINGS

Temporary Signs

A special permit must be obtained from the Town Board for temporary signs. Thereafter, the ARB must approve the design and layout of the signs, except for special or seasonal events (e.g., Farmers' Market). No signs of any kind may be displayed on easel boards or mounted to poles, telephone poles, mail boxes or any other structure on the sidewalk, parking lot or adjacent yard unless permitted by the Town Board. Banners or flags promoting grand openings, holiday messages or special events may not be strung on building surfaces or extended across sidewalks, parking lots or streets without prior ARB approval.

Exterior Lighting

All exterior lighting, whether mounted on the building or mounted away from the building, for the purpose of illuminating the building must be approved by the ARB.

Awnings Standards

Design of awnings, construction material, color and typeface style or logo must be presented to the ARB for approval.

Canopy-designed awnings will be approved for entrances only and cannot extend the full dimension of the front of the storefront or any of display window areas.

Awnings covering window areas must be the type that angles down from extension poles from the face of the buildings and can be raised flush with the face of the buildings.

The skirt on the extension awning must be 8 inches high.

If a canopy awning is used to supplement a regular mounted business sign, then the only graphics allowed on the canopy awning will be logo and/or street number. Supplemental signage may be used to further designate the establishment on the extension window awnings.

Sign on building reads "McMullens Tavern" therefore, the description on the extension awning would read "Restaurant and Bar."
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CHAPTER 2 SIGNAGE & AWNINGS

Awning Standards (Continued)

Lettering on canopy entrance awning may not exceed 8 inches in height. A logo symbol may not be larger than 12 inches in height. Building number must be 8 to 12 inches in height and consist of block Arabic numerals.

Type style on the canopy awning may display the logo of the establishment. Type style on the skirt of the extension awning must be scripted in roman letters, whether serif or sans serif. Letters must be professionally reproduced on the awnings.

Photo of
Awning to be
inserted here.

Colors of awning must conform with and enhance the historical colors and hues of the town (see color guide).

Awnings must be constructed of natural or synthetic cloth. Plastics, vinyl or metal will not be approved.

Signage Hearings

All applications before the ARB must be made in person by the applicant or applicant's representative at an ARB meeting when the application has been added to the meeting agenda. Meetings are held on a monthly basis in the Community Room at Town Hall, One Temple Drive, Tuxedo, New York. Agendas are posted prior to each meeting. Check with the Building Clerk for date and time. For a copy of the official, approved Minutes of any Architectural Review Board Regular Meeting or Public Hearing, please request a copy from the Building Clerk at 351-4421.

Applicants on the monthly meeting agenda who appear before the ARB without proper documentation, such as the completed signage application form TOT-FSA-05, will be tabled to the next ARB meeting. Installation of temporary or interim signage at an applicant's business or property is not permitted during the ARB application process. In addition, complete applications must include photographic and graphic representations of the proposed sign drawn to $\frac{1}{4}'' = 1'-0''$ scale, showing the front and rear elevations, location of the sign on the building or property, complete dimensioning, proposed fonts, test and letters as well as all proposed colors. Proposed signage sample materials such as wood, plastic and/or metal are also mandatory for ARB hearings.

Exterior Requirements

Exterior Wall Facings

Vinyl siding and aluminum siding will not be permitted in commercial applications and subdivisions of 5 or more. If Construction block/poured concrete is used it cannot be exposed and should be faced with one of the following:

- Full-sized brick. Brick style and pattern design must complement Tuxedo's architectural history of the late 19th and early 20th centuries. Since brick styles vary between manufacturers, chosen brick style and design pattern must be approved by the ARB. Faux brick and brick facing will not be allowed.
- Large spans of wall areas that are brick must be designed to reflect the use of multiple brick treatments to break up the stagnant appearance of one pattern. The use of soldier bricks, recessed or offset bricks, half bricks or other design enhancements should be employed.
- Wood clapboard, cedar shingles or concrete board (e.g., Hardy Plank) can be used. Concrete board must be smooth and ungrained and not less than 5/8" in thickness.
- Natural stone or brick facing that conforms with and enhances the architectural history of Tuxedo may be used. The facing must have a minimum thickness of 3 inches. Cultured stone may be considered but must be approved by the ARB after the applicant has supplied a sample of the material to be used.
- Outside the town center, brick or stone style and pattern that reflect a more contemporary architectural style will be considered.
- Genuine stucco can be used in combination with corners and sills of stone, brick or period wood designs.

CHAPTER 3 EXTERIOR REQUIREMENTS

Roofs

A flat roof will only be approved on an attached row building in the town center or a new commercial complex that is architecturally designed to reproduce the look of a historical row of buildings. This type of traditional construction with parapets and raised cornices was typical of the architecturally-significant buildings built in town centers in the late 19th century and early 20th century. No other detached buildings will be permitted with flat roof design. Aluminum, plastic or corrugated roofs will not be approved by the ARB.

On pitched roofs, only natural and synthetic slate, asphalt shingles and cedar shakes, clay tiles, standing seamed tin, zinc or copper are permitted.

Soffits must extend 10” or more from the face of the building and must be constructed of wood or concrete board or alternative state-of-the art, architecturally-appropriate material approved by the ARB.

Roof pitch must be a minimum of 33 degrees and a maximum of 60 degrees. A 45 degree pitch is recommended since it best characterizes the town center.

Gutters and Downspouts

Gutters must conform to gutter construction and materials of Tuxedo’s architectural period. In the town center, only steel and copper can be used. Outside of the town center, aluminum gutters and down spouts will be permitted but must be of heavy gauge (21 lb weight.)

