Hudson House

House design for Deborah Seidman in Hyde Park, New York, Speranza Architecture + Urban Design

Speranza Documents
presents innovative design and
research by speranza architecture
for Deborah Seidman.

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Acknowledgments

Hudson House:

Philip Speranza, RA LEED AP, Principal Architect
Daniel Matallana-Mejia, Designer
Alden Carr, Landscape Architectural Designer
Derek Rayle, Landscape Architectural Designer
Garrett Lever, Architectural Intern

HUDSON HOUSE


Kingston
Rhinebeck
Hudson River
site
Staatsburg
Poughkeepsie

Project Description

Hudson River Valley (not just view of river: hills to SW, waterfall, prairie/wetland, autumn)

Time / phenomena site (Natural and Social) existing and desired **experience.**

OBJECTIVES

Hudson Valley Phenomena

Provide a heightened experience of the seasonal changes in environment including spring New Straatsburg Creak waterfall, autumn leaves color and movement, summer prairie and winter Hudson River view.

Thermo-Dymanics

Induce comfort for summer **cooling**, winter warming and extending the spring/fall seasons in and around the house.

Site Topography

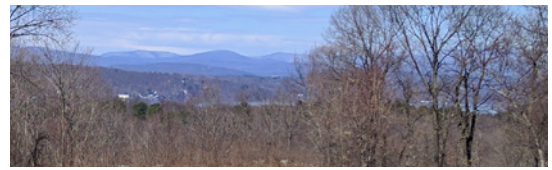
Topographic / spatial **access** with interior and exterior relationships.

Hudson Valley Phenomena

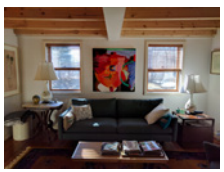
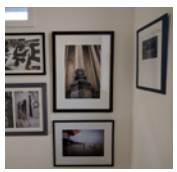
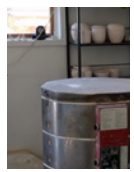
Natural and Social Phenomena.

Natural phenomena of the **site landscape** that change seasonally, connecting people and the natural environment





Social phenomena **programming** schedules that differ through the year:
3-4 and 9 day monthly stays in autumn and fall
two-week stays in summer

OBJECTIVES

Thermo-Dymanics

Induce comfort for summer cooling, winter warming and extending the spring/fall seasons in and around the house.

Summer is hot and muggy.

Induce **thermo-dynamics** (stack effect, air convection), **cross ventilation** and **shading.**

Autumn is stunning.

Exterior Spaces to view, sit, eat, read, walk with July, arrive and depart from cycling trips.

Spring has rain and runoff.

Covered space from rain and trying to stay dry from soggy ground. Try not to bring mug into the house. Garden work begins.

Site Topography

Topographic / spatial access with interior and exterior relationships.

Orientation

Use the topography to frame views

Access to Spaces

Design the driveway, entry sequence, guest to living, ceramics and other spaces with sectional access

Efficient foundations

Exposed rock outcroppings and testimony from the surveyor and structural/civil engineer suggest the rock below the hill. They suggest that the Town inspector will require pinning foundations to that rock.

Hudson Valley Phenomena

Natural phenomena of the **site landscape** that change seasonally, connecting people and the natural environment
strategy:

1) site as high as possible on hilltop
2) orient to view up Hudson
3) orient to sun and wind
4) window views to site features such as spring waterfall

Social phenomena **programming** schedules that differ through the year
strategy:

1) radiant floor system with Nest remote access and secondary system (windows, stove and possible secondary heating system)
2) garage and ceramics areas connected, covered and possibly heated for winter months.
3) guest suite and guest / den planned near living area.

Thermo-Dymanics

Induce comfort for summer cooling, winter warming and extending the spring/fall seasons in and around the house.

Summer is hot and muggy.
1) induce veintillation
orientation to prevailing winds + solar chimney to cool in summer - hot area up high induces cool intake below
2) cross ventilation
3) cool air areas identified shading of house, porch and tree locations - used for intake of convection
4) porch to south and west

Autumn is stunning.

Exterior Spaces to view, sit, eat, read, walk with July, arrive and depart from cycling trips.

Spring has rain and runoff.

Covered space from rain and trying to stay dry from soggy ground. Try not to bring mug into the house. Garden work begins.

Site Topography

Topographic / spatial access with interior and exterior relationships.

Orientation

1) nestle spaces into rock hillside
2) long views beyond

Access to Spaces

Minimize the number of floors

Efficient foundations

Build with the slope:
1) minimize cut and gravel fill
2) utilize spaces below building
3) provide tolerance at excavation to rock.

Programming and Budget

	area	factor	factored cost	
MAIN LIVING SPACE				
PRIMARY	*1700*			
Mudroom entry, logs	75	1	75	
Laundry + Pantry	50	1	50	
Living	300	1	300	
Dining	150	1	150	
Kitchen	150	1	150	
Paper studio (+storage)	200	1	200	
Moon room (+guest bed)	150	0.85	127.5	
Den / Guest bed	150	1	150	
Master Bedroom	150	1	150	
Master bath	120	1	120	
Half bath	30	1	30	
storage (closet, etc)	50	1	50	
Exterior storage	55	0.75	41.25	
Stair	50	1	50	
hallway	50	1	50	
Primary subtotal	1730		1693.75	*square feet*
GUEST	*500*			
Bedroom	150	1	150	
Living	125	1	125	
Kitchennette, wetbar	30	1	30	
Full bath	50	1	50	
other	25	1	25	
Guest subtotal	380		380	*square feet*
Main living space subtotal	2110		**2073.75**	*square feet*
CERAMIC STUDIO	*800*			
Wheel and kiln	500	0.85	425	
Glazing and hand building	275	0.85	233.75	
Bathroom	25	1	25	
Ceramics subtotal	800		**683.75**	*square feet*

GARAGE				
2 car parking	400	0.8	320	
*alt storage- bikes and yard equi	0	0.8	0	
Garage subtotal	400		**320**	*square feet*
TOTAL AREA, 100% FACTORED			3077.5	
COST PER SQUARE FOOT			200	
TOTAL COST, HOUSE			**$ 615,500.00**	
SITE				
Drive (excavation, bed, drainage, asphalt)				20000
Bridge improvements				20000
Tree clearing				3000
Drainage				3000
Landscaping_trees				3000
Landscaping_planting				9000
Terraces_excavation				5000
Terracees_walls_rock				10,000
North Straatsburg Creek improvements				7000
misc				20000
Site subtotal				100000
			$ 100,000.00	
TOTAL HOUSE AND SITE			**$ 715,500.00**	
CONTINGENCY	$ 715,500.00	10.00%	$ 71,550.00	
TOTAL CONSTRUCTION COST			**$ 787,050.00**	

Schedule

Schematic Design, 20% May 1 - June 30

Gather information from client:
Goals, site constraints such as covenants, trees, drive.
Project description.
Program /activities diagrams with photos of qualities.
Precedents and why/ what idea behind them.
Site Analysis, Qualitative Studies of Site (views, site planning, topo+water, program activities, passive design principles)

Conceptual Design options including spatial studies. Strategies toward scaled spatial ideas.

Client approval: siting design direction, conceptual design development goals

Design Development, 20% July 1- Sept 30

Revise conceptual design

Energy simulation, Goals and lifestyle expectations,

Building Systems:
Site Planning
*landscape design (with consult from landscape architecture and nursery)
Foundations
Structure
Enclosure: Siding, Windows and Doors, Roofing
Heating and Cooling: Insulation, heating system, fuel source,
Finishes (Floors, walls, ceilings)
Finished Plumbing, Electrical and Mechanical
Millwork / Built-in

Material Studies (Mockups)

Cost Estimating

Zoning Analysis

TOWN OF HYDE PARK				
Schedule of Bulk Regulations				
			Greenbelt	units
Height	Building		35	feet
	Accessory structure		22	feet
Size	Dwelling unit	Least dimension	16	feet
	Dwelling unit	Minimum floor area	400	square feet
Coverage		Maxium	15.00%	
Yards2 (setbacks)	Front	Minimum	50	feet
	Side	Minimum	25	feet
	Rear	Minimum	50	feet
One Shed (setback)	Front	Minimum	50	feet
	Side	Minimum	5	feet
	Rear	Minimum	5	feet
Scale (gsf)				
Maximum average density				

II. RESEARCH

Thermo-Dynamic Analysis - Regional Comparison Poughkeepsie to Eugene

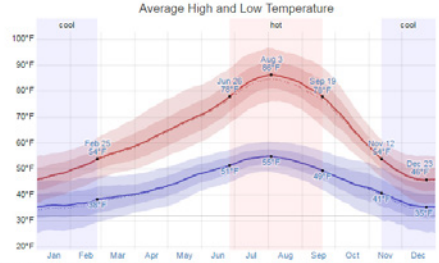
Average Weather in Eugene Oregon, United States

In Eugene, the summers are short, warm, dry, and mostly clear and the winters are chilly, wet, and overcast. Over the course of the year, the temperature typically varies from 35°F to 86°F and is rarely below 25°F or above 97°F.

The **hot season** lasts for 2.8 months, from **June 26** to **September 19**, with an average daily high temperature above 78°F. The hottest day of the year is **August 3**, with an average high of 86°F and low of 55°F.

The **cool season** lasts for 3.5 months, from **November 12** to **February 25**, with an average daily high temperature below 54°F. The coldest day of the year is **December 23**, with an average low of 35°F and high of 46°F.

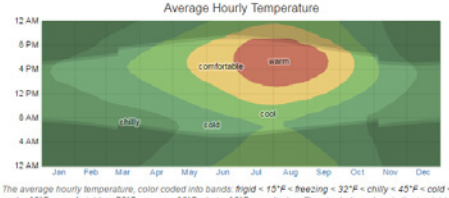
Average High and Low Temperature



The daily average high (red line) and low (blue line) temperature, with 25th to 75th and 10th to 90th percentile bands. The thin dotted lines are the corresponding average perceived temperatures.

The figure below shows you a compact characterization of the entire year of hourly average temperatures. The horizontal axis is the day of the year, the vertical axis is the hour of the day, and the color is the average temperature for that hour and day.

Average Hourly Temperature



The average hourly temperature, color coded into bands: frigid < 15°F < freezing < 32°F < chilly < 45°F < cold < 55°F < cool < 65°F < comfortable < 75°F < warm < 85°F < hot < 95°F < sweltering. The shaded overlays indicate night and civil

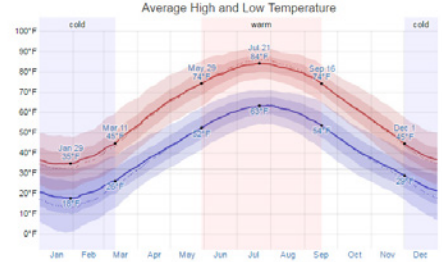
Average Weather in Poughkeepsie New York, United States

In Poughkeepsie, the summers are warm and wet, the winters are freezing, and it is partly cloudy year round. Over the course of the year, the temperature typically varies from 18°F to 84°F and is rarely below 1°F or above 92°F.

The **warm season** lasts for 3.6 months, from **May 29** to **September 16**, with an average daily high temperature above 74°F. The hottest day of the year is **July 21**, with an average high of 84°F and low of 63°F.

The **cold season** lasts for 3.3 months, from **December 1** to **March 11**, with an average daily high temperature below 45°F. The coldest day of the year is **January 29**, with an average low of 18°F and high of 35°F.

Average High and Low Temperature



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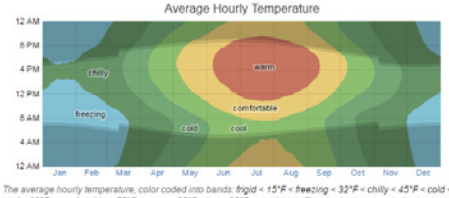

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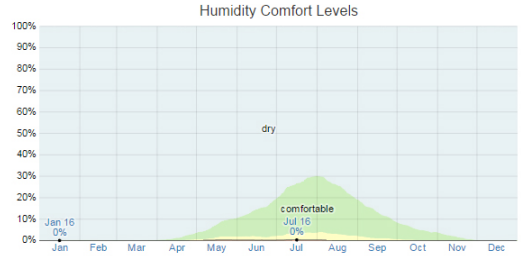
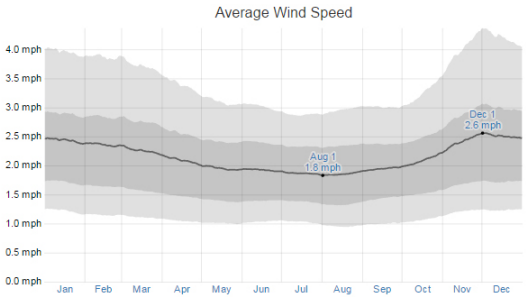


The percentage of time spent at various humidity comfort levels, categorized by dew point: dry < 55°F < comfortable < 60°F < humid < 65°F < muggy < 70°F < oppressive < 75°F < miserable.

Wind

This section discusses the wide-area hourly average wind vector (speed and direction) at 10 meters above the ground. The wind experienced at any given location is highly dependent on local topography and other factors, and instantaneous wind speed and direction vary more widely than hourly averages.

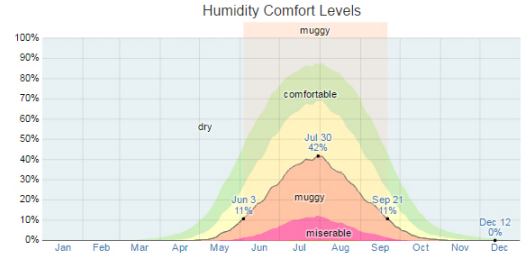
The average hourly wind speed in Eugene does not vary significantly over the course of the year, remaining within 0.4 miles per hour of 2.2 miles per hour throughout.



The average of mean hourly wind speeds (dark gray line), with 25th to 75th and 10th to 90th percentile bands.

The predominant average hourly wind direction in Eugene varies throughout the year.

The wind is most often from the west for 1.8 months, from April 13 to June 7, with a peak percentage of 42% on May 28. The wind is most often from the north for 4.1 months, from June 7 to October 10, with a peak percentage of 61% on July 22. The wind is most often from the south for 6.1 months, from October 10 to April 13, with a peak percentage of 56% on November 18.



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Wind

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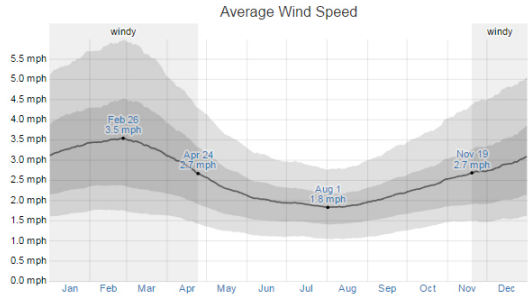
The average hourly wind speed in Poughkeepsie experiences mild seasonal variation over the course of the year.

The windier part of the year lasts for 5.2 months, from November 19 to April 24, with average wind speeds of more than 2.7 miles per hour. The windiest day of the year is February 26, with an average hourly wind speed of 3.5 miles per hour.

The calmer time of year lasts for 6.8 months, from April 24 to November 19. The calmest day of the year is August 1, with an average hourly wind speed of 1.8 miles per hour.



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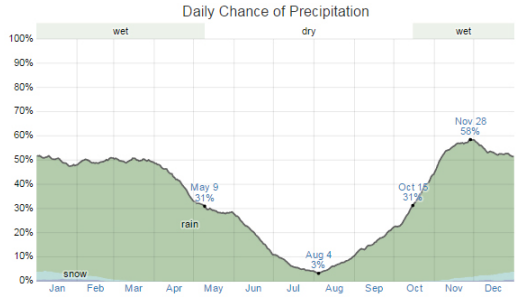


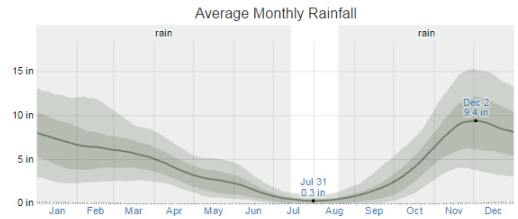
The percentage of days in which various types of precipitation are observed, excluding trace quantities: rain alone, snow alone, and mixed (both rain and snow fell in the same day).

Rainfall

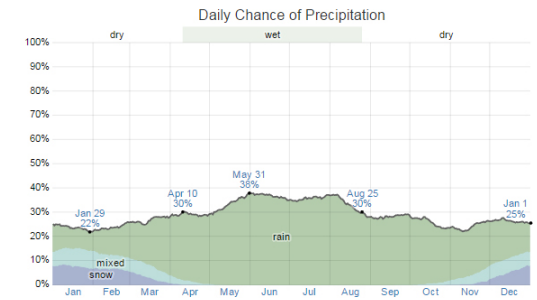
To show variation within the months and not just the monthly totals, we show the rainfall accumulated over a sliding 31-day period centered around each day of the year. Eugene experiences very significant seasonal variation in monthly rainfall.

The rainy period of the year lasts for 11 months, from August 19 to July 14, with a sliding 31-day rainfall of at least 0.5 inches. The most rain falls during the 31 days centered around December 2, with an average total accumulation of 9.4 inches.

The rainless period of the year lasts for 1.2 months, from July 14 to August 19. The least rain falls around July 31, with and average total accumulation of 0.3 inches.



