

TINARI FAMILY

94 Pine Hill Road · Tuxedo Park

September 24, 2026

Board of Architectural Review

Village of Tuxedo Park

80 Lorillard Road

Tuxedo Park, New York 10987

Attn: Stefanie Rinza, Chair | John Ledwith, Building Inspector

Re: 94 Pine Hill Road (Parcel 106-1-68.2): third-floor dormers, rear terrace dormer, and terrace balustrade

Dear Chair Rinza and Members of the Board:

We respectfully request the Board's approval of three additions to the roof of our home. They are shown on the enclosed drawings prepared by GAA Architectural & Interior Design: Sheet A-1001 (Existing Elevations), Sheet A-1002 (Proposed Elevations) and Sheet A-1003 (Proposed 3D Views). The request is limited to:

- **Seven new third-floor dormers**, each fitted with the same wood casement window. The dormers are modeled on the house's existing arched, pedimented dormers.
- **One central dormer on the rear (garden) elevation**, with a glazed wood French door and three matching fixed glazed panels opening onto the terrace.
- **A classical balustrade** enclosing the terrace on the roof of the existing central bay.

Timing of Project

Our insurance company is requiring us to replace our slate roof, which has reached the end of its useful life. We are replacing it in kind, with Vermont slate matched to the existing roof in color, size and coursing. Since buying the home, we have felt that third-floor dormers would greatly enhance the roofline and complete the exterior design of the home. In discussing the project with our roofer, he advised that any dormers should be framed, slated and flashed as part of the roof replacement now. If undertaken as a future project, cutting dormers into a replaced slate roof later would meaningfully disturb the new slate, risk substantial damage, create new places for water to get in, and leave patching that would never fully match. We are therefore seeking approval now, so that the house gets a complete, properly detailed roof all at once.

We are not planning to finish the third floor, which will continue to be used for storage. The work is exterior only. It does not change the footprint and adds no habitable space.

Restoring Some of the Original House Character

Delano & Aldrich designed the house, and it was built in 1909 for Forsyth Wickes as *Gray Crag*. It was published in *Architects' and Builders' Magazine* in 1910 (Exhibit C). Those photographs show a steep slate roof with dormers on every elevation, and a porte-cochère topped by a terrace enclosed by a balustrade. Unfortunately, the house was remodeled in the mid-twentieth century,

and much of that original roofline and ornament was simplified. Our proposal does not introduce a new style, it draws on the house's own current vocabulary and on its original design and brings back features the house was built with. We are committed to utilizing the highest quality materials in both the new features proposed as well as what we are replacing in kind. Hopefully, you agree with us that the proposed elevations in the appendix below look like the house is asking for these changes!

Proposed Dormers

Every new dormer sits on an axis, and every elevation stays symmetrical. On the front, three new dormers are centered over the three middle dormers of the existing row of five, forming a two-tier arrangement that steps down as it rises. On the rear, two new dormers flank the central terrace dormer. On each side elevation, one dormer is centered on the hipped roof.

The new dormers repeat the existing arched, pedimented form, with the same curved pediment, trim profiles, casings and paint colors. They are drawn slightly smaller than the dormers below, so they read as secondary and the eye stays on the principal second-floor dormers and the façade beneath.

The seven dormers use identical Norwood wood casements, 32" x 56½". They are made of pine, painted Cloud White to match the existing trim, and glazed with a traditional putty bead. The hardware is antique brass and the pattern is eight lites. Each casement is set back within a trimmed wood surround. It is not flush-mounted, and there are no vinyl, aluminum-clad or PVC components. Specifications are enclosed as Exhibit B. We believe that the Norwood all-wood windows have been used frequently in the Park, including relatively recently at a neighboring property, Renamor (Dow).

Proposed Rear Terrace Dormer and Balustrade

On the garden side, a single wider dormer is centered above the existing two-story central bay and lines up with the bay's tall multi-light windows below. It holds four identical glazed wood French units, one operable and three fixed, finished in the same Cloud White with mahogany sills and antique-brass hardware. From the garden it reads as one composed opening, in keeping with the house's formal central bay.

The terrace uses the existing roof of that central bay, so no new structure is added below it. It is enclosed by a classical balustrade with turned balusters, a molded top rail, a plinth and solid end piers, finished to match the existing stone surrounds of the bay. The design comes directly from the balustraded terrace over the original 1909 porte-cochère shown in Exhibit C. It returns a feature the house was built with, rather than adding a modern railing.

Materials

Roof and dormer roofs	Vermont slate, matched to the existing in color, size and coursing
Flashings	Copper

Dormer trim, casings, pediments	Painted wood, same profiles and colors as the existing dormers
Dormer windows (7)	Norwood wood casements, 32" x 56½", Cloud White, antique-brass hardware
Terrace doors (4 units)	Norwood wood French units, 1 operable + 3 fixed, mahogany sills
Terrace balustrade	Classical turned balusters, molded rail and plinth, matched to the existing stone surrounds

Thank you for your consideration, we respectfully ask to be placed on the Board's next available agenda for any discussion.

