

**Village of Cold Spring
Historic District Review Board
Meeting Minutes – August 22, 2023**

The Village of Cold Spring Historic District Review Board held a Meeting at Village Hall and via videoconference on Tuesday, August 22, 2023. Members present at Village Hall: Chair Al Zgolinski, Vice Chair Sean Conway, and Andrea Connor. Lloyd DesBrisay and Todd Seekircher were absent. A. Zgolinski called the meeting to order at 7:31 p.m.

New Business

164 Main Street, 48.8-5-13, Nationally-designated area of the Historic District.

Martha Mechalakos was present at Village Hall as homeowner. Remove existing siding and install new wood clapboard siding and insulation on the front elevations to match the wood siding on the rear elevation. Application materials were provided to all participants.

Residence is a Queen Anne Victorian purchased in 2007. Original rear clapboard has already been replaced with wood clapboard and is now properly insulated. Existing shingles are asphalt, not asbestos.

Project described as follows:

- Remove asphalt shingles on the west and east sides of the house, and non-viable clapboard from front of house;
- Replace with new five (5) inch wood clapboard and insulation;
- New clapboard will match wood clapboard in rear of the house;
- The project will restore the entire house to its original clapboard siding and be fully insulated.

Board Comment

S. Conway asked if owners had lost any wall space due to the insulation in the rear. M. Mechalakos replied that she did not believe so and noted that the trim was not affected by the past project and the structure retained its original profile. She did not anticipate the proposed project would affect the existing trim. S. Conway commented that if any of the profiles require change as the project progresses, Mechalakos should return to HDRB.

S. Conway made a motion to approve the application as submitted. A. Connor seconded the motion, and it passed by a vote of 3-0-0-2 (L. DesBrisay and T. Seekircher absent).

2 Depot Square, 48.12-2-2, Nationally-Designated area of the Historic District.

Jai Jai Ye, homeowner, appearing via videoconference. New garden gate. Application materials were provided to all participants.

Proposed project is as follows:

- Install metal gate at the top of the front stairs to match style and materials of existing perimeter aluminum fence and to swing towards the front of the house.

Board Comment

S. Conway asked if returns will be added to the sides of the existing fence. J. Ye replied that there would be returns of the same metal material placed, going towards the front of the house approximately four (4) feet and connecting to the gate. A. Zgolinski recommended that J. Ye consult with the Building Inspector regarding the location of the fence returns and gate on the top landing of the stairs.

S. Conway made a motion to approve the application as modified. A. Connor seconded the motion, and it passed by a vote of 3-0-0-2 (L. DesBrisay and T. Seekircher absent).

Workshops**6 Paulding Avenue, 49.5-3-8, Nationally-Designated area of the Historic District.**

Irene Pieza, homeowner. New porch and new staircases for a single-family attached residential building. Photographs and sketches provided to the Board.

I. Pieza believes the house was built in the late 19th century.

Proposed plan ideas:

- Construct a six (6) foot "bump out" addition with a small porch in the rear of the residence to match 8 Paulding Avenue;
- Construct a wrap-around porch with connecting roof from existing front porch, along the driveway side of the house, to connect with the addition;
- Remove existing stairs on driveway side of the house leading to front porch and build new stairs leading directly to front entrance from the sidewalk;
- Remove existing stairs on driveway side and build new stairs from addition descending directly to rear yard.

Board Comment.

Discussion ensued about the relationship between the "bump out" addition and the wrap-around porch, visibility of the rear portion of the property from the public right-of-way, potential zoning issues, and the feasibility of the front step placement as proposed. Alternate options were considered to achieve the desired result. I. Pieza will do some research on other Village homes as well as the subject property and will return to the Board for further discussion.

Board Business

- *Public Comment* – None.
- *Approval of Minutes* – June 6, 2023, Meeting (AZ, ACH, SC)
S. Conway made a motion to approve the Minutes as modified. A. Connor seconded the motion and the Minutes were approved by a vote 3-0-0-2 (T. Seekircher and L. DesBrisay absent).

Adjournment

S. Conway made a motion to adjourn the meeting. A. Connor seconded the motion and it passed by a vote of 3-0-0-2 (L. DesBrisay and T. Seekircher absent).

Meeting adjourned at 8:38 p.m.

Submitted by Karen Herbert

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Al Zgolinski, Chair

November 7, 2023

Date