The average rainfall (solid line) accumulated over the course of a sliding 31-day period centered on the day in question, with 25th to 75th and 10th to 90th percentile bands. The thin dotted line is the corresponding average liquid-equivalent snowfall.



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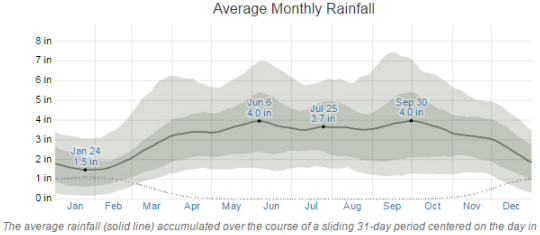
Rainfall

To show variation within the months and not just the monthly totals, we show the rainfall accumulated over a sliding 31-day period centered around each day of the year. Poughkeepsie experiences significant seasonal variation in monthly rainfall.

Rain falls throughout the year in Poughkeepsie. The most rain falls during the 31 days centered around September 30, with an average total accumulation of 4.0 inches.

The least rain falls around January 24, with and average total accumulation of 1.5 inches.



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Climate data for Eugene, Oregon (Eugene Airport), 1981–2010 normals [hide]													
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Record high °F (°C)	69 (21)	78 (26)	80 (27)	89 (32)	95 (35)	102 (39)	106 (41)	108 (42)	103 (39)	94 (34)	76 (24)	68 (20)	108 (42)
Average high °F (°C)	47.2 (8.4)	51.1 (10.6)	56.2 (13.4)	60.8 (16)	67.0 (19.4)	73.2 (22.9)	82.2 (27.9)	82.8 (28.2)	76.9 (24.9)	64.2 (17.9)	52.2 (11.2)	45.6 (7.6)	63.3 (17.4)
Average low °F (°C)	34.5 (1.4)	35.1 (1.7)	37.4 (3)	39.8 (4.3)	43.8 (6.6)	47.9 (8.8)	51.7 (10.9)	51.4 (10.8)	47.3 (8.5)	41.5 (5.3)	37.9 (3.3)	34.1 (1.2)	41.9 (5.5)
Record low °F (°C)	−4 (−20)	−3 (−19)	18 (−8)	25 (−4)	28 (−2)	32 (0)	39 (4)	35 (2)	30 (−1)	17 (−8)	12 (−11)	−12 (−24)	−12 (−24)
Average precipitation inches (mm)	6.89 (175)	5.43 (137.9)	4.99 (126.7)	3.33 (84.6)	2.73 (69.3)	1.50 (38.1)	0.55 (14)	0.61 (15.5)	1.29 (32.8)	3.25 (82.6)	7.72 (196.1)	7.83 (198.9)	46.12 (1,171.4)
Average snowfall inches (cm)	0.5 (1.3)	1.4 (3.6)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0.1 (0.3)	0.8 (2)	2.8 (7.1)
Average precipitation days (≥ 0.01 in)	17.8	14.9	17.7	14.5	11.7	7.9	3.1	3.2	5.4	11.4	17.9	17.9	143.4
Average snowy days (≥ 0.1 in)	0.4	0.7	0	0	0	0	0	0	0	0	0.1	0.5	1.7
Source: NOAA[38] Weather.com (extremes)[43]													

Climate data for Poughkeepsie, New York [hide]													
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Record high °F (°C)	70 (21)	75 (24)	86 (30)	94 (34)	96 (36)	99 (37)	103 (39)	100 (38)	101 (38)	88 (31)	82 (28)	72 (22)	103 (39)
Average high °F (°C)	35 (2)	40 (4)	48 (9)	61 (16)	71 (22)	80 (27)	85 (29)	83 (28)	75 (24)	63 (17)	52 (11)	40 (4)	61.1 (16.1)
Average low °F (°C)	16 (−9)	18 (−8)	26 (−3)	37 (3)	46 (8)	56 (13)	61 (16)	60 (16)	51 (11)	39 (4)	31 (−1)	22 (−6)	38.6 (3.7)
Record low °F (°C)	−30 (−34)	−23 (−31)	−13 (−25)	13 (−11)	27 (−3)	35 (2)	43 (6)	38 (3)	26 (−3)	18 (−8)	3 (−16)	−23 (−31)	−30 (−34)
Average precipitation inches (mm)	3.19 (81)	2.53 (64.3)	3.59 (91.2)	3.79 (96.3)	4.73 (120.1)	3.73 (94.7)	4.72 (119.9)	3.83 (97.3)	3.69 (93.7)	3.56 (90.4)	3.53 (89.7)	3.23 (82)	44.12 (1,120.6)
Average snowfall inches (cm)	11.1 (28.2)	13.0 (33)	8.1 (20.6)	.9 (2.3)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	1.7 (4.3)	8.5 (21.6)	43.3 (110)
Source #1: Weather Channel[9]													
Source #2: Weatherbase (snowfall)[10] *													

Preliminary Solar and Wind Analysis, Thermo-dynamic
(comparisons to Eugene, Oregon)
Prevailing winds: **much 25% dependable for passive cooling than Eugene (consistence with comments from Hyde Park Building Department)**; Higher summer high/low diff; Same winter. *We may want to induce cooling: solar chimney, overhangs/porch, evaporative cooling - while considering impact on Winter use.

Winter, Dec 1, Calm wind 33% of the time (vs 8%); from North and some West (vs. South); Average high/low temperature 40/20 F (vs 46/34)
Summer, June 1, Calm wind 33% on the time (vs 9%); from Southwest (vs. North); Average high/low temperature 80/56 (vs. 73/48)

Wind

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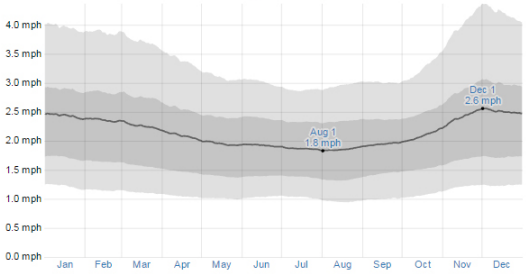
Average Wind Speed



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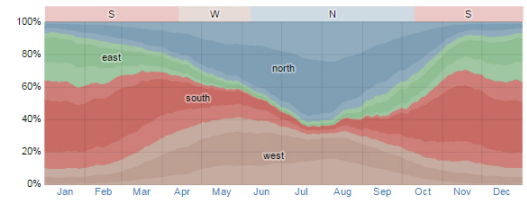
The wind is most often from the west for 1.8 months, from April 13 to June 7, with a peak percentage of 42% on May 28. The wind is most often from the north for 4.1 months, from June 7 to October 10, with a peak percentage of 61% on July 22. The wind is most often from the south for 6.1 months, from October 10 to April 13, with a peak percentage of 56% on November 18.

Wind Direction



The percentage of hours in which the mean wind direction is from each of the four cardinal wind directions (north, east, south, and west), excluding hours in which the mean wind speed is less than 1 mph. The lightly tinted areas at the boundaries are the percentage of hours spent in the implied intermediate directions (northeast, southeast, southwest, and northwest).

Wind

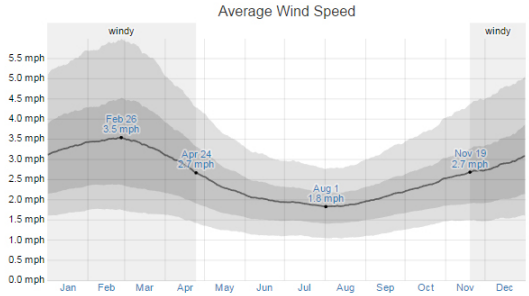
This section discusses the wide-area hourly average wind vector (speed and direction) at 10 meters above the ground. The wind experienced at any given location is highly dependent on local topography and other factors, and instantaneous wind speed and direction vary more widely than hourly averages.

The average hourly wind speed in Poughkeepsie experiences mild seasonal variation over the course of the year.

The windier part of the year lasts for 5.2 months, from November 19 to April 24, with average wind speeds of more than 2.7 miles per hour. The windiest day of the year is February 26, with an average hourly wind speed of 3.5 miles per hour.

The calmer time of year lasts for 6.8 months, from April 24 to November 19. The calmest day of the year is August 1, with an average hourly wind speed of 1.8 miles per hour.

Average Wind Speed

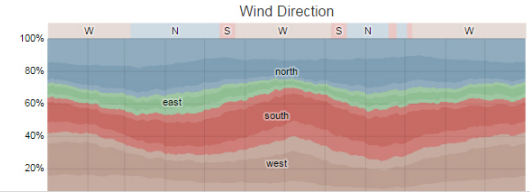


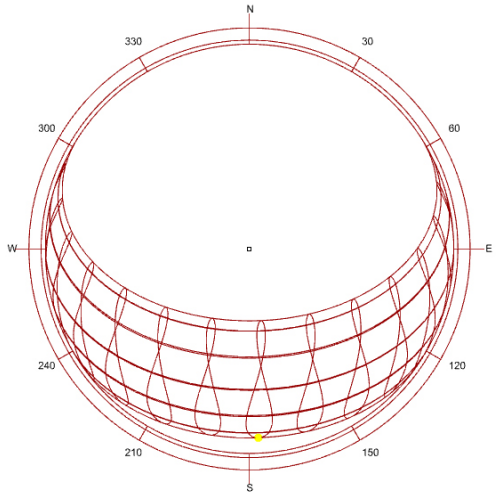
The average of mean hourly wind speeds (dark gray line), with 25th to 75th and 10th to 90th percentile bands.

The predominant average hourly wind direction in Poughkeepsie varies throughout the year.

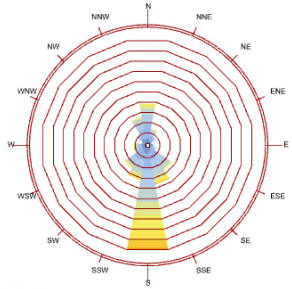
The wind is most often from the north for 2.2 months, from March 5 to May 12; for 1.0 months, from August 17 to September 18; and for 1.1 weeks, from September 24 to October 2, with a peak percentage of 36% on March 11. The wind is most often from the south for 1.7 weeks, from May 12 to May 24; for 1.7 weeks, from August 5 to August 17; for 6.0 days, from September 18 to September 24; and for 4.0 days, from October 2 to October 6, with a peak percentage of 32% on June 30. The wind is most often from the west for 2.4 months, from May 24 to August 5 and for 5.0 months, from October 6 to March 5, with a peak percentage of 43% on January 14.

Wind Direction

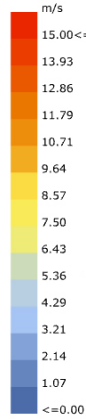


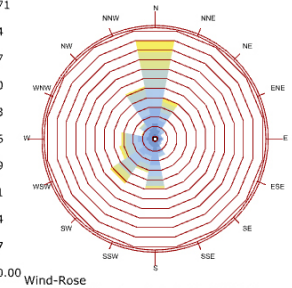


Sun-Path Diagram - Latitude: 44.05
21 DEC 12:00, ALT = 22.47, AZM = 177.33

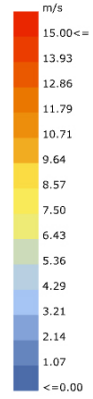


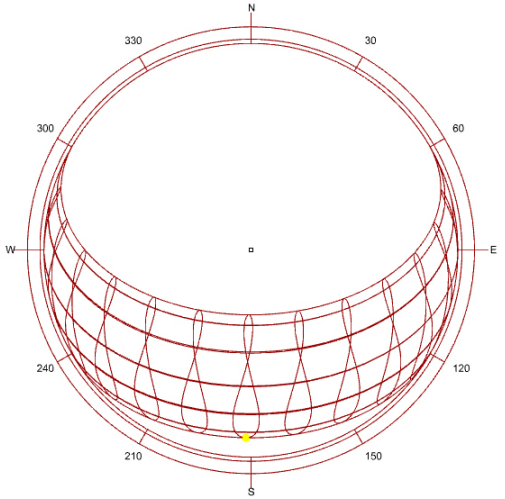
Wind-Rose
Eugene Mahlon Sweet Arpt Uo_OR_USA
1 DEC 1:00 - 28 FEB 24:00
Hourly Data: Wind Speed (m/s)
Calm for 8.15% of the time = 176 hours.
Each closed polyline shows frequency of 2.6%. = 55 hours.



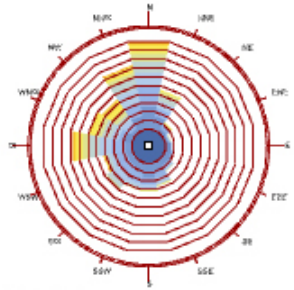


Wind-Rose
Eugene Mahlon Sweet Arpt Uo_OR_USA
1 JUN 1:00 - 31 AUG 24:00
Hourly Data: Wind Speed (m/s)
Calm for 8.83% of the time = 195 hours.
Each closed polyline shows frequency of 1.9%. = 41 hours.

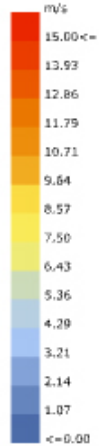


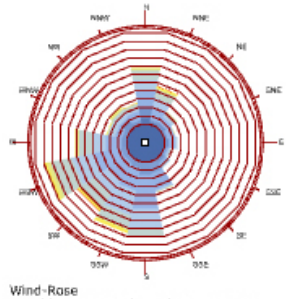


Sun-Path Diagram - Latitude: 41.63
21 DEC 12:00, ALT = 24.92, AZM = 181.53

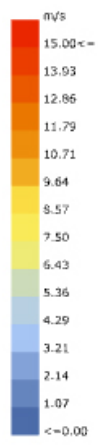


Wind-Rose
Poughkeepsie Dutchess Co Ap_NY_USA
1 DEC 1:00 - 28 FEB 24:00
Hourly Data: Wind Speed (m/s)
Calm for 33.01% of the time = 713 hours.
Each closed polyline shows frequency of 1.1%. = 23 hours.

