

**Village of Cold Spring
Historic District Review Board**

**Workshop and Additional Voting Session
May 26, 2021**

The Village of Cold Spring Historic District Review Board held a Meeting via video conference pursuant to Executive Order 202.1 on Wednesday May 26, 2021. Members present: Chair Al Zgolinski, Sean Conway, Andrea Connor, Lloyd DesBrisay and Todd Seekircher. The meeting was called to order at 7:03pm.

New Business

68 Main Street, 48.12-2-23, nationally-listed area of the Historic District. Sean Hackett and Eleanora Zorzi, applicants. Replacement of all existing windows.

Applicant presented plans to replace all windows, reporting that the existing windows are old, deteriorating and are hard to open. They will be replaced with aluminum-clad wood "insertion-style" pocket replacement windows..

Historic images show that not all of the existing windows are original, and several additions were made to the rear of the building.

A. Zgolinski inquired if the applicants have had a carpenter assess the existing windows to see if they could be rehabilitated. Applicants stated they had not as their preference is new energy efficient windows. A. Zgolinski informed the applicant that energy efficiency could be increased with removable storm sashes present elsewhere in the District.

S. Conway agreed with A. Zgolinski that the focus should be on having the windows repaired, refurbished and functionality restored, especially on the primary/front facade. The insertion-style pocket replacement windows will decrease the overall surface area of the glass on the new windows

T. Seekircher suggested the applicants ask the contractor to supply another option that will preserve the "openness" of existing windows.

A. Zgolinski asked the applicants to explore the feasibility of refurbishing the existing windows, especially on the front façade. Further discussion was tabled until the next scheduled meeting on 6/9/2021.

107-109 Main Street, 48.12-2-27 nationally-listed area of the historic district. Judiann Romanello applicant. Signage.

Applicant presented design for signage. Sign will be 24" x 104.5" MDO Plywood material and attached flush to clapboard section of the building façade above the shop window. There are marks from hanging hardware where previous signs were secured. A second sign, blade sign attached to the building, was removed from the application.

S. Conway made a motion to approve the application as modified. L. DesBrisay seconded the motion and it passed by a vote of 5-0.

Old Business

8 Furnace Street, 48.8-6-21, locally-listed area of the Historic District. Tweeps Phillips Woods and Matthew Woods - applicants and owners. Terrace fence (completed work).

Applicant was not in attendance but had submitted correspondence prior to the meeting that they could not move forward with any modifications at this time due to financial and time constraints.

The board was in agreement that special treatment should not be granted due to outside circumstances. A. Zgolinski commented that the requirements could not be waived for financial or other reasons. He also noted that all applicants have two years to obtain a building permit once a Certificate of Appropriateness is issued and in that two year period circumstances can change thus allowing for the completion of the project.

The board will have the applicant return in June to agree on a design for the fence and propose a timeline for obtaining the Certificate of Appropriateness.

Board Business

Board reviewed the revised map for the district as submitted by A. Owens of Putnam County GIS. Follow up items:

- A. Zgolinski asked that the legend be moved to a darker field at the top of the map.
- S. Conway noted that some street labels (Garden St, Northern Gate) had been dropped and that the labels at the intersection of Main Street, Church Street, and Furnace Street were too cluttered.
- A. Zgolinski asked that the identifying text for waterways be black instead of green.

A. Zgolinski asked why some lots were missing Street Address numbers. S. Conway will review with A. Owens. S. Conway made a motion to approve the Minutes of the 4-14-2021 meeting as amended. T. Seekircher seconded the motion and it passed by a vote of 5-0.

T. Seekircher made a motion to approve the Minutes of the 4-28-2021 meeting. A. Connor seconded and the motion passed by a vote of 4-0 (S. Conway abstained).

S. Conway made a motion to approve the Minutes of the 5-12-2021 meeting. T. Seekircher seconded and the motion passed by a vote of 4-0 (L DesBrisay abstained).

Adjournment

S. Conway made a motion to adjourn. A Connor seconded and the motion passed by a vote of 5-0. Meeting adjourned at 8:36pm.

Submitted by J. Vidakovich



June 23, 2021

Al Zgolinski, Chair

Date