

**Village of Cold Spring Historic
District Review Board
Meeting Minutes – January 19, 2022**

The Village of Cold Spring Historic District Review Board held a Meeting via videoconference as per Chapter 1 of NYS Laws of 2022 on Wednesday, January 19, 2022. Members present: Chair Al Zgolinski, Vice Chair Sean Conway, Andrea Connor, Lloyd DesBrisay. Todd Seekircher absent. A. Zgolinski called the meeting to order at 7:40 p.m.

Old Business

2 Locust Ridge 49.5-2-29, Locally-listed area of the Historic District John Hedlund and Kathleen Foley, Owners; Madeleine Sanchez, Architect/Applicant representing the Owners. Second floor addition at rear of existing house. Revised materials shared with all participants. *Disclosure of Official Interests Statement* included in Application noting Kathleen Foley is currently Mayor of the Village of Cold Spring.

Applicant presented revised design plans and material specs:

- North elevation: Two (2) smaller Lepage double hung windows (Model 1614, 21 5/8" x 36 7/8") placed center line consistent with windows below, in lieu of three (3) awning windows (windows will be visible from the public right of way);
- GAF WeatherSide profile fiber cement siding for patching.

M. Sanchez proposed keeping the awning windows on the lower north elevation (office space and bathroom) for privacy and functionality.

Board Comments

Board Members commented positively on the proposed size and placement of windows and use of patching material. L. DesBrisay asked if the rim board between the new addition and existing 2007 addition would be higher than what is depicted on the hand drawings. M. Sanchez responded that it was a drafting error and clarified that it would match the rest of the structure. No further Board comments.

S. Conway made a motion to hold a public hearing on the Application for February 2, 2022. L. DesBrisay seconded the motion and it passed 4-0-0-1 (T. Seekircher absent).

New Business

3 High Street 48.8-5-16, Locally listed area of the Historic District. David Hottenroth, Architect/Applicant; Liz Wisler and Felix Jiminez, Owners. Architect representing the Owners. Expansion of rear kitchen addition and porch; new second floor on top of kitchen addition. Application materials shared with all participants.

Project description as follows:

- Second story addition over kitchen addition to add bedroom/bath;
- Asphalt shingle roofing to match existing roof; maintain corner boards;
- Eave details at addition to match existing details;
- Gable end detail on southern elevation with hipped roof to match existing roof;
- Painted wood clapboard siding to match existing siding;
- One (1) story screened porch to replace existing covered porch (South elevation) (screened on three (3) sides);
- Standing seam copper roof on new porch;
- Existing window sashes on east elevation to be replaced with Marvin Ultimate Tilt-Pac sashes; no changes to existing frames or exterior and interior detailing; existing windows are single-pane glazing with removable screens and will be replaced with insulating glass; tracks will be installed;
- New construction double-hung windows (Marvin Ultimate) to be installed on existing addition (kitchen) and new addition (new bedroom) on the east elevation;
- New windows (Marvin Ultimate) to be constructed on the second-floor addition on south elevation;
- Ridge beams and height remain the same.

Board Comments

A. Connor commented the addition will be an improvement on the volume of the house and will finish the house nicely. L. DesBrisay commented that the design was done sensitively.

A. Connor commented the rear elevation would not be visible from the public right of way. S. Conway stated that the elevation itself would not be visible but a small view of the addition may be visible. The screened porch may be slightly visible at an angle.

S. Conway asked if the new windows were wood or aluminum clad. A. Zgolinski commented that the windows should be wood to be consistent with existing windows. A catalog cut of the proposed windows was presented to the Board and discussed.

D. Hottenroth confirmed that all new trim and siding will be wood. He acknowledged the prior application to the Board for window replacements. The Owners opted to not install a new frame inside of an existing frame as it would reduce the size of the glass in the unit.

A. Zgolinski commented that the rafters and framing members on the new porch appeared small. D. Hottenroth stated that the design intent is to match the exterior perimeter of rear porch to the height, mass, and character of the shed roof of the front porch. A. Zgolinski recommended that an engineer get a table of the size/depth of the members. No further Board comments.

S. Conway made a motion to hold a public hearing on the Application for February 2, 2022. A. Connor seconded the motion and it passed 4-0-0-1 (T. Seekircher absent).

20 Church Street, 48.8-5-3. Locally-listed area of the Historic District. Allen and Jenny Kempson, Owners; Tom McElroy, Architect; Natalie Ross, Landscape Architect. Dormers, second floor expansion carport, garage. Materials were shared with participants. The Owners are in touch with Building Inspector Mountain and will be applying to the Zoning Board for variances.

T. McElroy described the property as an early 1950's house. Design options for the renovation were previously presented to the Board. After a study of neighboring buildings in the area. Owners opted for the dormer expansion as more appropriate in scale and bulk for their needs. T. McElroy stated the project is essentially a full remodel but will retain the spirit of the house and character of the Village.