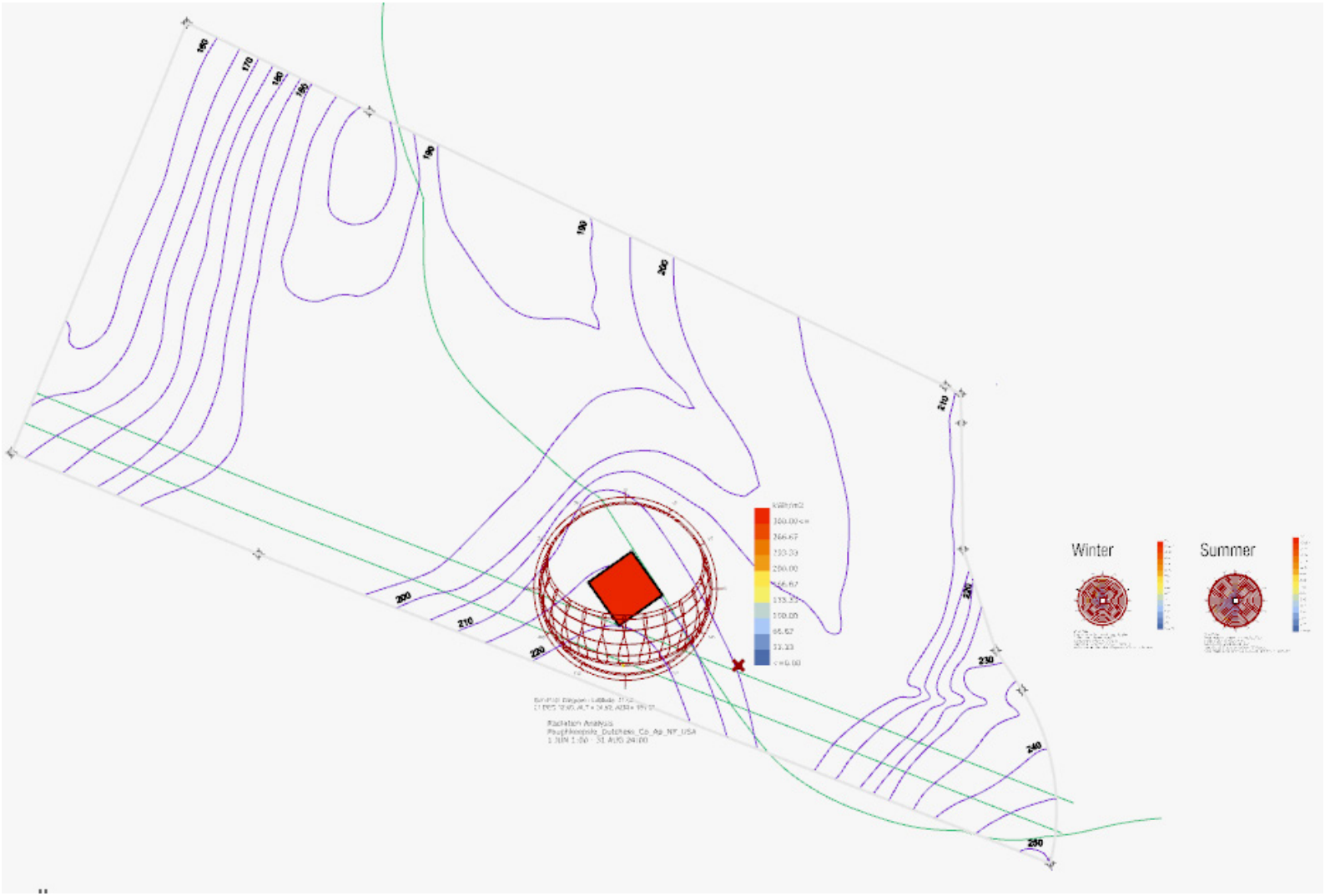




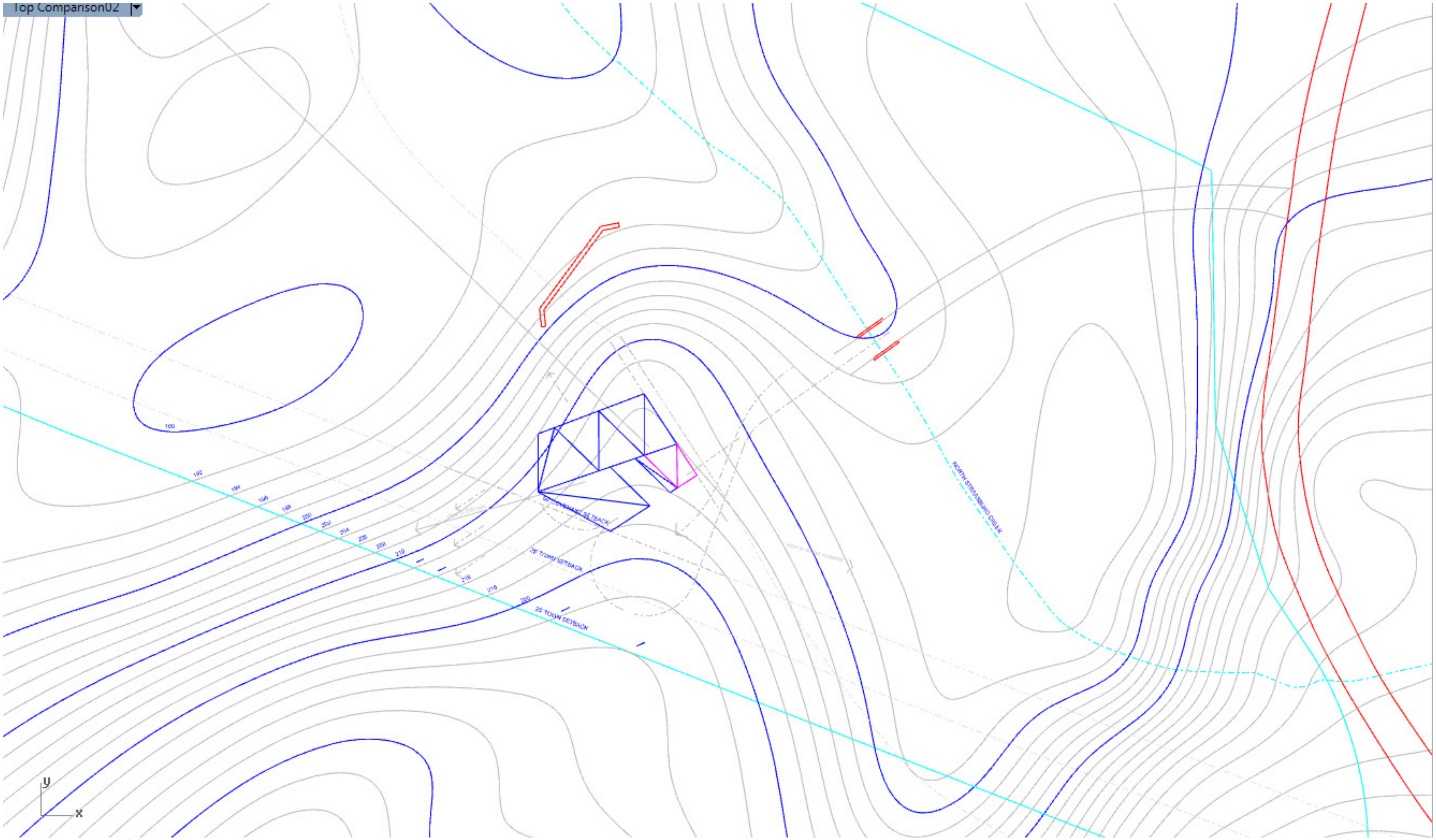
Wind-Rose
Poughkeepsie Dutchess Co Ap_NY_USA
1 JUN 1:00 - 31 AUG 24:00
Hourly Data: Wind Speed (m/s)
Calm for 33.20% of the time = 733 hours.
Each closed polyline shows frequency of 0.9%. = 20 hours.

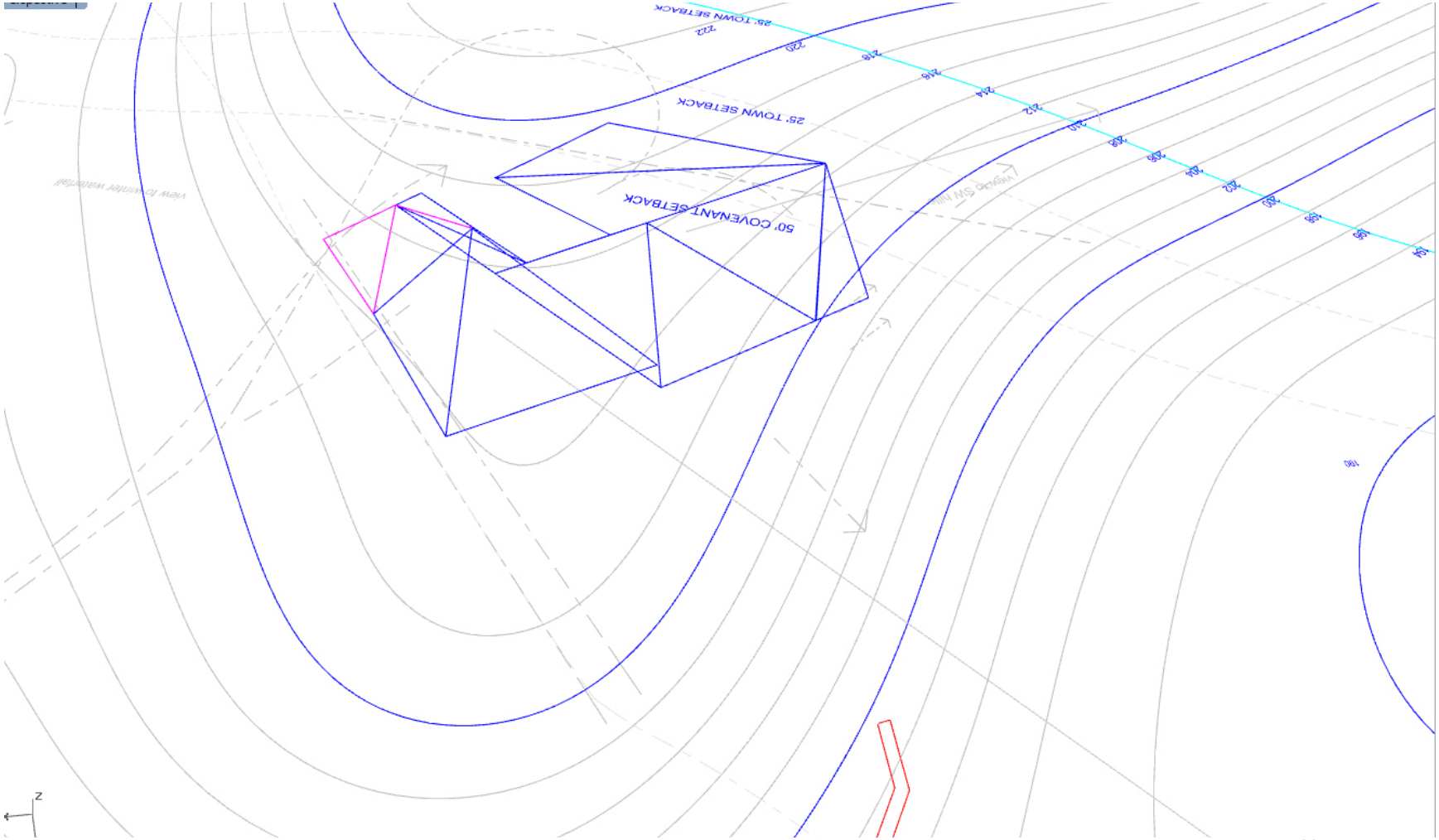


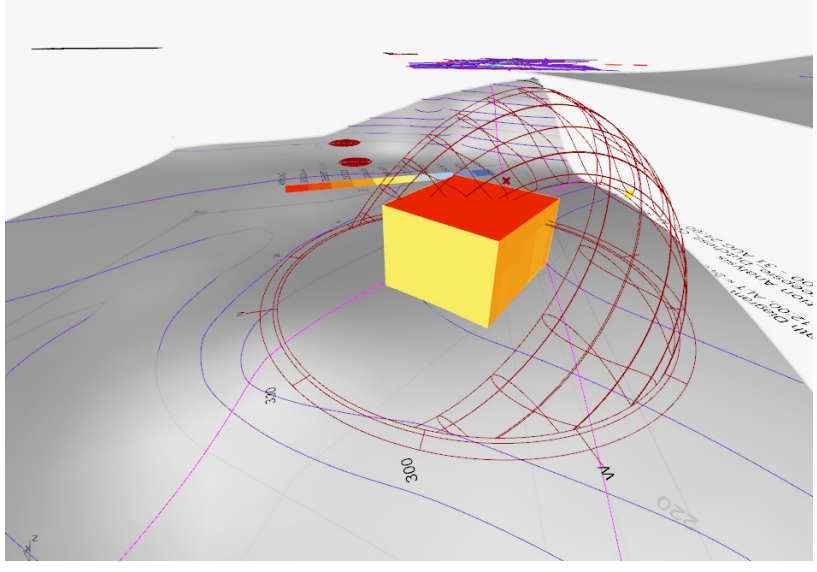
Thermo-Dynamic Analysis - Site Topography

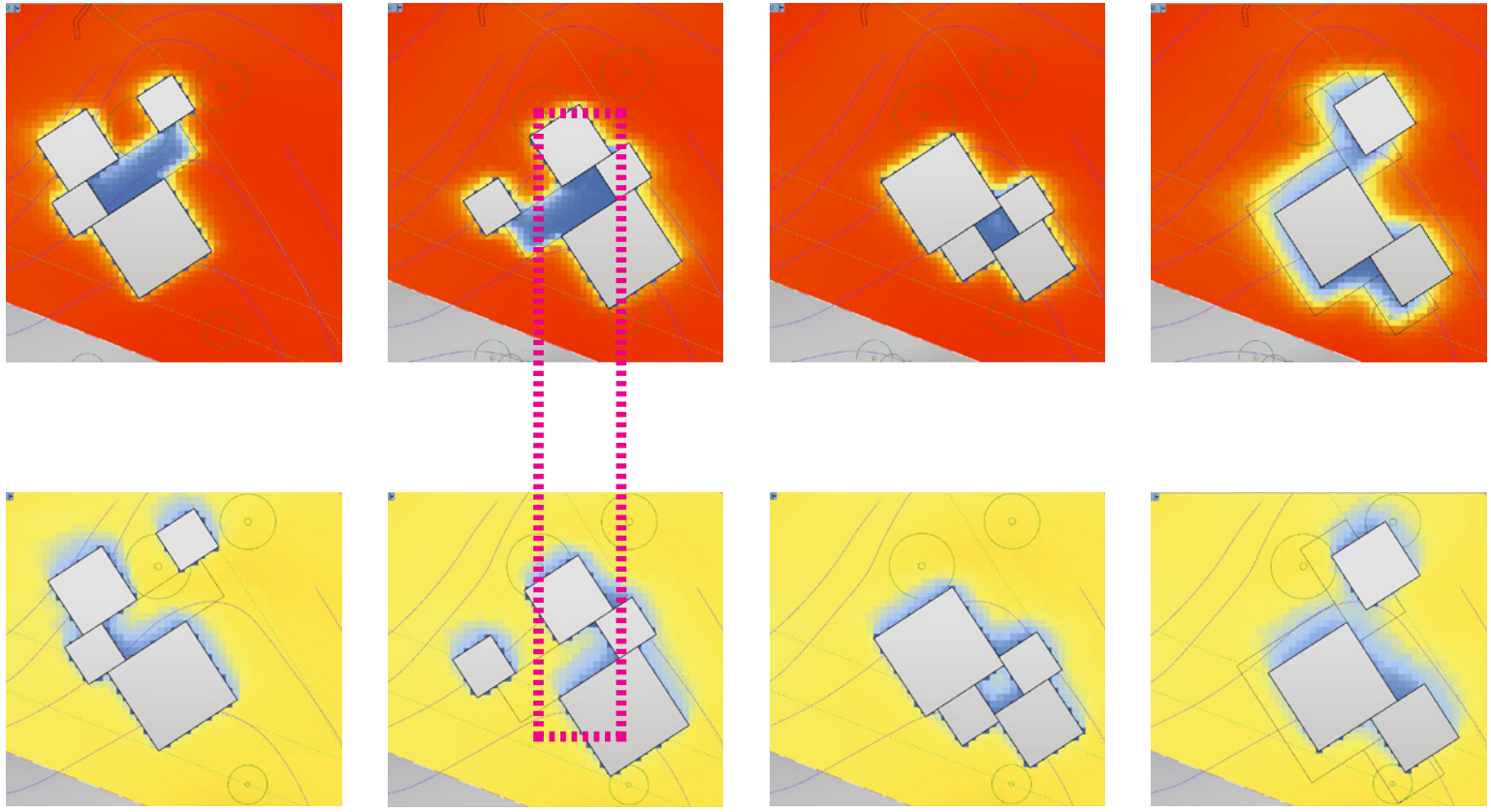

Winter
Summer

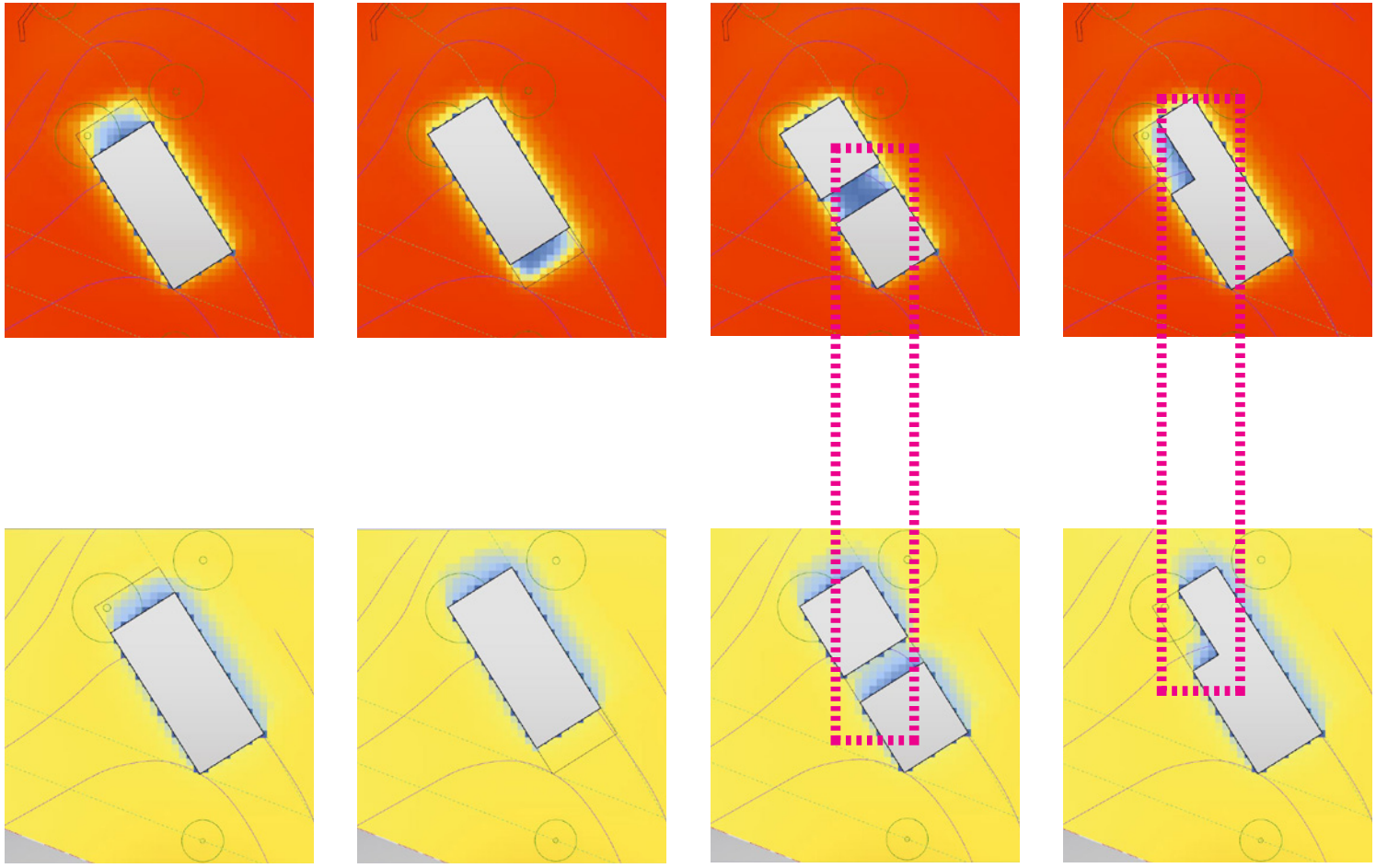
HUDSON HOUSE	Philip Speranza, Architect t. 917.579.0152 philip@speranzaarchitecture.com	Issue: Schematic Design	Date: 05/11/17	Scale: 1" = 60'-0"	Drawing Title: SITEPLAN	A1.01