Respectfully submitted,

Tinari Family

Enclosures

Exhibit A: Drawings A-1001 (Existing Elevations), A-1002 (Proposed Elevations), A-1003 (Proposed 3D Views), GAA Architectural & Interior Design

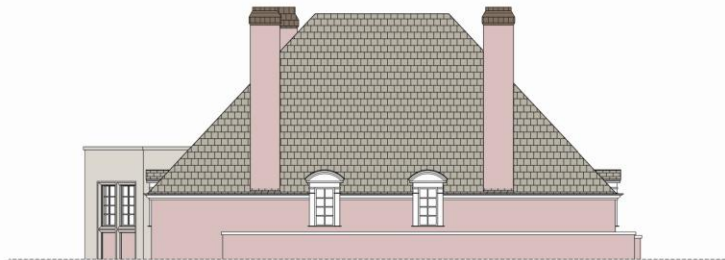
Exhibit B: Norwood window and door specifications

Exhibit C: Historical photographs of *Gray Crag, Architects' and Builders' Magazine*, 1910

EXHIBIT A

Existing and Proposed Elevations

Sheets A-1001, A-1002, A-1003 · GAA Architectural & Interior Design



Project Name	Tutor Residence			GAA architecture & interior design
Drawn/Date	EXISTING ELEVATION		Date:	Sheet
			As indicated	A-1001

BACK SIDE
118' ± 1'-0"



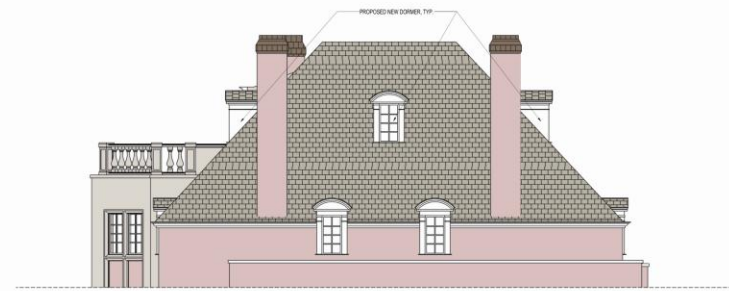
FRONT SIDE
118' ± 1'-0"



RIGHT SIDE
318' ± 1'-0"



LEFT SIDE
318' ± 1'-0"



Project	Town Residence	Client	G.A.A. International
Architect		Scale	As Indicated
PROPOSED ELEVATION		Sheet	A-1002



Client Name	Tinari Residence		GAA architectural & interior design
Sheet Name	PROPOSED 3d VIEWS	Scale	1" = 1'-0"
		Date	A-1003

EXHIBIT B

Window and Door Specifications

Norwood Windows & Doors

Dormer Casement: Typical Elevation (7 units)

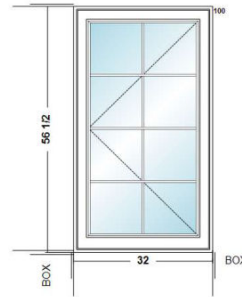
PrintDate: 9/21/2026

Customer	QUOTE EXPIRES
QUOTATION Quote # 213459	Quote Not Certified

LINE #	DESCRIPTION	9/21/2026 - 823	QUANTITY	U/M
100-1	- UNIT: Wood - PRODUCT: Single French Casement Norwood Outswing - OPERATION: Operates, Left (Ext. view) Outswing - PROFILE TYPE: Restoration Interior Profiling - UNIT Size: 32" x 56 1/2" - SASH: 2 1/2" Head Rail, 3" Sill Rail, 2 1/2" Stiles - MATERIAL: Pine - EXTERIOR FINISH: Cloud White (Norcoat) - INTERIOR FINISH: Cloud White (Norcoat) - MAIN GLASS: Dual Pane Sealed Unit [OA Thick 25/32"] @ Ext Pane [3MM Clear], Int Pane [3MM Low E CG70], Black Spacer (1/2"), True Putty (4097) Bead, Argon Fill - GRILLE: Lead Grill, Silver Lead Overlay 3/8", Oriented as Face 1, and 2 - PATTERN: Rectangular, 2 x 4, 8 Rectangle Lites - GEAR TYPE: GU - HRDW: Multipoint Hardware, Melron (Antique Brass) Handle, Limit to 4 OpeningBallbearing Flat Top (Antique Brass) Hinges, (Handle(s) location is the center of sash stiles.) - SCREEN: None - EXTERIOR TRIM: None - INTERIOR TRIM: None - JAMB: 3 1/2" - SASH will be free swinging when gear is disengaged. - FOR WARRANTY INFORMATION PLEASE VISIT HTTPS://norwoodwindows.ca/resources/literature/ Norwood warranty product. - PRODUCT KNOWLEDGE: 823 PKversion		7	EA

56 1/2

BOX



*Drawings viewed from exterior.