Proposed design is as follows:

- Full second-story expansion;
- addition of two (2) asymmetrical shed dormers on front of the house (west elevation) pulled in from the edges to differentiate from the total width of the front;
- full width dormer on rear of building (east elevation); wall of dormer will be flush with existing wall;
- extension of existing single-story wing on north elevation to the deck;
- construction of 11x14 covered screened porch (northeast corner) set back ten (10) feet from the building;
- carport addition at street level next to existing garage, open to street side with horizontal wood screen on North elevation;
- expansion of existing deck on rooftop of garage over the carport and around the side of the building (north elevation);
- new garage door with horizontal tongue in groove wood;
- staircase added to the side of the carport;
- stucco cladding to remain around the main body of house;
- clapboard siding on dormers;
- new construction windows (insulated double pane aluminum clad windows for durability and maintenance, possible double-hung or sliding style);
- roof with metal standing seam with half round gutters at edges;
- installation of wood tone front door;
- deck construction of cedar and/or lpe.

T. McElroy stated the footprint of the second story will be maintained. The third floor will add approximately three hundred (300) square feet of living space.

T. McElroy noted the current joists are undersized and opening up the main living space will require steel beams. The first floor expands vertically approximately two (2) feet; top floor will expand approximately four (4) feet in order to obtain decent head height. Back walls of dormers will be approximately eight (8) feet, making the overall height increase four (4) feet from the ridgeline. Building height will remain under thirty-five (35) foot limit.

N. Ross stated that the six (6) foot concrete wall in the front be replaced by stone walls, thirty (30) inches height or less. A stepdown is proposed in the front area for planting. Front steps to be rearranged in groups of three to open up space; proposed stairs leading to front door/deck have powdered coated black metal risers with steel stringers.

Board Comments

A. Zgolinski asked if the house was being expanded to the south towards the lot line. T. McElroy replied it was not. Entrance on that side will be removed.

S. Conway asked if the primary variance pertains to the expansion of the porch, the carport and roof deck. T. McElroy replied that was correct.

A. Connor commented that while the District is largely Victorian era houses, and the house is non-contributing to the District, it speaks to the modest, post-war family housing in Cold Spring.

L. DesBrisay complimented the mix of materials and design, the modern details, and the expansion of the rooftop garden and larger windows. Board Members commented that the garage door, as rendered, may appear as too stark and inhospitable to the street. T. McElroy commented that there will be divisions on the door, and the proposed material is lpe, which should weather nicely.

A. Zgolinski commented that the application to the Board should show that the design is in keeping with the neighborhood context. T. McElroy noted there is a mirror image house adjacent to the subject property. He commented that the proposed pattern and style of windows, clapboard siding, roofing and trim are in keeping with northeastern vernacular and the Village.

S. Conway commented that the design does not detract from the District, rather takes a mid-century home and adds more elements of Mid-Century Modern design.

A. Zgolinski confirmed that the next step would be a presentation to the Zoning Board for variances. Application to the HDRB could be processed at any time.

Workshop

9/11 Memorial Sign, McConville Park. Jeff Amato, Village of Cold Spring Recreation Commission. Materials were shared with participants.

J. Amato described the project as follows:

- 9/11 Memorial in McConville Park includes a piece of steel from the Twin Towers and the Patriot's Garden;
- Local Girl Scouts have participated in the planting and caretaking of the Patriot's Garden;
- A local Eagle Scout has approached the Commission with a project to build and place a sign at the entrance to the Memorial, to increase public awareness of the location of the 9/11 Memorial;
- Preliminary designs and materials have been discussed
- 9/11 sign would be two-sided and perpendicular to Morris Avenue so as to be visible from the road.

Board Comments

Board Members and J. Amato discussed possible designs, materials, and best location for the proposed sign. A. Zgolinski commented that the sign should clearly mark the entrance path to the Memorial. S. Conway commented that J. Amato should consult the Highway Dept. and school to ensure that sign location will not interfere with snow plow path. Village Clerk Jeff Vidakovich has advised J. Amato that the project may require State D.O.T. approval depending on sign proximity to the road.

L. DesBrisay asked if the Eagle Scout would like to attend future Board meetings about the proposed project. A. Zgolinski asked about the funding of the project. A. Connor noted the generosity of Village residents on the Tot's Park project and suggested J. Amato set up a special account for donations.

S. Conway made a motion to waive the application fee for the proposed project. Lloyd DesBrisay seconded the motion and it passed 4-0-0-1 (T. Seekircher absent).

J. Amato will return to a future meeting to follow up on materials, construction and siting of the sign.

Board Business

Approval of 01/05/2022 Meeting Minutes: S. Conway made a motion to accept the minutes as submitted. A. Connor seconded the motion and it passed 4-0-0-1 (T. Seekircher absent).

Adjournment

S. Conway made a motion to adjourn. A. Connor seconded the motion and it passed by a vote of 4-0-0-1 (T. Seekircher absent). Meeting adjourned at 10:05 p.m.

Submitted by Karen Herbert



February 2, 2022

Al Zgolinski, Chair

Date