

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Meeting
9-11-19**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday September 11, 2019. Members Present: Kathleen Foley, Andrea Connor and Sean Conway. Chair Al Zgolinski and Carolyn Bachan were absent. The meeting was called to order at 8:05 pm.

OLD BUSINESS

6 Paulding Street, Nationally-listed area of the Historic District. Modifications to windows and lower porch area. Tax map 49.5-3-8

Applicant, Irene Pieza, presented elevations, photographs and described the scope of the project. Applicant noted that:

- House wall needs to be opened to load in materials for roof repair and will be closed afterwards
- Below the porch is to be opened up
- Demolition was approved at the last meeting, but applicant is awaiting issuance of building permit
- Two new Anderson 400 Series aluminum-clad double-hung windows with simulated divided lights to be installed. Gang of three windows will be separated by 4" of spacing and separating trim. Windows will not have sills.

HDRB requested cut sheets for the proposed windows, choice of material (trim may be vinyl, in this case, to match the existing siding) and applicant will determine whether the trim will be flush with the siding.

Board offered to vote to approve six over six simulated divided lights or one over one.

SEQR classification has already been determined

S. Conway made a motion to approve the application for either one over one or six over six windows as amended. A. Connor seconded, and the motion passed 3-0.

138-140 Main Street, Nationally-listed area of the Historic District. SEQR determination and installation of rear fence. Tax ID48.8-2-50

Applicant Robert McCaffrey presented a site plan showing location of proposed rear yard fence and a cut sheet for it.

S. Conway made a motion declaring the project SEQR Type II. A. Connor seconded and the motion passed 3-0.

During the discussion it was noted that:

- The fence has limited visibility from the public right of way
- Fence to be wooden pickets with 4" posts and square caps

S. Conway made a motion to approve the application as annotated. A. Connor seconded, and the motion passed 3-0-0-2.

Butterfield Development Site, Building 456, locally-listed area of the Historic District. Design modifications.
Tax ID 49.5-3-45.1 SEQR review previously conducted

HDRB reviewed the following design modifications:

Shed roof that covered override became a false chimney with a brick façade

Removal of double gables on North West elevation

A garage door on the South East elevation will match a previously approved garage door on building 3

Board reviewed proposal for a change on the North West elevation. Applicant proposed two approaches; a shed roof or a gable with a cricket. Board preferred the simplicity of the shed roof

All the materials to match previously approved materials

S. Conway made a motion to approve the modifications as submitted. A. Connor seconded, and the motion passed 3-0-0-2.

124 Main Street, Nationally-listed area of the Historic District. Modifications to roof line and primary façade; modifications to stoop area; addition of canopy and discussion of siding installation. Tax ID 48.8-2-47

The applicant, Jimmie Abdelhady, and his architects presented the project scope. During the discussion it was noted that:

- HDRB requires documentation of parapet fascia and cornice trim, including material identification and method of installation
- Architect to revise roof drawing and fascia detail per discussion
- Former porch wood railing to be replaced with wrought-iron railing system featuring 1"x1" balustrades and 2"x2" posts
- Opening of gate will shift to the East end
- Siding on building sides was approved to match front façade, but the siding installed is textured and doesn't match. Inappropriate materials to be removed and replaced with approved material. Applicant to return with options to remedy the situation short of complete replacement
- New stoop to be natural blue stone over existing concrete and sidewalk hatch will be flush with the new stone
- Sidewalk hatch to be raised to accommodate the blue stone

Applicant originally proposed raising the height of a parapet up to 18". Board members expressed concerns that this will significantly alter the proportions of the building. Applicant's contractors proposed that demolishing down to the original roofline may allow them to guide water away from parapet and

not have to raise the parapet to accomplish that goal. Applicant will return to the board once demo is complete. Roofline and parapet changes will require new drawings to be submitted.

Applicant also proposed an awning over a door on the front façade. Applicant decided to pull the proposed awning from the application.

S. Conway made a motion to approve the application as modified for the stoop blue stone, raising of sidewalk hatch and wrought-iron railing. A. Connor seconded the motion passed 3-0.