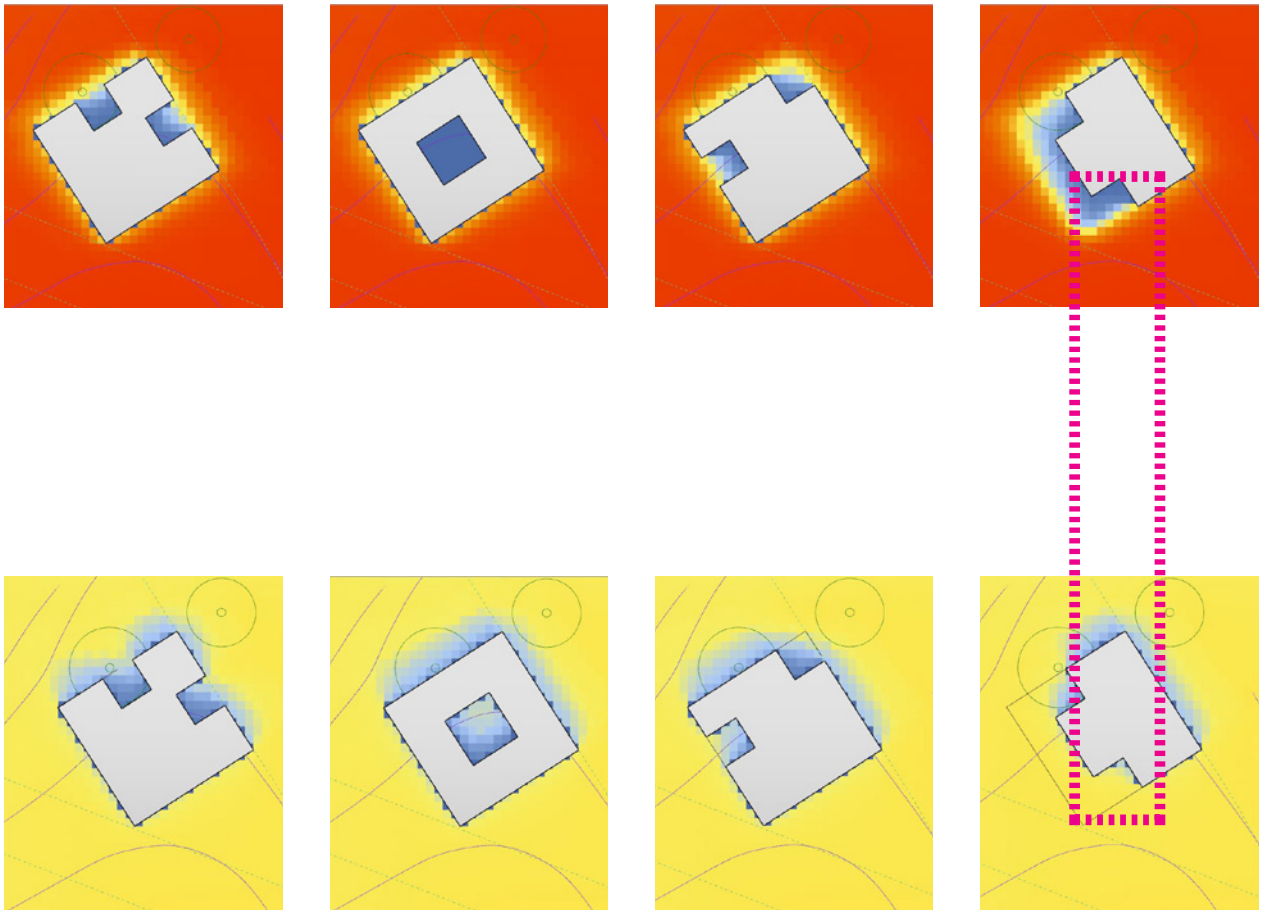

Top Comparison02
25' TOWN SETBACK
25' TOWN SETBACK
NORTH STRAWBURG CREEK


25' TOWN SETBACK
50' COVENANT SETBACK
25' TOWN SETBACK


300
W
220







IDEAS AND PRECEDENTS

Porch

porch, polycarbonate balcony

Lacaton Vassal

porch, polycarbonate gap

Lacaton Vassal







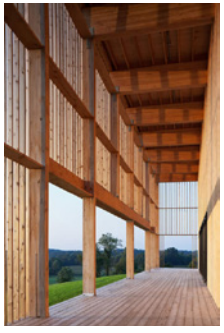
Porch

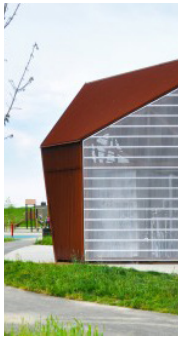
porch, wood timber

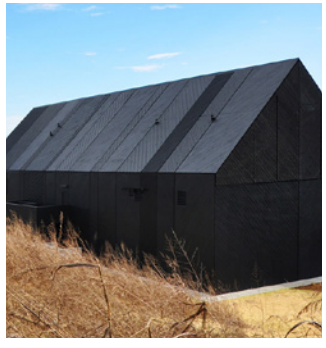
Monastary, New York State, Hanrahan and Meyers

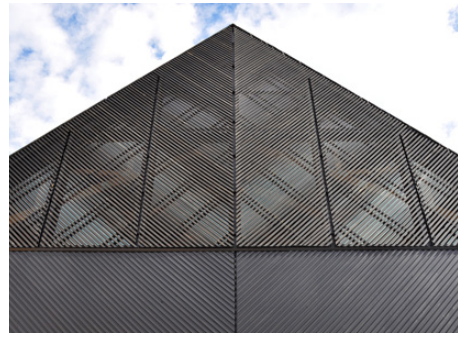
porch, skin of facade

Wild Turkey Distillery, Kentucky









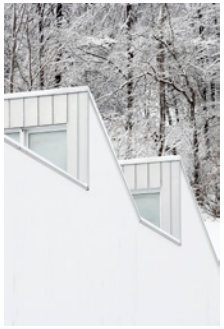
Slope

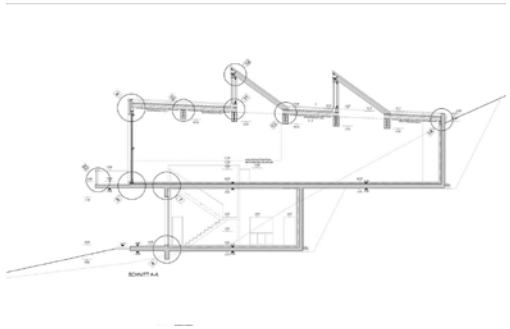
slopes

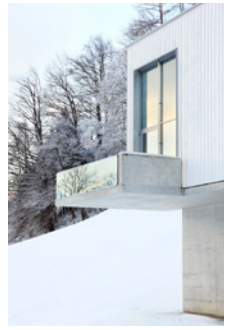
Atelier Oehlen, Switzerland, Abalos + Sentkiewicz

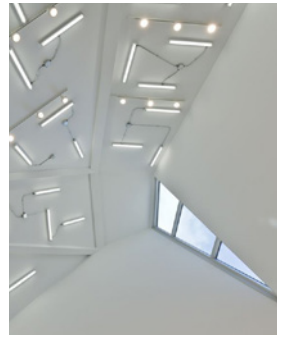
studio vertical space

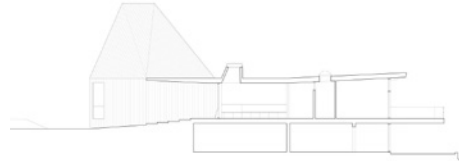
M&M House, Stan Allen Architects











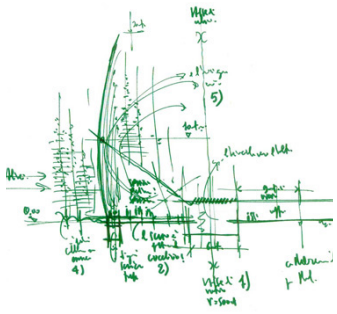
Solar Chimney (thermal chimney)

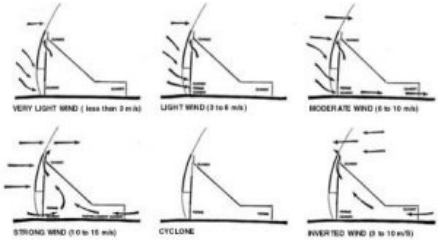
solar chimney

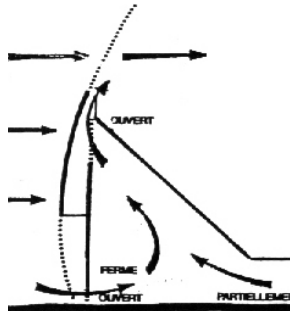
Tjibaou Cultural Center, Renzo Piano Workshop

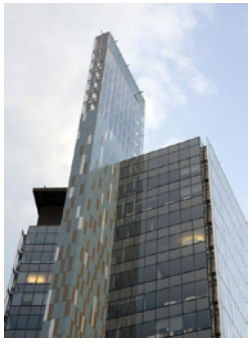
solar chimney

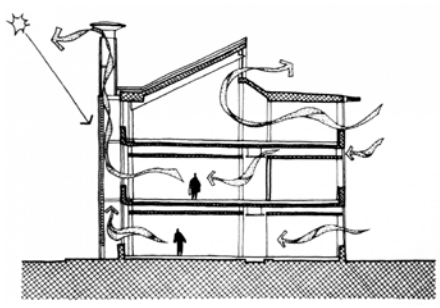
various

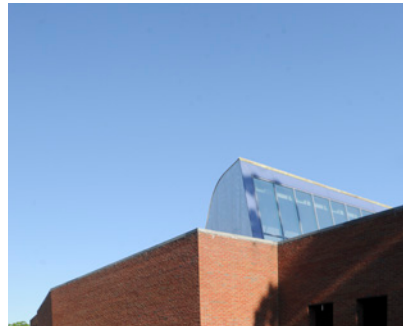



VERY LIGHT WIND (less than 3 m/s)
LIGHT WIND (3 to 6 m/s)
MODERATE WIND (6 to 10 m/s)
STRONG WIND (10 to 15 m/s)
CYCLONE
INVERTED WIND (3 to 10 m/s)

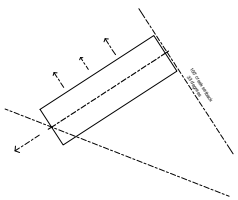

OUVERT
FERME
OUVERT
PARTIELLEME



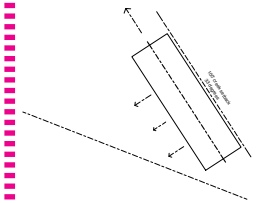




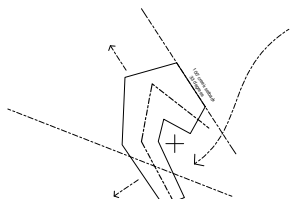
DESIGN STUDIES



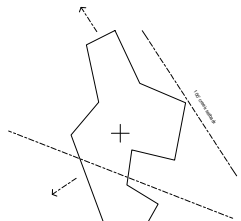
LINEAR_BAR_02



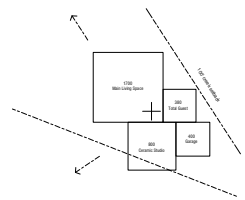
LINEAR_BAR_01



LINEAR_BENT_01



CENTRAL_SCRAMBLED EGG_01



ASSEMBLY_01

Program

Main Living Space

- Mudroom 75 Mudroom
- Laundry 36 Laundry
- Living 350 Living
- Dining 100 Dining
- Kitchen 150 Kitchen
- Paper Studio 150 Paper Studio
- Moon Room 200 Moon Room
- Guest Bed 125 Guest Bed
- Master Bedroom 150 Master Bedroom
- Master Bath 126 Master Bath
- Half Bath 36 Half Bath
- Storage 50 Storage
- Exterior Storage 60 Exterior Storage
- Stair 50 Stair
- Hallway 50 Hallway

1700 Main Living Space

Guest

- Bedroom 150 Bedroom
- Living 125 Living
- Kitchennette 36
- Full Bath 90 Full Bath
- Other 75 Other

380 Total Guest

Ceramic Studio

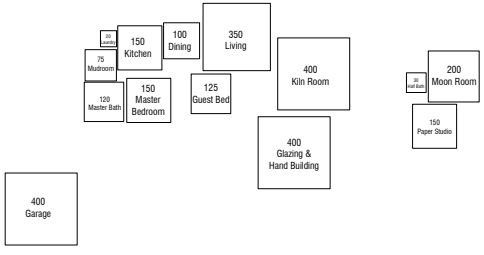
- Kiln Room 400 Kiln Room
- Glazing & Hand Building 400 Glazing & Hand Building

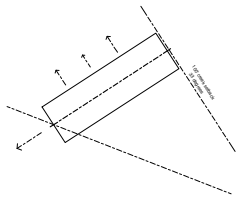
800 Ceramic Studio

Garage

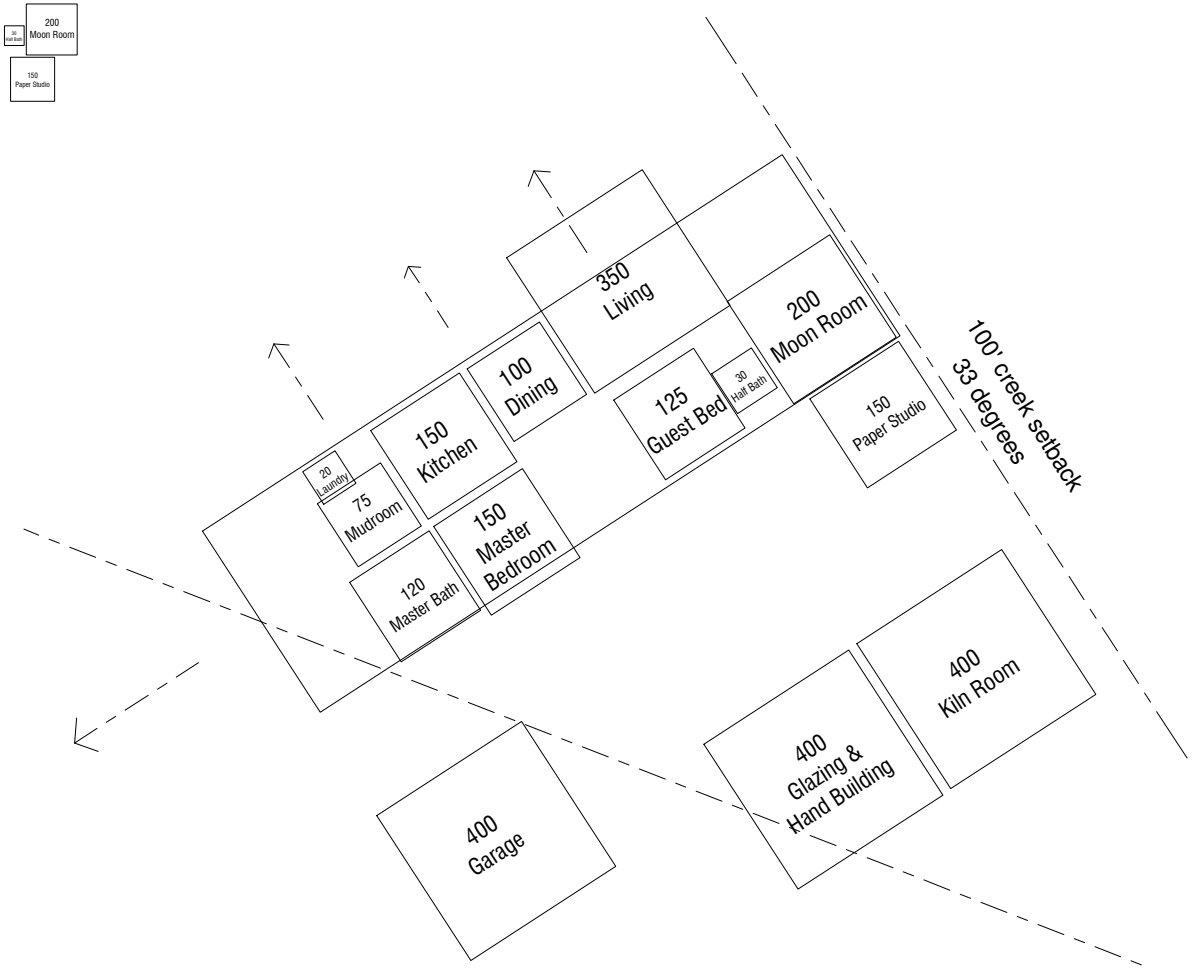
- 1 Car Parking 200 1 Car Parking
- Storage 200 Storage

