

**Village of Cold Spring
Historic District Review Board
Meeting Minutes – September 5, 2023**

The Village of Cold Spring Historic District Review Board held a Meeting at Village Hall and via videoconference on Tuesday, September 5, 2023. Members present at Village Hall: Chair Al Zgolinski, Todd Seekircher, and Andrea Connor. Lloyd DesBrisay was present via videoconference at 7:45 p.m. Sean Conway was absent. A. Zgolinski called the meeting to order at 7:31 p.m.

Old Business

21-23 High Street, 48.8-5-13, Nationally-Listed area of the Historic District. Karl Hansen/River Architects, architect via videoconference. Homeowners Joshua and Jacqueline Hadden present via videoconference. C.O.A. Reissue of Previously Approved Application (2019). Materials were provided to all participants.

Discussion ensued regarding the history of the pre-approved application. 2019 HDRB approval was contingent on certain conditions:

- Catalog cuts
 - Skylights
 - Sunroom windows and door
- Interpretive and Educational Signage for duration of exterior construction.

Due to the COVID pause, there was no construction on the site, certain contingencies were not met, and the Certificate of Appropriateness was not formally issued. Application is now complete with proposed site plan which includes:

- Full sunroom windows and door package from Rockman Windows & Doors with LePage products;
- December 2022 approved modification to three (3) windows on the west elevation;
- Skylights have been deleted from the plan.

A. Zgolinski asked K. Hansen to present the newly submitted catalog cuts and details as to where they will apply. K. Hansen replied as follows:

- Double-hung units for majority of the windows;
- Awning window;
- Casement unit for sunroom windows on the first floor, north and west elevation with muntins that will match the existing ones.

Board Comment

Sunroom casement windows

T. Seekircher asked if the triple-glazed casement windows would have muntins only on the outside face. He further asked for clarification of the muntin width. K. Hansen replied that, at a minimum, the muntins would be applied on the exterior and they will consult LePage about applying them on the inside as well. A. Zgolinski noted that the new Design Guidelines call for inside and outside simulated divided light.

T. Seekircher expressed concern asked about the loss of glazing that will result from the larger frames typically found with triple glazed insulated windows. T. Seekircher noted that the Board was not provided with the dimensions of the existing windows. He further noted the casement windows are arguably the most character-defining feature of the structure. T. Seekircher commented that new triple glazed, true divided light casement windows are never going to look the same as the originals.

Discussion ensued regarding the historical value of the casement windows. A. Zgolinski commented that the existing casement windows do not really relate to anything else in the structure. A. Connor commented that the casement windows may have been added to replace what was originally a screened-in porch and may not have been done properly. A. Zgolinski recalled that this was a wrap-around porch and previous owners removed the interior wall. As such, there may not be an historic element there. J. Hadden believes that the change to the wrap-around porch happened sometime in the 1940s.

Referring to the section views provided to the Board, K. Hansen estimated that the frame size of the proposed casements are approximately two (2) inches and should be very similar to the existing frames. K. Hansen noted these are new replacement casement windows and are consistent with high performance energy upgrades. Paint K. Hansen clarified that the new casements aren't intended to be operable.

Awning Window

Awning window located in the second-floor existing tenant bathroom of the south façade will be replaced in-kind.

Wood inswing French Door

Paintable solid wood with wood veneer.

A. Connor made a motion to approve the application as amended. T Seekircher

seconded the motion and it passed by a vote of 4-0-0-1 (S. Conway absent).

New Business

14 Garden Street, 48.8-2-40, Locally-Listed area of the Historic District. Laura Bozzi, homeowner, appearing at Village Hall. Kitchen renovations include one window replacement and one new window. Application materials were provided to all participants.

L. Bozzi presented the application:

- Homeowners are renovating the kitchen and want to bring more light into the kitchen;
- One window replacement in an existing window frame;
- Install one new window of equal size next to existing window symmetrical in the dining room;
- Proposed windows are Weather Shield white aluminum six-pane sliders;
- Masonry openings are 36 inches by 48 inches and windows will be set within that space;
- 30-inch space between the windows.

Board Comment

T. Seekircher commented that the windows would look better without the muntins and would tie in better with the third-floor dormer windows in the front of the house. A. Connor agreed and noted that kitchen windows typically appear more utilitarian. A. Zgolinski noted that the bottom sill of the windows could be lower if owners wish to have more light.

T. Seekircher made a motion to approve the application. A. Connor seconded the motion, and it passed by a vote of 4-0-0-1 (S. Conway absent).

Workshop

12 Morris Avenue, 48.8.4-66, Nationally-Listed area of the Historic District. Ben Cheah, homeowner. Siting and potential screening of updated HVAC equipment. No appearance by homeowner.

B. Cheah seeking guidance from the Board on fence installation on the right and left sides of the of residence for privacy and containment.

- Left side (driveway side):

- Install fence to screen five-foot propane tanks HVAC and generator
- Right side
 - Privacy and dog containment issues
 - This side of house faces Julia Butterfield Reading Garden
 - There is severe deer damage to the screening trees creating a privacy issue

B. Cheah proposed painting the fences the same light tone of the house. He further proposed using Boral which is flexible and feels, looks, and cuts like wood. He noted he would use four-inch pieces and mimic the fence on the left side.

Board Comment

A Zgolinski commented that there could be an issue of mixing different materials that age differently. He further suggested that owners consult the Zoning Board of Appeals for fence height regulations. Referring to the recently approved Design Guidelines, L. DesBrisay noted that palisade or stockade fencing isn't permitted in front yards.

Board Business

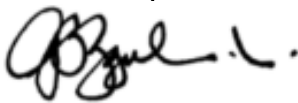
- *Public Comment* – None.

Adjournment

A. Connor made a motion to adjourn the meeting. T. Seekircher seconded the motion and it passed by a vote of 4-0-0-1 (S. Conway absent).

Meeting adjourned at 9:05 p.m.

Submitted by Karen Herbert



Al Zgolinski, Chair

November 7, 2023

Date