WORKSHOP

207 Main Street, nationally-listed area of Historic District. SEQR determination; window and door replacement, crawl-space access and installation of air condensers. Tax ID 45.5-3-14

James Hartford of River Architects presented plans, elevations, photographs and cut sheets and described the project scope. He also presented a full-size sample of the proposed window.

The original front porch was demolished long ago and never replaced. Applicant was unable to find any historical documentation that would suggest what the original front porch looked like. River Architects proposed the construction of a new front porch, retaining wall, replacement windows.

Replacement windows will fit the current openings and the casements were found to be in good condition.

The board engaged in a lengthy discussion concerning the proposed windows. The proposed windows are not the double hung window style typically approved in the Historic District. The proposed windows are highly energy efficient triple pane casement windows that look like a double hung (with an optional simulated divided light) but the lower portion of the window swings out to open. These windows also feature a very deep sill which is typical of most passive buildings the board has reviewed but the board has not yet seen these types of windows used on a historical, residential, structure. The board members discussed the possibility that they may be reviewing more windows in this style as homeowners upgrade ageing structures with more energy efficient windows and doors. Applicant offered to bring further documentation of installation in NYC Historic Districts.

The board reviewed a site plan for the placement of two air condensers used to cool the home. The board agreed that the placement of the condensers on the eastern elevation was least visible from a public right of way. Additionally, the retaining wall will be built in front of the house, providing enough coverage that the condensers will be minimally visible.

A. Connor made a motion to approve the porch as submitted. S. Conway seconded and the motion passed 3-0.

A. Connor made a motion to classify SEQR Type II. S. Conway seconded and the motion passed 3-0.

K. Foley made a motion to remove the crawl space access and vent from the application because it has limited visibility from a public right of way. S. Conway seconded and the motion passed 3-0.

K. Foley made a motion to table discussion about the windows. S. Conway seconded and the motion passed 3-0.

K. Foley made a motion to approve the application for the air condensers as annotated, A. Connor seconded the motion and the motion passed 3-0

NEW BUSINESS

5 Railroad Ave, Nationally-listed area of the Historic District. SEQR determination and construction of rear accessory structure. Tax ID 48.12-2-14

James Hartford of River Architects presented plans, elevations, renderings and cut sheets and described the proposed construction of a new accessory structure.

Proposed accessory structure is one story, wood clad, and the façade will be mostly glazing.

ZBA variances have been granted and ZBA also classified the project as SEQR type II

Proposed structure has limited visibility from public right of way

Board noted the design's sensitivity to the surrounding architecture

S. Conway made a motion to classify the project SEQR Type II. A. Connor seconded, and the motion passed 3-0.

S. Conway made a motion to approve the application as submitted. A. Connor seconded, and the motion passed 3-0.

45 Main Street, nationally-listed are of the Historic District. SEQR determination and window replacement. Tax ID 48.12-1-33

Applicant presented photographs and described existing conditions and proposed changes to replace almost all the windows with Marvin Ultimate Series – aluminum-clad wood two over two windows.

S. Conway made a motion to classify the project SEQR Type II. A. Connor seconded, and the motion passed 3-0.

S. Conway made a motion to approve the application as submitted. A. Connor seconded, and the motion passed 3-0.

MINUTES

K. Foley made a motion to table a vote on the 7/24/19 minutes because there was not a quorum to approve those minutes.

K. Foley made a motion to adopt the 4/24/19, 6/12/19, and 7/10/19 minutes as modified. S. Conway seconded and the motion passed 3-0.

BOARD BUSINESS

The HDRB reviewed drawings for the renovation of Town Hall, though it was acknowledged that no

application has been submitted and that the Town has declared itself exempt (from HDRB review.) Items and issues of concern were identified and a memo will be sent to the Supervisor.

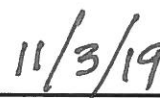
ADJOURNMENT

S. Conway made a motion to adjourn. A. Connor seconded, and the motion passed 3-0 at 11:04pm.

Submitted by M. Mell



Al Zgolinski, Chair



Date