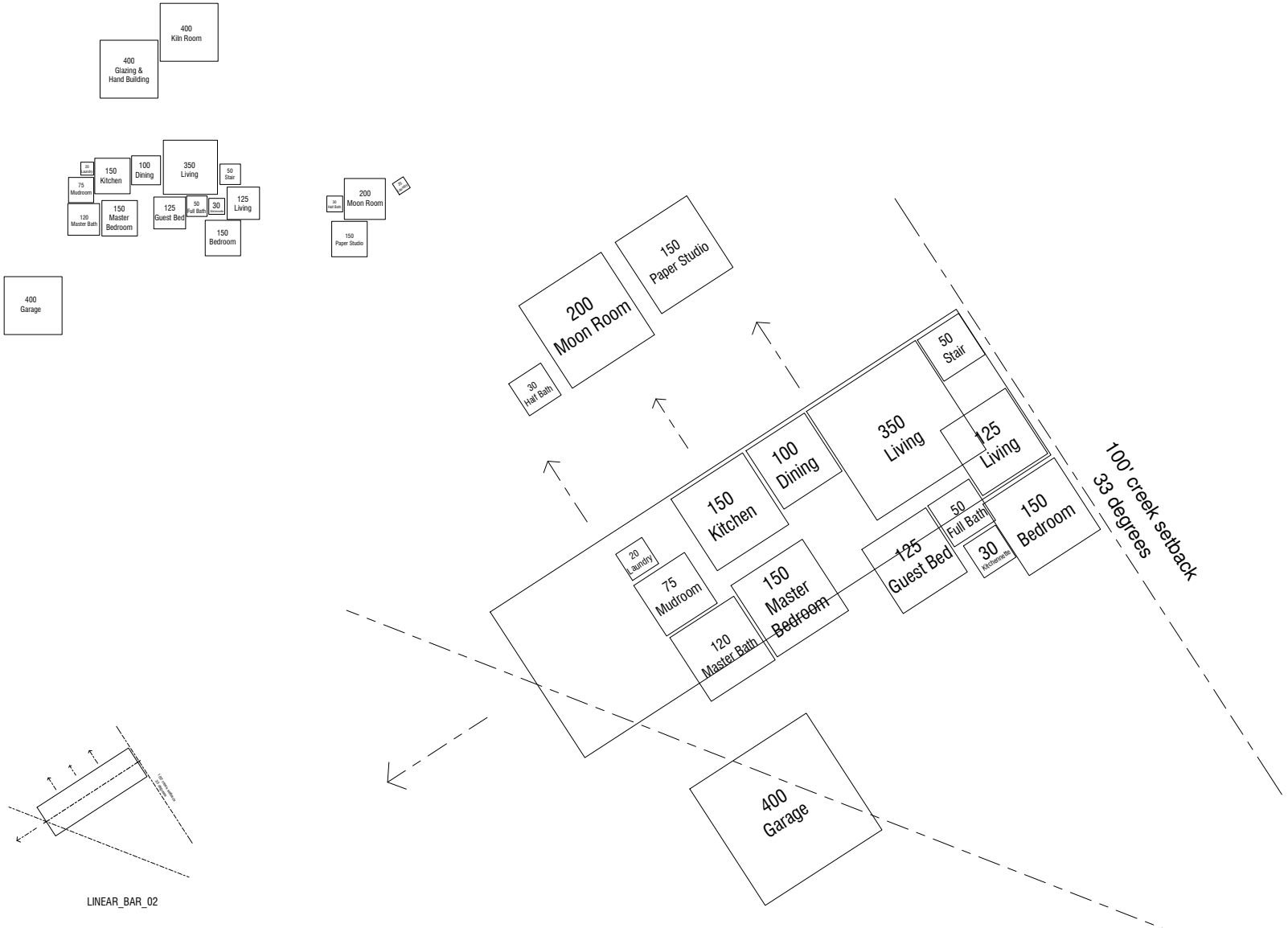
400 Garage



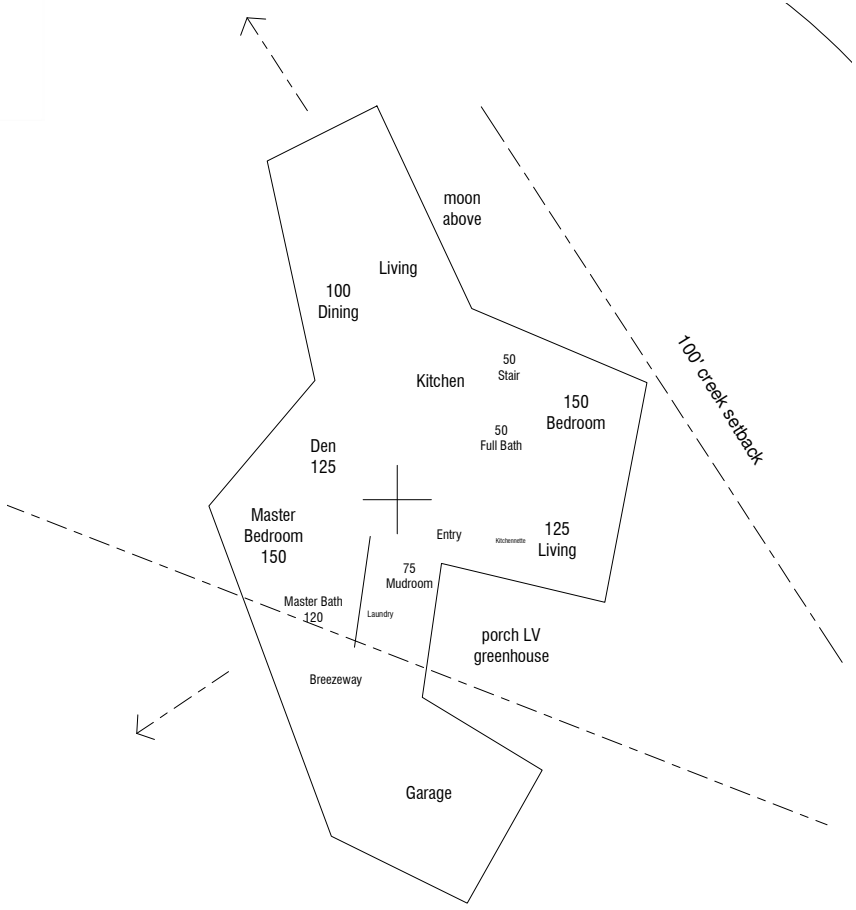


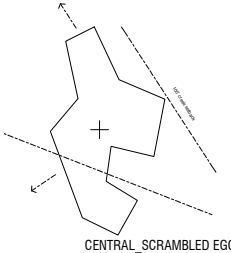
LINEAR_BAR_02



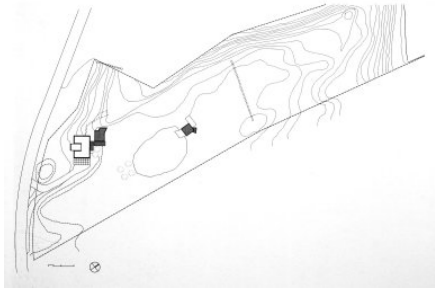


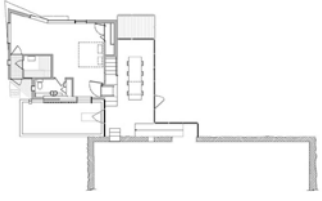
LINEAR_BAR_02

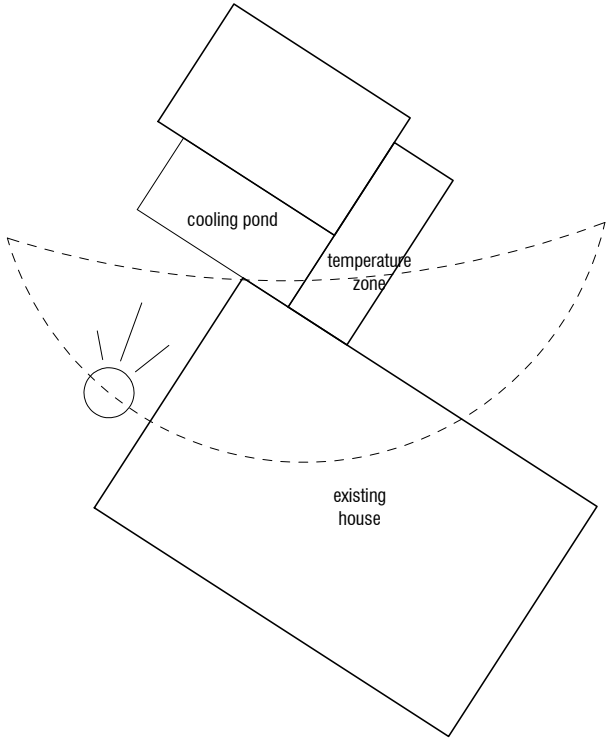


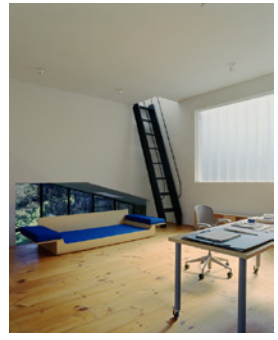


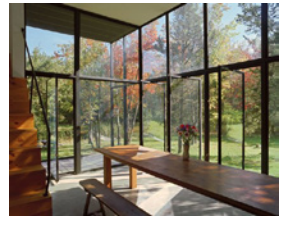
CENTRAL_SCRAMBLED EGG_01



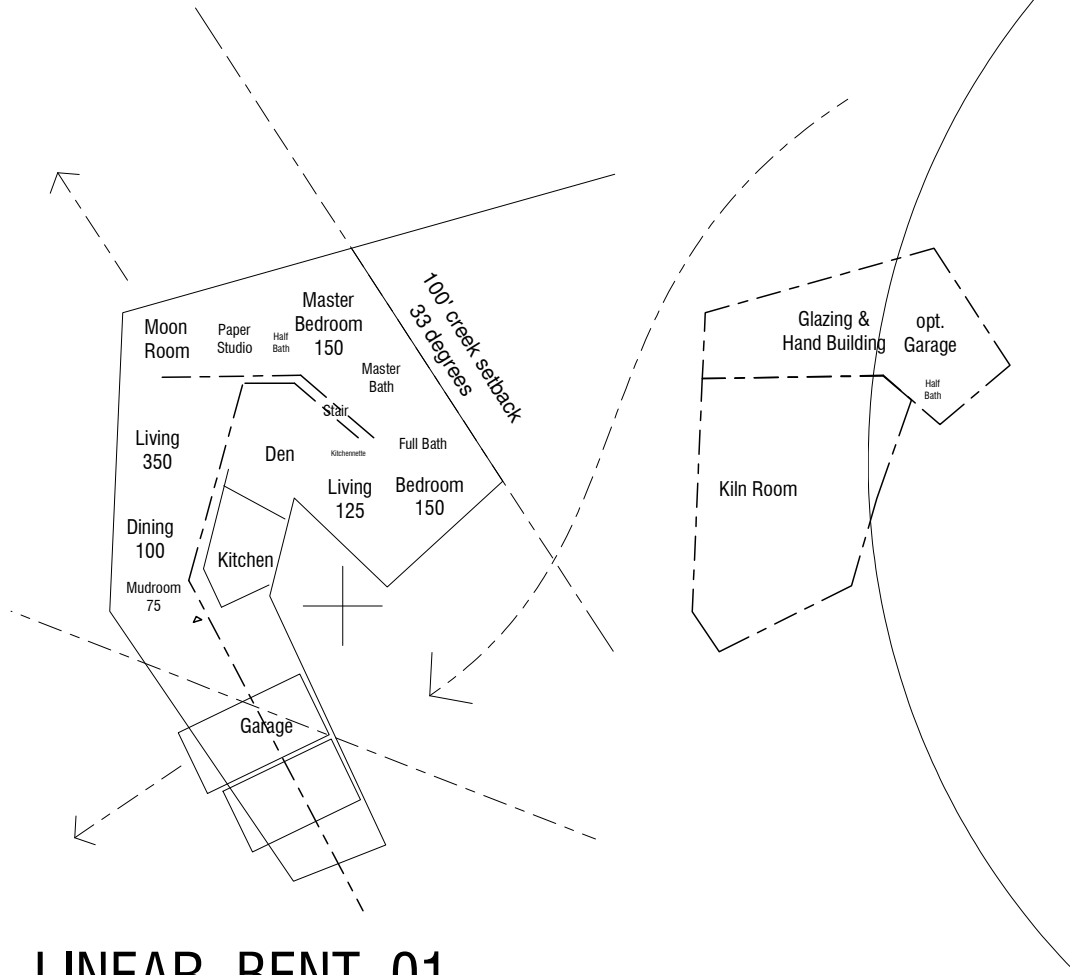


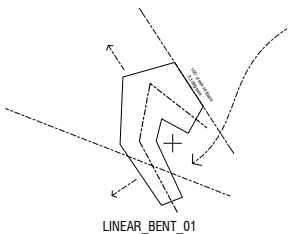






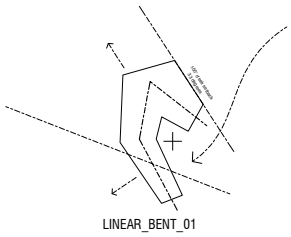
CENTRAL_LV COURTYARD
sha_little tesseract



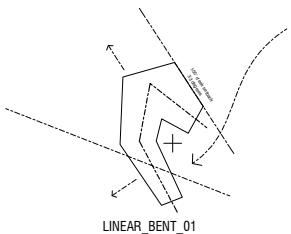


LINEAR_BENT_01

LINEAR_BENT_01
split north bar



LINEAR_BENT_02
living norh



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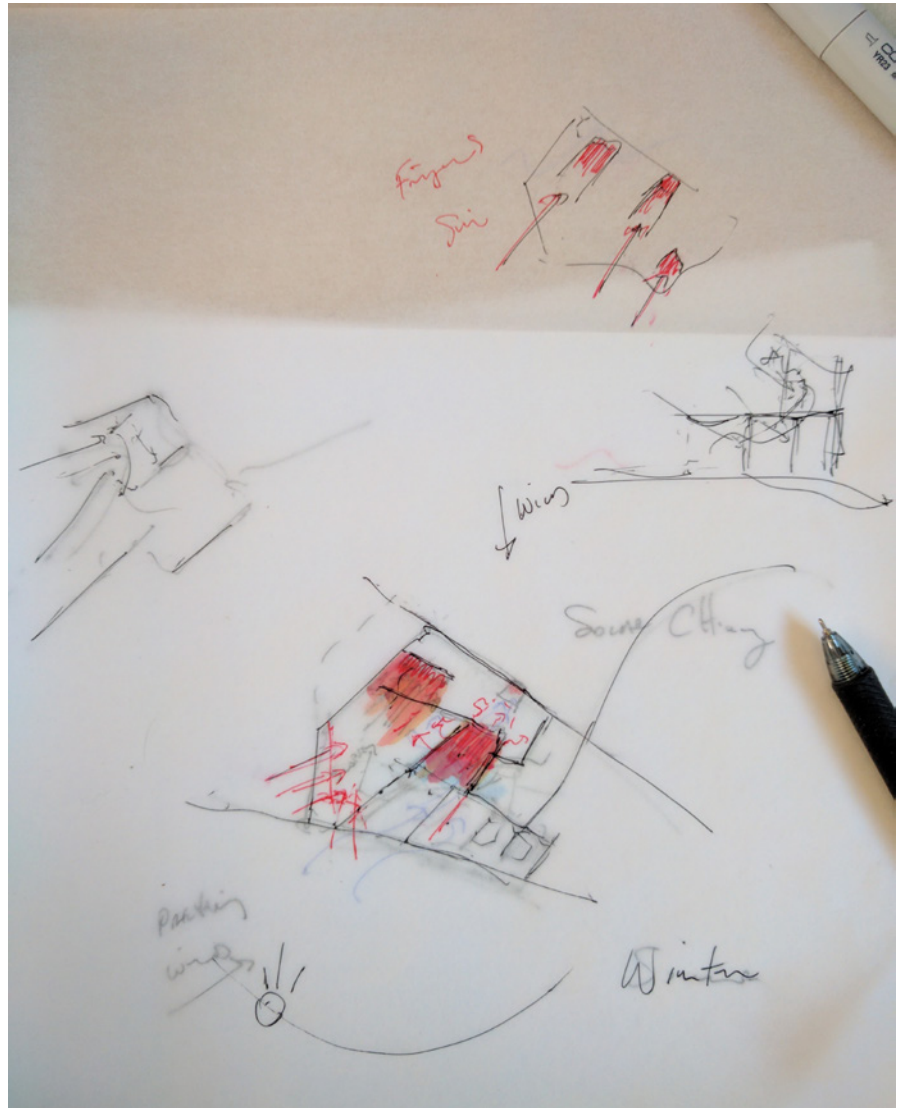