New Construction

Any new construction along Route 17 in the town center must have a set back of 32 feet from the curb or road edge. The only exception will be in areas where existing attached buildings have already established the set back. Outside the town center, boundaries must be a 50-foot set back from the highway (see Town Zoning Code.)

CHAPTER 3 EXTERIOR REQUIREMENTS

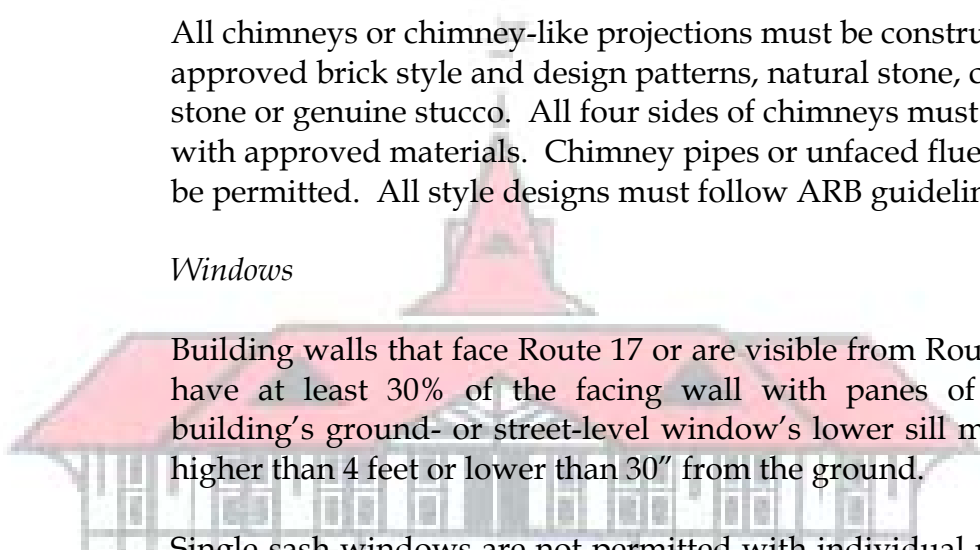
Landscaping

Exterior walls that face or are seen from Route 17 should be planted with approved specimen trees and shrubs, which have been set forth by the ARB.

Chimneys

All chimneys or chimney-like projections must be constructed of approved brick style and design patterns, natural stone, cultured stone or genuine stucco. All four sides of chimneys must be faced with approved materials. Chimney pipes or unfaced flues will not be permitted. All style designs must follow ARB guidelines.

Windows



Building walls that face Route 17 or are visible from Route 17 must have at least 30% of the facing wall with panes of light. A building's ground- or street-level window's lower sill must not be higher than 4 feet or lower than 30" from the ground.

Single-sash windows are not permitted with individual panes over 18" in size except for street-level store-front picture display windows.

In a double-sash window, no single windowpane is permitted over 30" wide x 36" high. Double-sash windows over 36" in height must have 4 or more panes of light in the top portion of the window design or 4 or more panes of light in the top and bottom sections of the window.

All window molding trim, sills, sides and headers must be constructed of wood or other material approved by the ARB and must conform to ARB guidelines. Exception: On a stone, brick or stucco building, a period-designed brick or stone window treatment as used in construction during the late 1800's through the early part of the 20th century will be considered.

CHAPTER 3 EXTERIOR REQUIREMENTS

Windows (Continued)

Window moldings in the town center must reflect and be consistent with the architectural periods between the late 19th and early 20th century periods.

Thermal panes of light must fit into each mullion frame. One-piece thermal pane windows with surface mounted mullions are not permitted on walls facing Route 17 in the town center.

Outside the town center, the ARB will be more flexible on the architectural period to which a building must conform.

Vinyl, unfaced aluminum storm windows are not permitted. Factory painted aluminum or steel storms are permitted as well as traditional wood storms.



Skylights

In the town center, skylights that are visible from Route 17 must be designed in a traditional manner suitable to the architectural period of Tuxedo.

Bubble or single-pane skylights that are visible from any commercial road are not permitted.

In all cases, skylight design must be approved by the ARB.

Exterior Doors

Hollow core, flat-surfaced doors are not permitted. All doors must have at least three or more panels of wood or glass. Solid contemporary glass doors or steel doors facing Route 17 are not permitted in the town center. Hardware should be in keeping with the architectural style of the building.

CHAPTER 3 EXTERIOR REQUIREMENTS

Parking

Parking areas should be located in the back of the buildings wherever possible and should be edged with cobblestone, Belgium Block, brick or stone.

Lighting in parking areas must conform to selected lighting and posts determined by the ARB and in keeping with Tuxedo's architectural history.

Parking areas must incorporate islands of plantings, hedges and specimen trees approved by the ARB. Parking that faces Route 17 must be screened by ARB-approved hedges, trees or other treatments (such as walls of natural stone or brick or faced construction materials) and must adhere to New York State Department of Transportation rules.

Note: Parking layout must be submitted to the Planning Board for approval.

Lighting

Sign lighting must be indirect from wall sconces, extension or overhanging light fixtures or indirect lighting from under the eaves of the roof extension.

Any pole light in the town center must conform to period styled fixtures that have been approved by the ARB. Outside town center pole lights must conform to and enhance the architectural theme of the buildings or building.

***THIS SECTION WILL CONTAIN CHAPTER 79 OF
THE TUXEDO TOWN CODE
UPON ADOPTION OF
LOCAL LAW #10 OF 2006***

