The Tivoli Pattern Book is based on A Survey of Tivoli’s Architecture by Robert Butscher, AIA, and includes photographs by Kris Dousharm. It was prepared under the leadership of Anita Micossi, Chair of the Architectural Review Committee, which included Marty Clarke, Leigh Palmer, and Peter Sweeney.

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The Village of Tivoli is a remarkable community. People are drawn to visit and live in the Village for a number of reasons, many of which can be attributed to its ambience or character. Tivoli has been relatively untouched by modern development. As a result, there is a great deal of coherence in its architecture. There is hardly a single building that seems out of place. The purpose of this brochure is to serve as a guide for future construction so that Tivoli’s unique character and charm can be retained and enhanced.

A short walk around the Village will reveal that there are a number of patterns that repeat themselves from building to building. The repetition of these patterns is what gives the Village its pleasing character. Not all buildings contain all of these patterns—there are successful exceptions. But every building that feels like a genuine part of Tivoli contains at least several of these patterns. This brochure outlines the most prevalent and important patterns in the Village. These patterns can be used for construction of new buildings and alteration and expansion of existing ones to ensure that new development fits into the neighborhood and adds to Tivoli’s character.

"We shape our buildings and afterwards, our buildings shape us." Winston Churchill

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Consistent setbacks

The principal building should be set back from the street the same distance as the majority of houses in the neighborhood. This helps to define the public space of the street as an outdoor room.

Garages set back

Whenever possible, garages should be built as detached buildings set toward the back of the property. This reinforces the pedestrian orientation of the Village, and reflects the historic location of barns and small outbuildings on Village lots.

When an exception is made to this pattern and the garage is attached to the house, it must be set back from the front facade of the house a minimum of 20 feet so cars in the driveway are not parked in the front yard, and it should be contained under a separate roof so the main body of the house remains prominent.

The relationship of buildings to the street is key to creating this effect.

Using windows in garages doors increases visual interest and avoids a “blank wall” appearance, as shown in the two examples given here.
GABLE FACING THE STREET
The majority of buildings in the Village face the street with the triangular end of a gable. The most basic buildings, such as the row houses on the south side of Broadway, simply have their roof ridge perpendicular to the street. Larger more complicated buildings often have either an “L” arrangement where one wing of the “L” faces the street, or they have the main roof ridge run parallel to the street and at least one gable dormer facing the street.

There is a welcoming quality to a building that faces the street in this way. Windows and doors centered on these gables reinforce the overall shape of the building, and the gable itself is an opportunity for decorative detail.

When a building does not have a gable facing the street, it should have a front porch running the width of the building.

In either case, a deep overhang between 8” to 16” is typical of Tivoli’s roofs, and this feature protects siding from weather and run-off from the roof. Brackets frequently support the overhang. Overhangs and appropriate roof trim are encouraged.
Building Form Patterns

TWO FULL STORIES
Most buildings in Tivoli have two full stories. This consistency of height and number of stories lends much to the overall pattern of the Village, particularly when buildings are in close relationship to each other. The two story arrangement reinforces the basic separation between the functions of a house, with the more public kitchen, living and dining rooms below and private bedrooms above. In commercial buildings, the two story arrangement reinforces the separation between retail or office space below and apartments above. New buildings on a street should conform to the dominant pattern of two full stories.

An exception to this pattern may be made for half-stories as long as they are upper stories. A half-story on the main floor is not a typical Tivoli pattern. Single story buildings can include eyebrow windows to give the appearance of an upper half-story.

Two-story home
32 Montgomery Street

One-and-a-half story eyebrow colonial
36 Montgomery Street
A PORCH IS AN ECONOMICAL WAY TO ADD VALUE AND INCREASE THE BUILDING SIZE AND LIVING AREA

COVERED FRONT PORCH

It is surprising how many buildings make use of this pattern. Covered porches are one of the most important ways to give the front of a building a welcoming aspect. A front porch serves many uses. It provides shelter from the weather as you enter and leave a building. It creates a graceful transition between the public world of the street and the privacy of the home. It brings the height of a two story building down at the entry to a more approachable one story. And it serves as an outdoor room during the summer, providing a place to sit and view the world. To allow enough room for a small group of people to sit and relax, porches should be at least 6 feet deep. Typically, in most parts of the Village, the porch railings are open with vertical balusters.
DOUBLE HUNG AND VERTICAL
The vast majority of windows in Tivoli are double-hung types which are taller than they are wide. Their proportions of height to width are at least three to two. Windows on any given floor are usually the same size, especially windows that face the street. Windows usually have multiple panes.