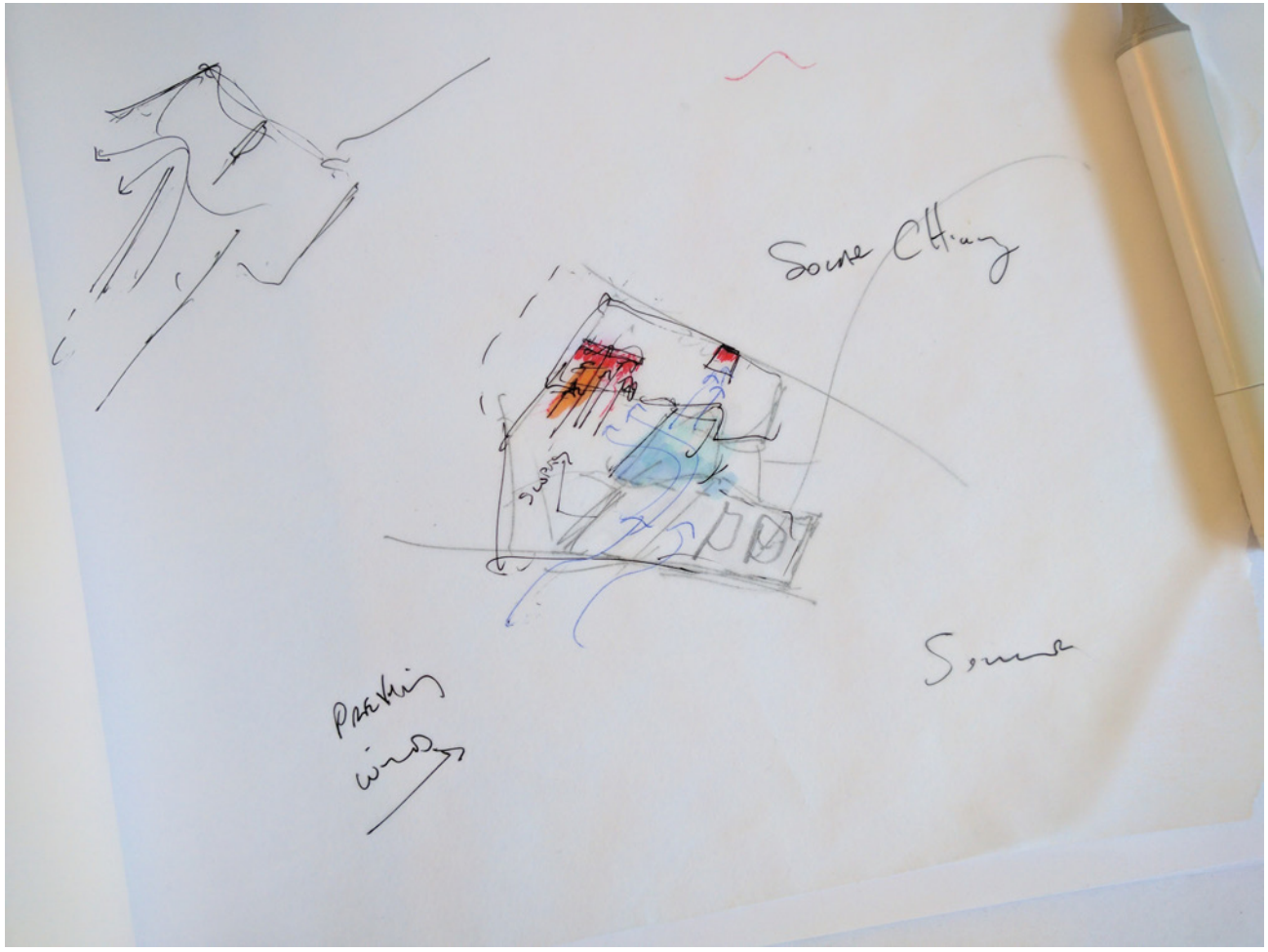

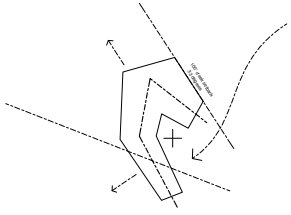

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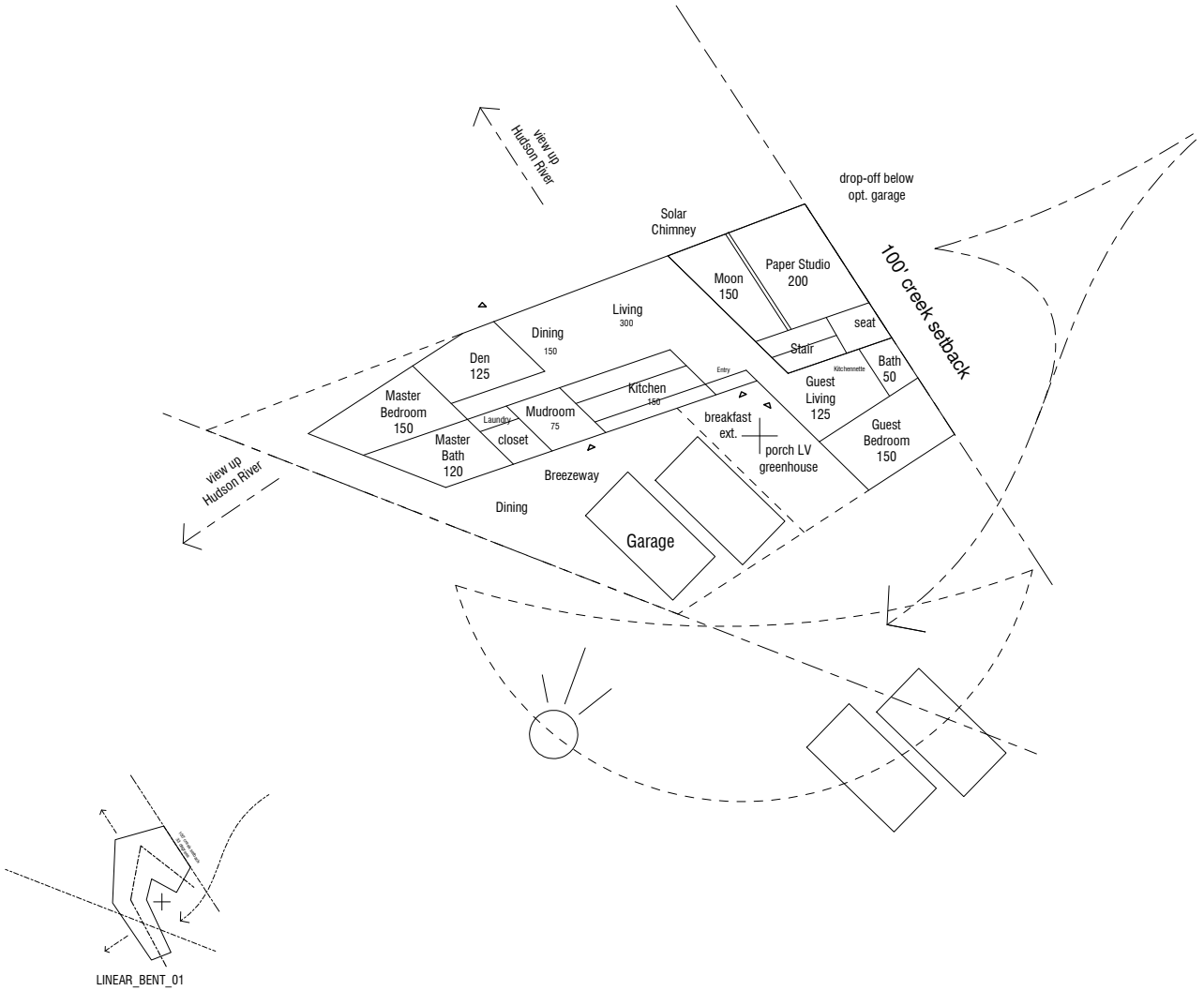
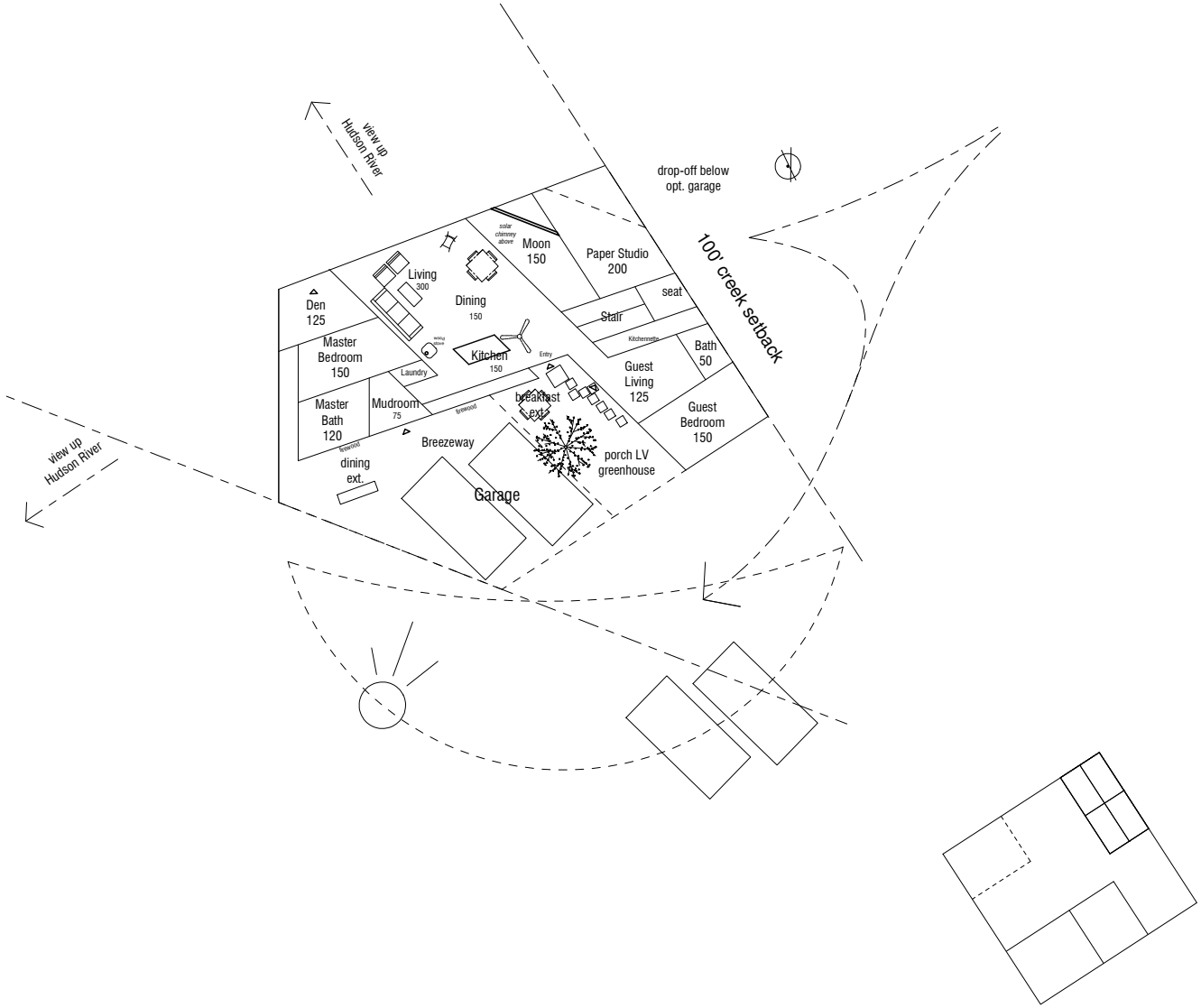
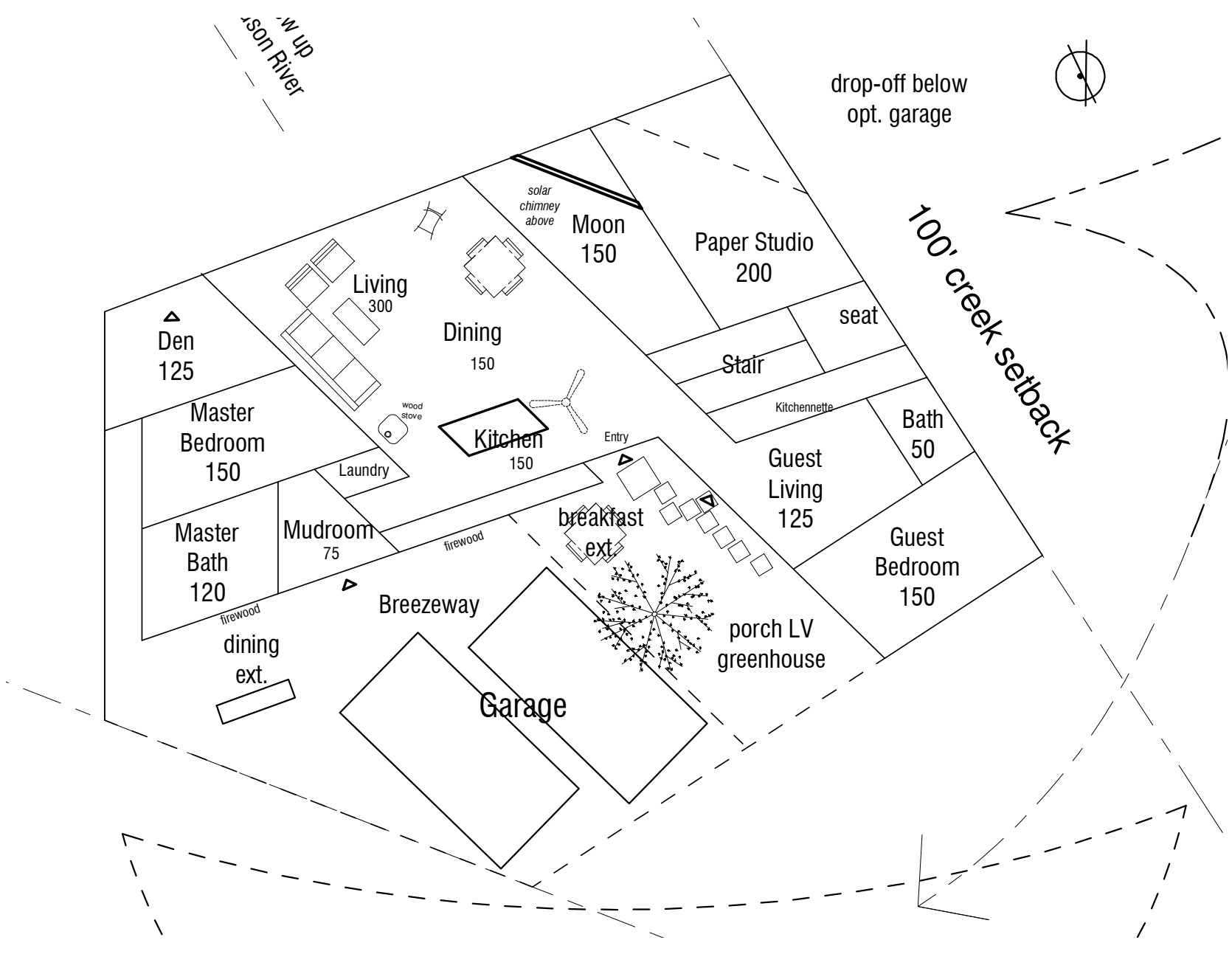
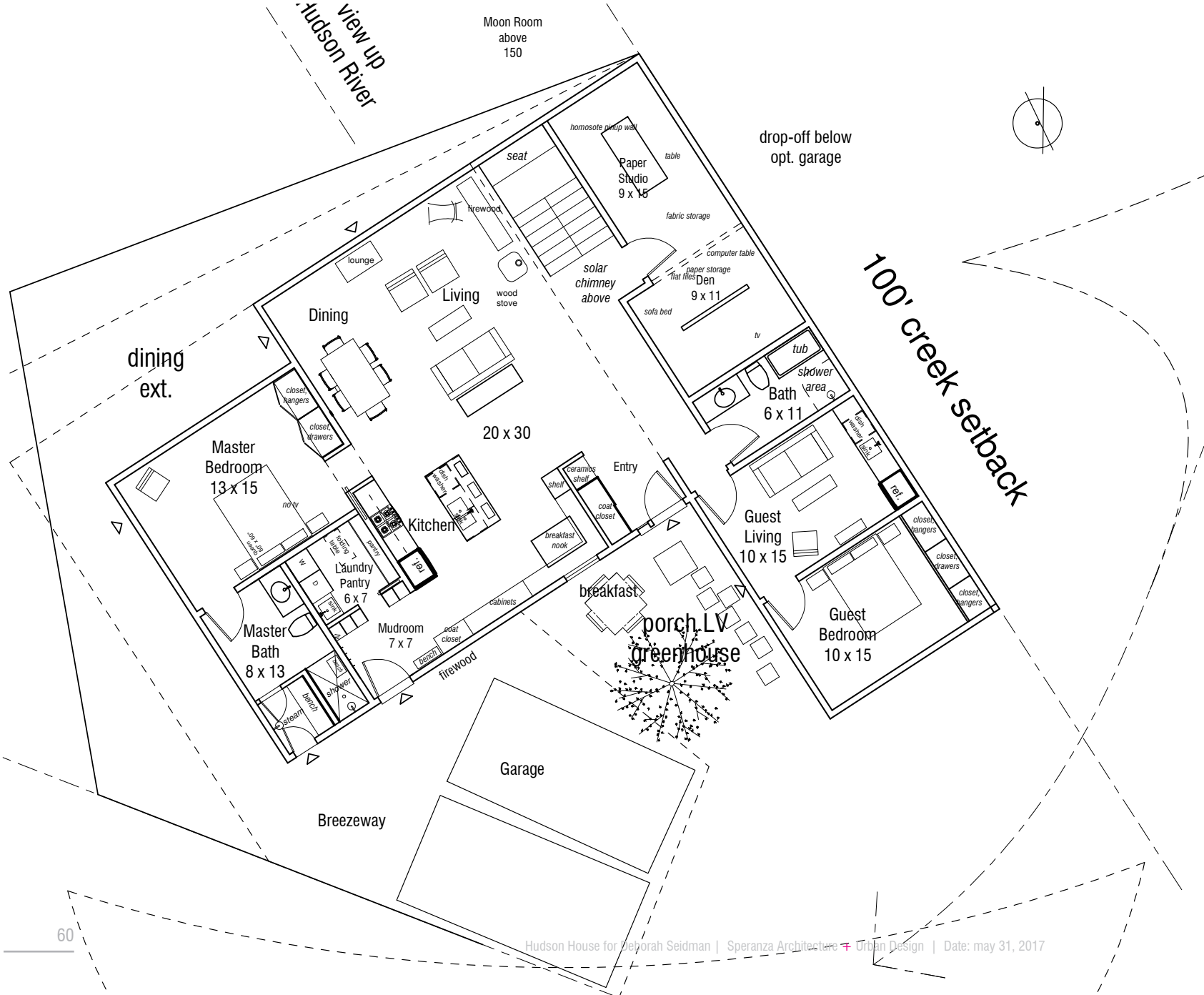
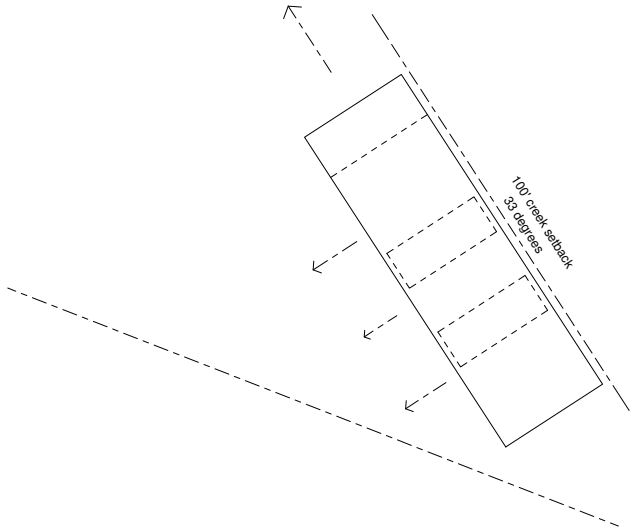
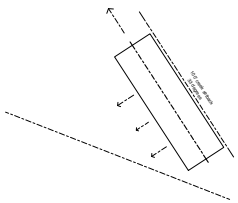

