#  Village of Cold Spring

# Historic District Review Board Wednesday, February 2, 2022

**Meeting Minutes**

The Village of Cold Spring Historic District Review Board held a Public Hearing and Meeting via video conference as per Chapter 1 NYS Laws of 2022 on February 2, 2022. Members present: Chairperson Al Zgolinski, Vice Chairperson Sean Conway, Lloyd DesBrisay. Andrea Connor and Todd Seekircher absent. The meeting was called to order at 7:36 p.m.

**Old Business**

**Public Hearing**

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

M. Sanchez presented an overview 2 Locust Ridge Road (hereinafter referred to as the “Property”) as follows:

* 1902 Queen Anne house designed by Cold Spring Architect L.I. Mekeel;
* Property located high on a ridge;
* Arched dominant façade;
* L-shape plan with cross-gable;
* Front porch that extends around the side;
* Asymmetrical composition on the front;
* Palladian windows on gabled ends;
* Colonial rake and cornice molding;
* Cut-away bay window (dining room);
* Original windows with aluminum storm windows;
* Asbestos (transite) shingles covering house;
* 13’ x 13’ 2007 addition to rear façade (east) with horizontal clapboard siding and mahogany screen door;
* Brick foundation/veneer running continuously around bottom edge of house;

Application materials included satellite map, photographs of the Property depicting views from: Mountain Road, Cedar Street (seasonal view of rear facade), #7 and #3 Locust Ridge (across street from Property), #4 Locust Ridge (to the left of Property) and 224 Main (to the right of the Property) to show neighborhood and provide context. M. Sanchez also displayed similar L.I. Mekeel designed Village properties. The proposed changes to the Property work would be visible from public right of way as indicated in photographs.

The Application proposes the following work on the Property:

* Add second floor addition at rear of house (east elevation) above existing 2007 addition

for new master bedroom (13x13, same dimension as “L” section of original house);

* Remove existing roof from 2007 addition and replace with hipped roof with asphalt shingles,

same dimension as existing cross gable roof;

* Partial removal of existing molding;
* Remove existing second floor upper windows on rear elevation, construct punch-out of existing interior wall to create entrance into new master bedroom addition;
* New seven (7) inch straight edge cedar shingle siding on new second floor addition

(north, east south elevations);

* Retain horizontal six (6) inch clapboard on 2007 addition;
* Add rim boards to negotiate change to materials;
* New wood molding and trim to match existing molding;
* New aluminum gutters and downspouts to match existing ones;
* Replace existing mahogany screen storm with new mahogany door;
* New brick veneer (east, south and north);
* GAF WeatherSide profile fiber cement siding for patching.
* Proposed addition does not increase the existing footprint of the 2007 addition. Hipped roof would permit retention of the east elevation Palladian window and keep molding intact.

New windows at the following areas:

* North elevation: Two (2) Lepage smaller Lepage double hung windows (Model 1614, 21 5/8” x 36 7/8”) placed center line consistent with windows below, (visible from the public right of way); remove existing second floor window and replace with two (2) Lepage awning windows for master bath; remove existing window on 2007 addition and replace with one (1) awning window in bathroom/laundry room; add new awning window to left of that replacement window (new office space)
* East Elevation- Lower Existing Addition: replace window in existing mud room/laundry area of 2007 addition with two (2) Lepage double-hung wood windows (25 5/8” x 44 7/8”) with new wood trim; Upper New Addition – two (2) Lepage double hung wood windows with trim; new Lepage awning window to left of second replacement window for renovated second floor centralized bathroom;
* South Elevation – Replace existing windows on 2007 existing addition with two (2) Lepage double-hung wood windows; add same style/size windows on new upper addition with painted trim.

**Public Hearing and Comment**

A. Zgolinski opened the hearing to public comment.

**Roger Hoffman** of 224 Main Street expressed concern about the appearance of three siding materials. M. Sanchez stated that the Owners intend to remove the asbestos shingles from the entire home in the future and install clapboard siding. M. Sanchez stated a note will be added to the drawings that the existing siding will be removed professionally to ensure safety. A. Zgolinski advised Hoffman to convey concerns about asbestos removal to the Building Inspector.

**Marianne Remy of 5 Cedar Street** submitted written comment to the Board supporting approval of the application, noting the size, scale, design, and materials are consistent with the character of the existing house.

There being no further comment, A. Zgolinski closed the Public Hearing**.**

**Board Comment**

Board Members complimented the size, scale, design and materials of the project.

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

**3 High Street 48.8-5-16, Locally listed area of the Historic District** (the “Property”)**.**  David Hottenroth, Architect/Applicant; Liz Wisler and & Felix Jiminez, Owners. Architect representing the Owners. New rear addition and porch; new window sashes. Application materials shared with all participants.

The Application proposes the following work on the Property:

* Existing rear addition to be rebuilt as two stories.
* First story will be a kitchen, second story will be a new bedroom and bath;
* Stepped-down floor level in rear allows for taller windows, and a rear porch closer to grade.
* 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 glazed with removeable screens and will be replaced

with insulating glass; tracks also to 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.

**Public Hearing and Comment** - None

# There being no further comment, A. Zgolinski closed the Public Hearing.

# Board Comment

Board Members complimented the size, scale, design and materials of the project. Applicant

reminded to provide certified return receipts to the Village Clerk

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

# Board Business

# Public Comment – None.

**Approval of 01-19-2022 Meeting Minutes.**

S. Conway made a motion to accept the minutes as presented. L. DesBrisay seconded and the motion passed by a vote of 3-0-0-2 (A. Connor and T. Seekircher absent.).

**Meeting Schedule**

S. Conway will circulate a schedule of upcoming meetings to Board Members.

**Design Guidelines Update**

No further reports at this time.

# Adjournment

S. Conway made a motion to adjourn the meeting. L.DesBrisay seconded and the motion passed 3-0-0-2 (A. Connor and T. Seekircher absent). Meeting adjourned at 8:34 p.m.

Prepared by: Karen Herbert

 April 6, 2022

Al Zgolinski, Chair Date