ALIGNED AND . . .
Windows in a two-story building are usually the same width and are aligned above and below one another. The height of the second floor windows is less than the height of the windows below.

. . . SYMMETRICAL
There is a symmetrical placement of windows and doors, which are frequently laid out across the building in three or five vertical rows. When there are three rows of windows, the door is typically substituted for one of the lower windows at the far left or right of the building. In five row buildings, the door is substituted for the center lower window. This relaxed symmetry lends much to the charm of the Village.

Double-hung windows, vertically proportioned 50 Broadway

Variation on double-hung showing alignment and sizing 14 North Road

Five vertical rows, central door 35 Broadway
COMMERCIAL BUILDINGS, BECAUSE OF THEIR PUBLIC ASPECT, HAVE A GREATER RESPONSIBILITY TO OBSERVE THESE TRIM AND DETAIL PATTERNS

FUNCTIONAL TRIM

Tivoli is rich in architectural details. Much of the detail has evolved for practical reasons and is functional. Overhangs protect siding from the weather and run-off from the roof. Brackets support overhangs. Shutters are designed to close over windows. In recent years, decorative trim has been separated from its original function. Functional trim is encouraged.

DECORATIVE DETAIL

A few simple flourishes of detail on porch columns or brackets, a small cornice above the door, a crown molding at the roof eaves, or decorative detail at the gable go a long way toward enhancing the character of a building.

THICK CASINGS AND CORNERS

Many windows and doors in the Village are framed with a casing at least 3½” in width. This gives these openings a pleasing thickness that reinforces their edges. Windows and doors should have a thick casing, even if it is just a flat 1x4. Without this, the building seems blank and characterless. Similarly, corner boards should be a minimum of 5½” in width.

COMMERCIAL BUILDINGS, BECAUSE OF THEIR PUBLIC ASPECT, HAVE A GREATER RESPONSIBILITY TO OBSERVE THESE TRIM AND DETAIL PATTERNS
Materials and Colors

NATURAL SIDING MATERIALS
Wood clapboard, wood vertical board and batten, wood shingle, and brick best fit with the character of the Village and are recommended siding materials. There are affordable alternatives to wood, such as fiber cement siding, which is preferable to vinyl because it is fire retardant and is more natural looking, particularly when it has a smooth finish which imitates painted clapboard. No vinyl or aluminum siding should be used unless in combination with wood trim. Balconies and porches should be made of wood or earth-based materials such as brick or stone.

CONTRASTING COLORS
Tivoli makes use of a broad palette of colors and nothing suggests that this should be limited (with the exception of garish or fluorescent colors, which should be avoided). A simple rule should be observed, however, that all buildings have a contrasting trim and siding color. Buildings that are monochromatic lack in character. An exception should be made to this rule only in the case of buildings with rich decorative detail.
FIT TIVOLI’S PATTERNS
Multifamily and town or row house dwellings should be designed to fit Tivoli’s patterns, with gables facing the street, full porches along frontages without gables, covered front porches, two full stories, double-hung, vertically proportioned windows that are aligned above and below each other in a symmetrical arrangement, natural materials, and contrasting trim.

PARKING BEHIND BUILDINGS
Parking should be located behind the building. With the buildings located close to the street, this will help to maintain the pedestrian orientation of the Village.
STRONG CORNICE
In the commercial district, when a building does not have a gable facing the street, there is always a strong cornice to emphasize the top of the building. A smaller version of the cornice is frequently used in the frieze that differentiates between the first and second stories. Brackets support the cornice and frieze, an example of functional trim.

LARGE DISPLAY WINDOWS
Shopfront windows dominate the first floor of the building facing the street. Windows extend from knee height to the frieze between two stories, or the cornice in a one-story building. The display of items in the windows adds visual interest for pedestrians on the sidewalk. Display windows have multiple panes.

RECESSED CENTRAL ENTRANCE
The door to the shop is located between the display windows and is frequently recessed to provide shelter from the weather for people entering the building. A second door located to one side of the front facade provides access to an upper story apartment.

ADAPTIVE REUSE
Tivoli’s commercial district is interspersed with buildings that were originally designed for residential use. It is important that the residential patterns are retained when these buildings are converted to commercial use, as illustrated below. Large display windows should not be used on an adapted residential building, unless it has a covered front porch.

Commercial Patterns