view up Hudson River
drop-off below opt. garage
Solar Chimney
Moon 150
Paper Studio 200
100' creek setback
Living 300
Dining 150
Den 125
seat
Stair
Bath 50
Kitchennette
Entry
Guest Living 125
Master Bedroom 150
Laundry
Mudroom 75
Kitchen 150
Master Bath 120
closet
breakfast ext.
porch LV greenhouse
Guest Bedroom 150
Breezeway
Dining
Garage
view up Hudson River
LINEAR_BENT_01


view up
Hudson River
drop-off below
opt. garage
100' creek setback
solar
chimney
above
Moon
150
Paper Studio
200
seat
Living
300
Dining
150
Stair
Den
125
Kitchenette
Master
Bedroom
150
wood
stove
Kitchen
150
Entry
Bath
50
Laundry
Guest
Living
125
Master
Bath
120
Mudroom
75
firewood
breakfast
ext.
Guest
Bedroom
150
view up
Hudson River
Breezeway
dining
ext.
porch LV
greenhouse
Garage


drop-off below
opt. garage
100' creek setback
solar
chimney
above
Moon
150
Paper Studio
200
Living
300
Dining
150
Den
125
seat
Stair
Kitchennette
Bath
50
wood
stove
Kitchen
150
Entry
Master
Bedroom
150
Laundry
Guest
Living
125
Master
Bath
120
Mudroom
75
firewood
breakfast
ext.
Guest
Bedroom
150
firewood
Breezeway
porch LV
greenhouse
dining
ext.
Garage

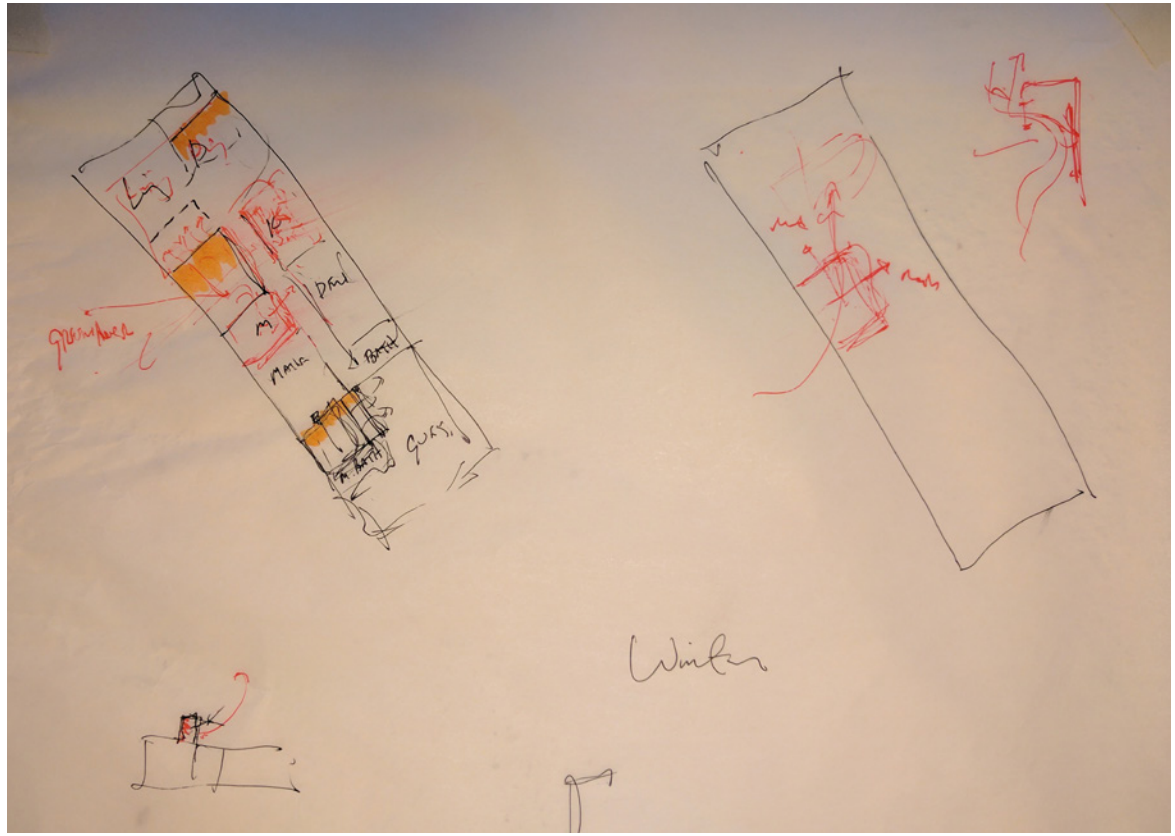

Moon Room
above
150
view up
Hudson River
drop-off below
opt. garage
100' creek setback
dining
ext.
Dining
Living
wood
stove
seat
firewood
lounge
homosote pinup wall
Paper
Studio
9 x 15
table
fabric storage
solar
chimney
above
computer table
paper storage
flat files
Den
9 x 11
sofa bed
tv
tub
shower
area
Bath
6 x 11
20 x 30
Master
Bedroom
13 x 15
closet
hangers
closet
drawers
Kitchen
Entry
ceramics
shelf
shelf
coat
closet
breakfast
nook
Laundry
Pantry
6 x 7
pantry
cabinets
breakfast
porch LV
greenhouse
Guest
Living
10 x 15
Guest
Bedroom
10 x 15
Master
Bath
8 x 13
Mudroom
7 x 7
coat
closet
bench
shower
steam
bench
Garage
Breezeway
firewood

