

**Village of Cold Spring
Historic District Review Board
Meeting Minutes – October 3, 2023**

The Village of Cold Spring Historic District Review Board held a Meeting at Village Hall and via videoconference on Tuesday, October 3, 2023. Members present at Village Hall: Chair Al Zgolinski, Vice Chair Sean Conway, and Lloyd DesBrisay. Todd Seekircher and Andrea Connor were absent. A. Zgolinski called the meeting to order at 7:37 p.m.

Old Business

1756 Route 9D aka Building 1, 49.5.3.45.1, Locally-listed area of the Historic District. Joseph Thompson, Architect, appearing via videoconference; Michael Guillaro, Owner. Modification to previously approved COA: Addition of ground floor window. Application materials were provided to all participants.

J. Thompson described the project as follows:

- Building 1 is currently under construction;
- Application relates to a tenant seeking to add another window on the southwest façade, in kind to adjacent windows, to facilitate more daylight into the space (art studio and dance therapy);
- Window will match size, color and detail;
- Center line will be consistent with windows above;
- Bricks edges to be finished and not cut;
- Additional cast stone sill will be added to match the other windows.

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

New Business

158 Main Street 48.8-5-11, Nationally-listed area of the Historic District. Julia Caldwell (Studio Tashtego), tenant, appearing via videoconference. Painting of masonry on first floor storefront of mixed-use commercial property and installation of signage on storefront. Application materials were provided to all participants.

Painting Brick Veneer

J. Caldwell described the project as follows:

- Studio Tashtego is a ceramic shopping gallery which has moved into the former hardware store building;
- Brick veneer goes around the side of the building on the upslope-side and terminates where the fish scale shingles begin;
- Painting will continue around the other side and end before the historic brick starts;
- Proposal is to freshen up the existing stained brick façade on Main Street using a high-quality brick/masonry paint, which has elastomeric quality and is formulated to protect structures from weathering and moisture intrusion and is waterproof and easy to maintain.

Board Comment

Discussion ensued as to the proposed paint. A. Zgolinski commented that brick captures moisture of the surface and is subject to winter "freeze-thaw" cycles. Eventually, the front layer of the painted brick will peel off. He noted that some brick paints create a cementitious finish and allow evaporation, however, brick in and of itself will develop fissures and cracks where moisture will seep in. He further noted that brick deterioration cannot be fixed and becomes an aesthetic issue. S. Conway commented that the proposed brick is in-fill and not historic, and the responsibility for maintenance falls to the tenant and the owner. J. Caldwell will research paints suitable for brick.

Signage

J. Campbell noted the signage to the right of the front building façade is the same pin-mounted aluminum ("Studio Tashtego") previously approved signage. She proposed a pin-mounted aluminum signage to the left of the front façade "STIJL" in a different font than the original signage.

Board Comment

Board members requested a copy of the mock-up of the new signage. J. Caldwell will provide the same.

S. Conway made a motion to approve (1) the application as modified for the masonry painting and (2) the proposed signage as submitted. L. DesBrisay seconded the motion, and it passed by a vote of 3-0-0-2 (T. Seekircher and A. Connor absent).

6 Cherry Street, 48.8-6-6, Nationally-listed area of the Historic District. Conal Gavigan, homeowner, present via videoconference. Window replacements for residential building. Application materials were provided to all participants.

Proposed project is as follows:

- Remove and replace four (4) vinyl windows on front of the house;
- Replace with new wood double-hung KOLBE Heritage, 6/6 divided light windows to match previously approved windows on the west elevation;
- Sill and trim not to be disturbed.

Board Comment

No Board concerns or questions.

S. Conway made a motion to approve the application as modified to include only the four windows on the front façade and no others. L. DesBrisay seconded the motion, and it passed by a vote of 3-0-0-2 (T. Seekircher and A. Connor absent).

10 Chestnut Street, 48.8-6-4, Nationally-Designated area of the Historic District. Michael Maggio, homeowner, present at Village Hall. Roofing material changes and lattice repairs on a single-family residential property. Application materials were provided to all participants.

Proposed project is as follows:

- Replace existing asphalt shingle roofing on the lower southwest roof and replace with new asphalt shingles (CertainTeed Grand Manor Stonegate Gray);
- Replace existing asphalt porch roof and bay window roof with standing seam copper unpainted or treated;
- Remove diagonally oriented latticework and replace with vertical-horizontal latticework.

Board Comment

No Board concerns or questions

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

81 Main Street, 48.8-2-9, Nationally-Designated area of the Historic District. Jon Miller, owner present at Village Hall. Reconstruction of historic storefront on mixed-use building. Application materials were provided to all participants.

Proposed project is as follows:

Storefront – First Story

- Restore storefront to historic structure
 - Reclaim front porch area bringing storefront essentially to the sidewalk;
 - Incorporate existing two (2) exposed two columns into new storefront;
 - There are also (2) fluted columns located within the rear of the building interior;
 - Apartment door will be solid wood (two panels over one);
 - Recessed entry door will be full glass;
 - Wood transom over apartment door;
 - One muntin divided light glass transoms over first floor windows.

Second Story Windows

- Change from triple hung to 6/6 double hung aluminum clad wood windows (Miller Marvin Ultimate or Elevate);
- Insulated glass;
- Ebony exterior finish and painted interior pine.

Board Comment.

S. Conway commented that the proposed windows give a sophisticated appearance and the rhythm of the storefront is believable. He further noted that bringing the store action closer to the street benefits the streetscape, however, he questioned the use of composite material so close to the street. J. Miller replied that the composite material he has used on another building is made with a composite wood and will not rot. He noted that only the cornices at the top will be wood. A. Zgolinski noted that it will wear differently than wood but may be acceptable if it looks like wood and has a paintable surface. S. Conway commented that the Design Standards allow some flexibility with composite materials, with provided samples. The Board is familiar with AZEK and may not need a sample in this case, if that is the chosen material. L. DesBrisay commented that the proposed storefront looked appropriate and will be a major improvement.

Discussion ensued about the proposed transom lights. A. Zgolinski suggested that that the transoms should have additional muntins, and asked if the single division portrayed is a true division light. J. Miller replied that the single muntin is on exterior and interior of the transom and gives a more uniform appearance. S. Conway commented that the single vertical division balances nicely in relation to itself and District.

A. Zgolinski commented that if all of the transoms are on the same line, the muntin may become unnecessary. J. Miller replied that without the dividers the transom will too long and may look too modern. In addition, he noted that the transom above the apartment entrance door is slightly recessed.

Regarding the need for a public hearing, S. Conway noted that while the project is an extensive front façade renovation, the building footprint is not changing, and the building is being brought to a more likely use. S. Conway made a motion to waive a public hearing. L. DesBrisay seconded the motion, and it passed by a vote of 3-0-0-2 (T. Seekircher and A. Connor absent).

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

Board Business

- *Public Comment* – None.
- *Approval of Minutes* – *Tabled for lack of quorum*
06-27-2023 Meeting (AZ, SC, TS)
- *Approval of Minutes* – *Tabled for lack of quorum*
08-22-2023 (AZ, SC, ACH)
- *Approval of Minutes* – *Tabled for lack of quorum*
09-05-2023 (AZ, ACH, LD, TS)

Adjournment

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

Meeting adjourned at 9:06 p.m.

Submitted by Karen Herbert

Al Zgolinski, Chair

Date