Overall Unit 32" X 56.5"

Rough Opening 33" X 57 1/2"

Comment: <none>

PrintDate: 9/21/2026

Customer	QUOTE EXPIRES
QUOTATION Quote # 213459	Quote Not Certified

LINE #	DESCRIPTION	9/21/2026 - 823	QUANTITY	U/M
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200-1 - UNIT: Wood, Slimline
- PRODUCT: Single French Door Norwood, Label (A0947)
- OPERATION: Operates, Left Outswing (Ext. view)Outswing
- PROFILE TYPE: Heritage Interior Profiling
- PANEL THICKNESS: 2 1/4", Jamb Thickness 1 3/4"
- UNIT Size: 40" x 92 31/32"
- MATERIAL: Pine, Stave Core; Pine
- EXTERIOR FINISH: Cloud White (Norcoat)
- INTERIOR FINISH: Cloud White (Norcoat)
- FIRST GLASS: Dual Pane Sealed Unit [OA Thick 27/32"] @ Ext Pane [4MM Clear TP], Int Pane [4MM Low E CG70 TP], Black Spacer (1/2"), True Putty (4097) Bead, Argon Fill
- GRILLE: Lead Grill, Silver Lead Overlay 3/8", Oriented as Face 1, and 2
- PATTERN: Rectangular, 3 x 4, 12 Rectangle Lites
- GEAR TYPE: Active S Bolt
- HRDW: Venice, Antique Brass
- ACTIVE: Multipoint
- BACKSET: 50 MM
- HINGES: Ballbearing Flat Top, Antique Brass
- SILL: Wood; Mahogany [Clear Coat]; Mahogany Crown [Clear Coat] [Total Sill Depth @ 5 3/4"]
- RAILS: Stiles @ 2.375, Sill Rail @ 5, Top Rail @ 2.375
- SCREEN: None
- EXTERIOR TRIM: Bottom Casing Installation: None; , No Sill Horn, to accommodate a 1 1/8" Thick Casing
- INTERIOR TRIM: None
- JAMB: 6 9/16"
- WARNING : Warning : Handle might differ from drawing shown.
- WARNING : Handle location must be verified by CAD.
- FOR WARRANTY INFORMATION PLEASE VISIT [HTTPS://norwoodwindows.ca/resources/literature/](https://norwoodwindows.ca/resources/literature/) Norwood warranty product.
- PRODUCT KNOWLEDGE: 823 PKversion



*Drawings viewed from exterior.

Overall Unit 40" X 92.968"

Rough Opening 41" X 93 23/32"

Comment: <none>

Label	U Factor		SHGC	VT	ER	NCW #
A0947	0.28	1.59	0.30	0.42	22	NCW-K-29-00023-00002

PrintDate: 9/21/2026

Customer	QUOTE EXPIRES
QUOTATION Quote # 213459	Quote Not Certified

LINE #	DESCRIPTION	9/21/2026 - 823	QUANTITY	U/M
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300-1 - UNIT: Wood, Slimline
- PRODUCT: Single French Door Norwood, Label (A0947)
- OPERATION: Fixed Outswing
- PROFILE TYPE: Heritage Interior Profiling
- PANEL THICKNESS: 2 1/4", Jamb Thickness 1 3/4"
- UNIT Size: 40" x 92 31/32"
- MATERIAL: Pine, Stave Core; Pine
- EXTERIOR FINISH: Cloud White (Norcoat)
- INTERIOR FINISH: Cloud White (Norcoat)
- FIRST GLASS: Dual Pane Sealed Unit [OA Thick 27/32"] @ Ext Pane [4MM Clear TP], Int Pane [4MM Low E CG70 TP], Black Spacer (1/2"), True Putty (4097) Bead, Argon Fill
- GRILLE: Lead Grill, Silver Lead Overlay 3/8", Oriented as Face 1, and 2
- PATTERN: Rectangular, 3 x 5, 15 Rectangle Lites
- FIX: No hardware
- SILL: Wood; Mahogany [Clear Coat]; Mahogany Crown [Clear Coat] [Total Sill Depth @ 5 3/4"]
- RAILS: Stiles @ 2.375, Sill Rail @ 5, Top Rail @ 2.375
- EXTERIOR TRIM: Bottom Casing Installation: None; , No Sill Horn, to accommodate a 1 1/8" Thick Casing
- INTERIOR TRIM: None
- JAMB: 6 9/16"
- FOR WARRANTY INFORMATION PLEASE VISIT [HTTPS://norwoodwindows.ca/resources/literature/](https://norwoodwindows.ca/resources/literature/) Norwood warranty product.
- PRODUCT KNOWLEDGE: 823 PKversion



*Drawings viewed from exterior.

Overall Unit 40" X 92.968"

Rough Opening 41" X 93 23/32"

Comment: <none>

Label	U Factor		SHGC	VT	ER	NCW #
A0947	0.28	1.59	0.30	0.42	22	NCW-K-29-00023-00002

EXHIBIT C

Historical Photographs: *Gray Crag*, 1909

Residence of Mr. Forsyth Wickes, Tuxedo, N.Y. · Delano & Aldrich, Architects



The original porte-cochère, topped by a terrace enclosed by a classical balustrade: the precedent for the proposed terrace balustrade. Note also the pedimented dormer set into the steep slate roof.

Architects' and Builders' Magazine, 1910 (public domain).



The steep slate roof carried dormers on every elevation, the character the proposed third-floor dormers restore.

Architects' and Builders' Magazine, 1910 (public domain).