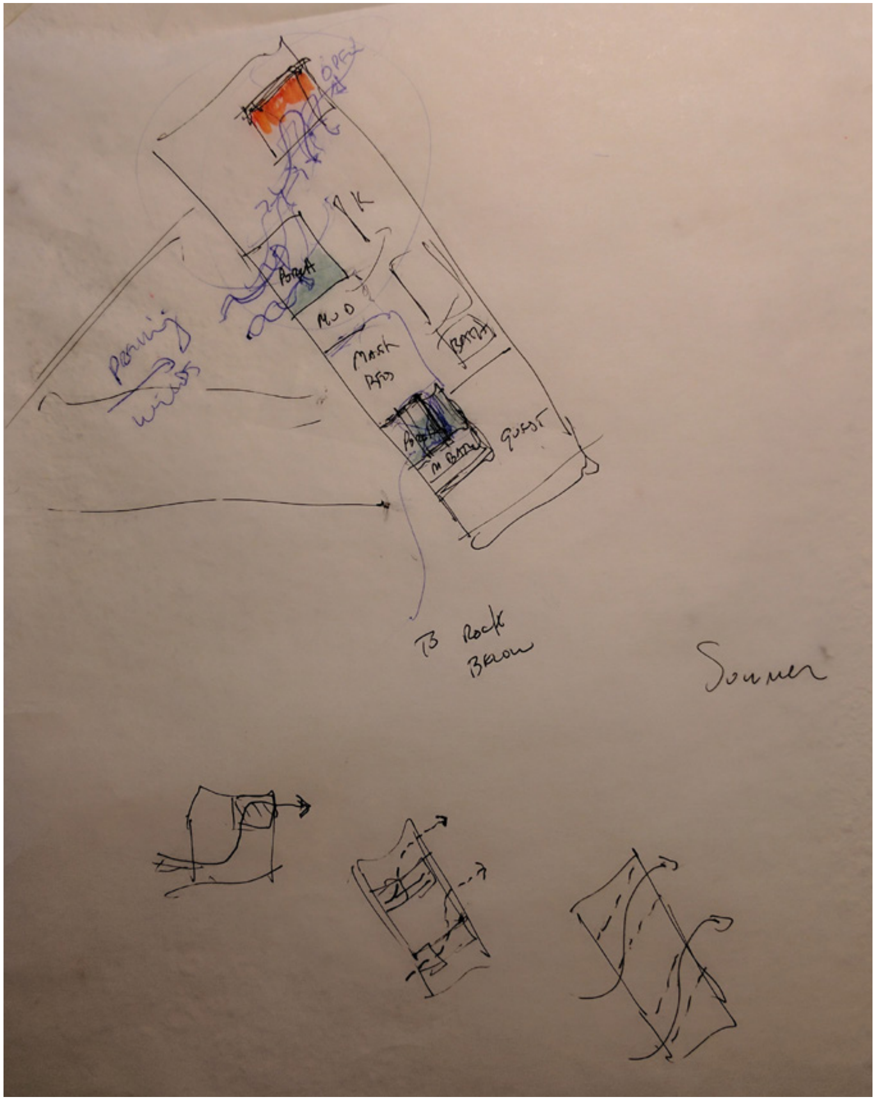


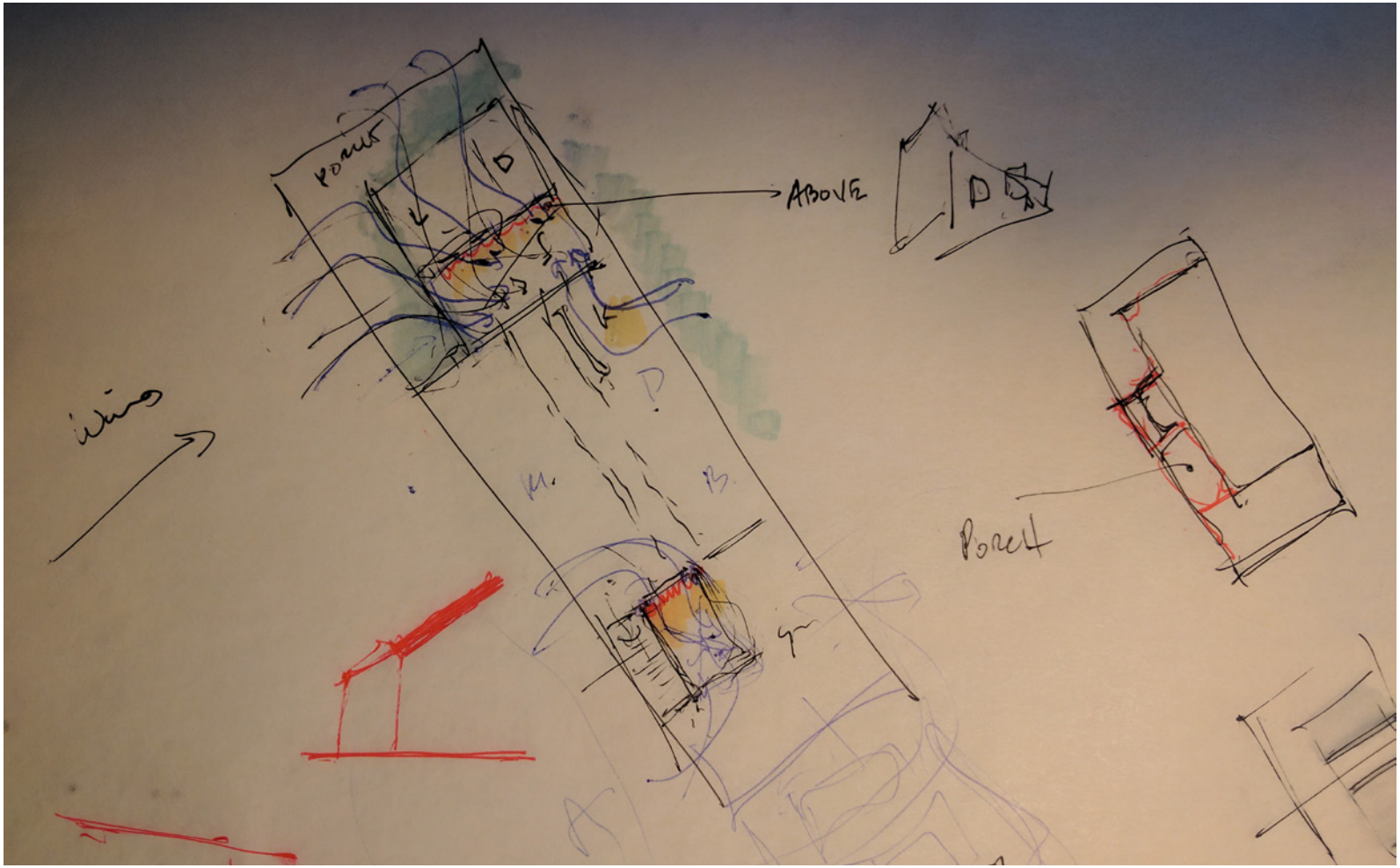


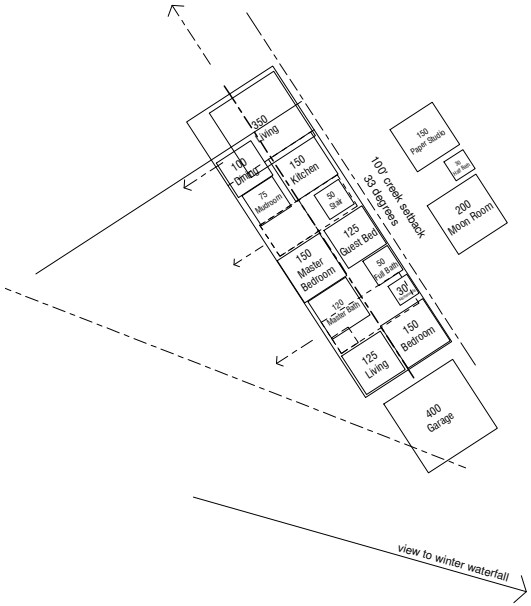
LINEAR_BAR_01

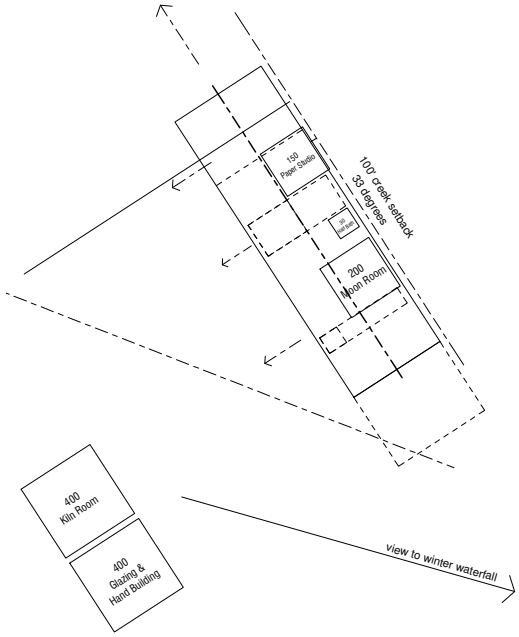
LINEAR_BAR_01
A+S

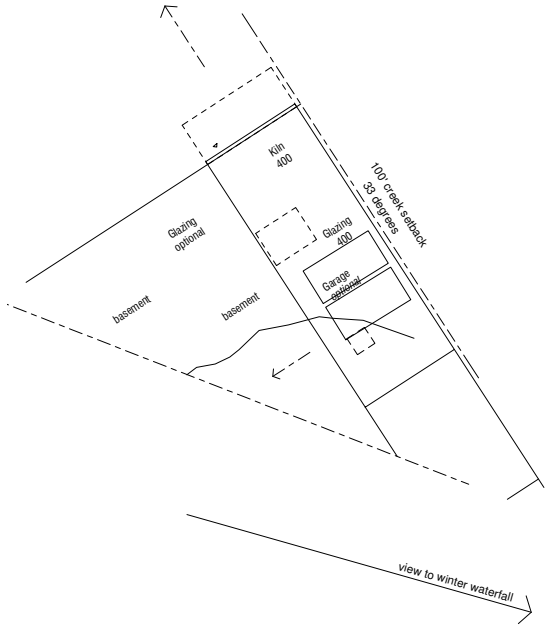

Winter

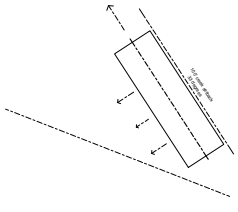



PORCH
D
ABOVE
D
PORCH

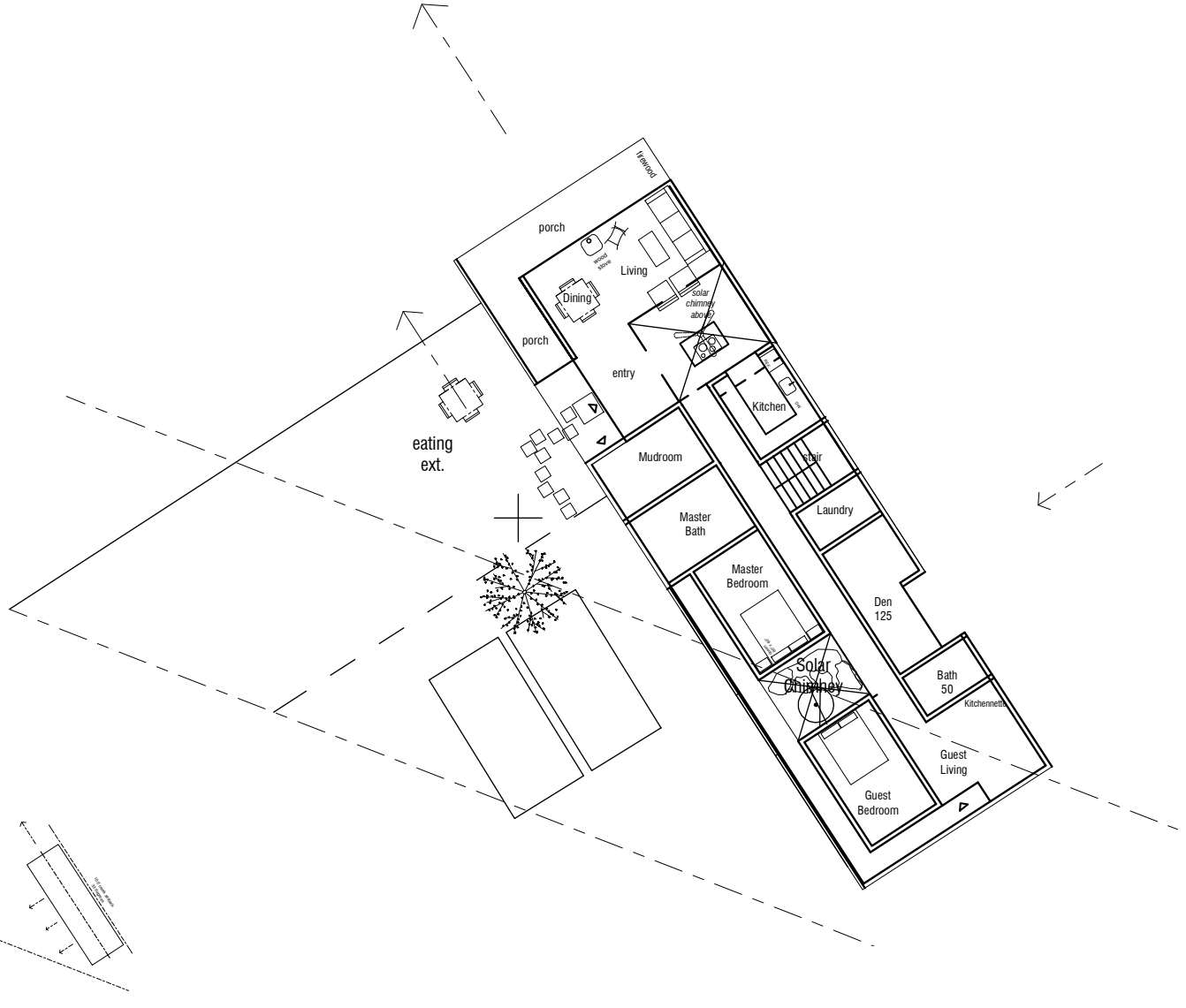




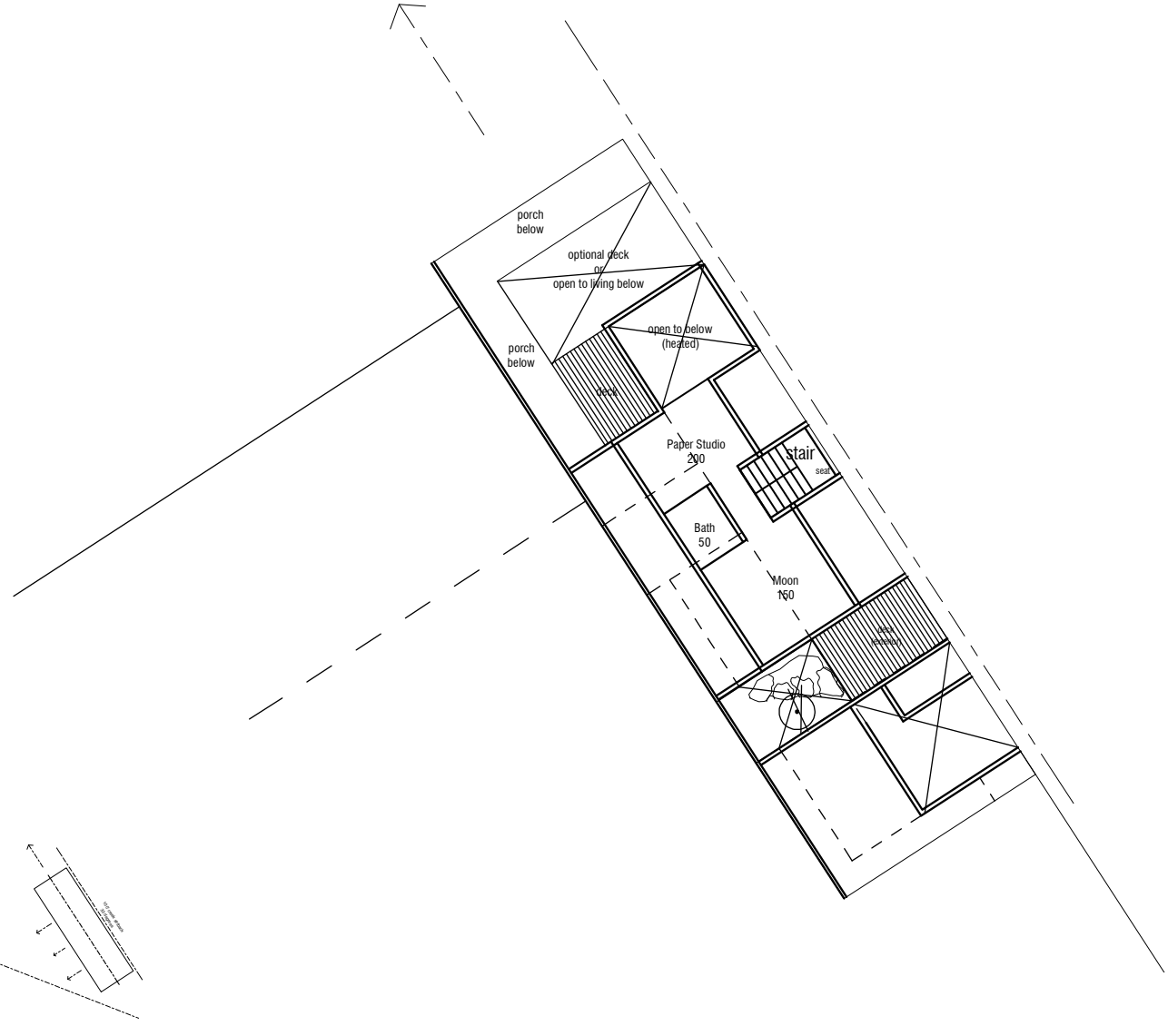


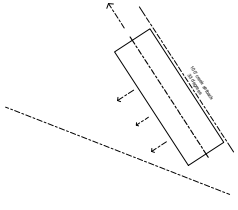


LINEAR_BAR_01



LINEAR_BAR_01





LINEAR_BAR_01

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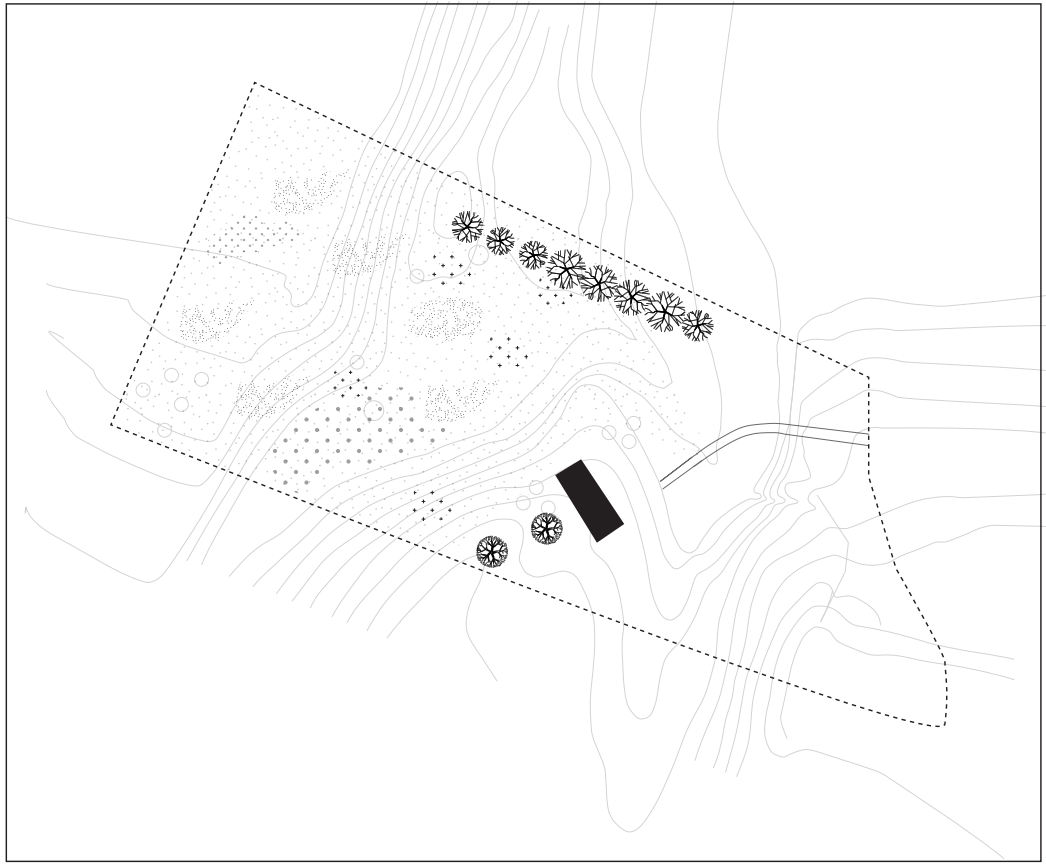
LANDSCAPE ARCHITECTURE



Amsonia hubrichtii 1 per spot

Artemisia ludoviciana

Baptisia leucantha 1 per spot

Echinacea purpuera ' Rubinstern' ' Fatal Attraction'

Molinia ' Moorhexe' Eragrosti spectabills 50%, 50"

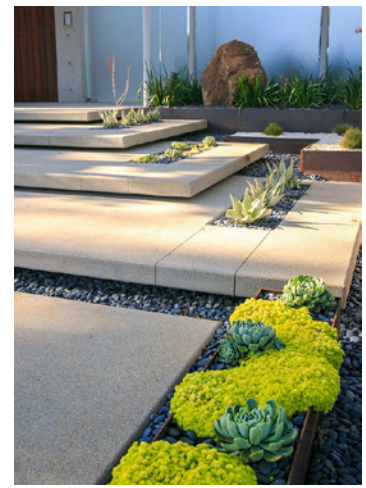
Anaphalis margaritacea

Betula pendula

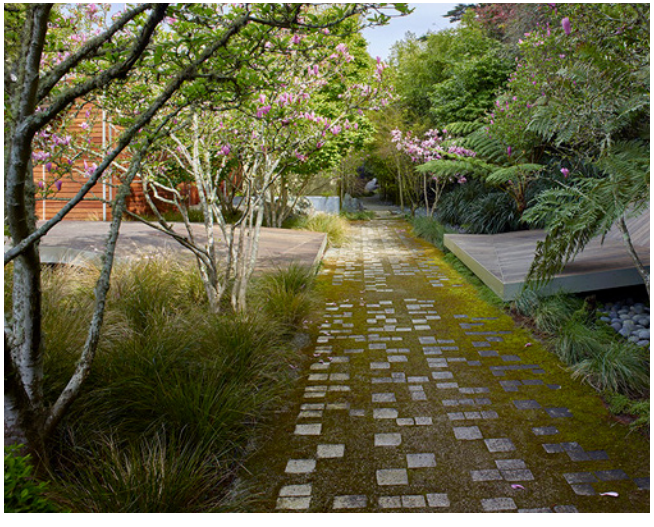
Acer palmatum

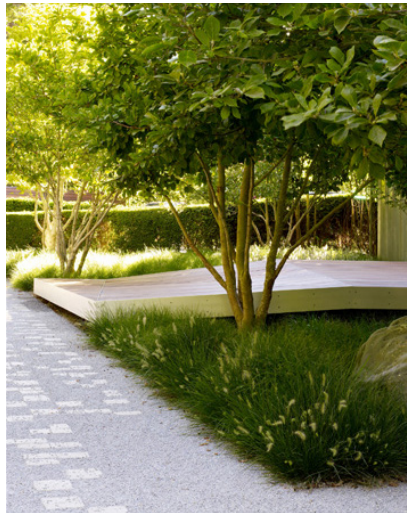
Hudson River Home
USDA Plant Zone 5A-5B

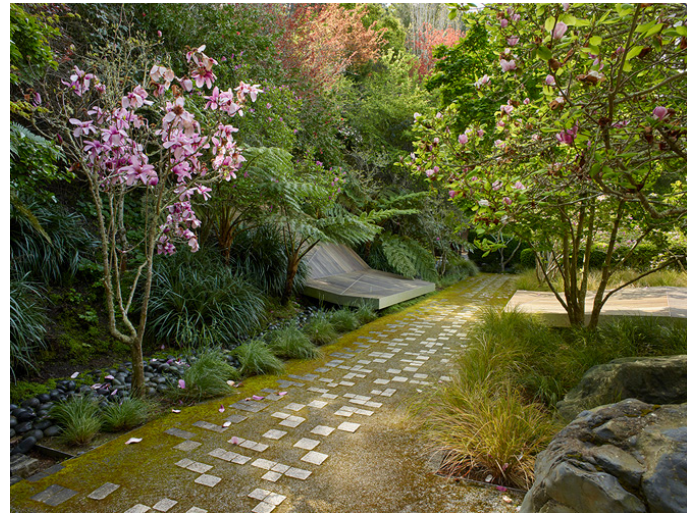
Entrances



Between Spaces: Walks & Thresholds







Borders, Edges, Textures

Low plant borders frame distant views along the horizon

Grasses offer a diversity of colors and textures throughout the year

Flowering trees throughout the year

Crape Myrtle
Laegerstroemia Indica

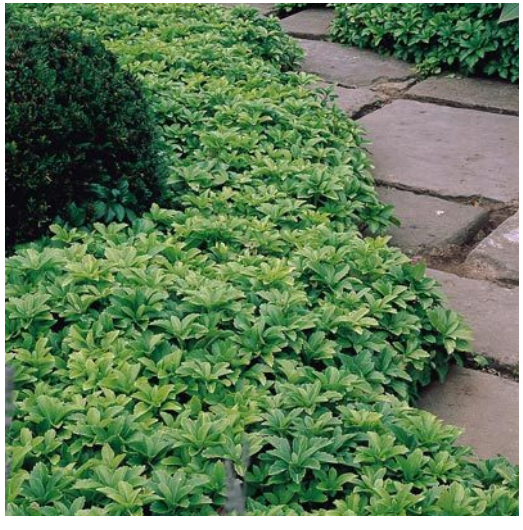
Flowering Crab Apples
Malus sp.

Eastern Redbud
Cornus canadensis

Kousa Dogwood
Cornus kousa

Elegent ground-covers

Kinnickinick



Japanese Patchysandra
Patchysandra terminalis

Sedum
Sedum sp.

Shrubs and borders

Hosta
Hosta sp.

Strawberry Madrone
Arbutus unedo

Fragrant Sarcocca
Sarcococca hookeriana

Boxwood
Buxus microphylla

Formal Tree's

Tulip Tree
Liriodendron tulipifera

European Hornbeam
Carpinus betulus 'pyramidal'

Golden Panicled Raintree
Koelreuteria paniculata

Black Tupelo
Nyssa sylvatica

Stunning Fall Colors & Textures

Sourwood Tree
Oxydendrum aroreum

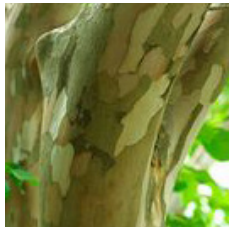
Silver Maple
Acer saccharinum

Sugar Maple
Acer rubrum

Birch Grove
Betula sp.

Sculptural Tree's that stand alone while defining spaces






Japanese Maple
Acer japonicum

Korean Stewartia
Stewartia koreana

Paperbark Maple
Acer Griseum