

**Village of Cold Spring
Historic District Review Board
Meeting Minutes – April 6, 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, March 16, 2022. Members present: Chair Al Zgolinski, Vice Chair Sean Conway, Andrea Connor, and Lloyd DesBrisay. Todd Seekircher absent. A. Zgolinski called the meeting to order at 7:36 p.m.

Old Business

11 Church Street, 48.8-2-55, Locally-Listed area of the Historic District. Jonathan Andrews, Owner/Applicant. Second-story addition to rear façade of single-family residence.

J. Andrews shared additional materials with participants previously requested by the Board at the Workshop:

- A clearer drawing of the proposed work area(s)
- Catalog cuts of 400 Series Andersen vinyl clad windows;
- Information on RubberGard poured roofing to be used on low pitched roof;
- Photographs of north and south elevations of the house.

Board Comments

In response to questions posed by Board Members, J. Andrews stated the chimney will be removed, and confirmed the six (6) new windows will match the existing windows, and the siding on the addition will match the siding below. The Board had no further questions or comments.

S. Conway made a motion to approve the application as submitted. A. Connor seconded the motion and it passed 3-0-1-1 (L. DesBrisay abstained. T. Seekircher absent).

61 Paulding Avenue, 49.5-3-45.2, Locally-listed area of the Historic District. Luke Hilpert, Owner/Applicant. Modifications to previously approved COA; Window Material. Application materials shared with all participants.

L. Hilpert stated the originally approved windows were a Marvin Ultimate series (wood, aluminum clad). The windows are on back order and not available until October or November. L. Hilpert seeking to use Marvin Elevate Series (wood/fiberglass) which could be available by August. Windows would be the same color as previously approved windows. The Marvin Elevate rounded third-story top window would have to be obtained by special order.

Board Comments

S. Conway commented that the Board had previously approved for vinyl clad windows at 65 Paulding; he asked what is the difference between vinyl and fiberglass? L. Hilpert stated the fiberglass offers the same look and quality but is more durable.

L. DesBrisay asked how the newly proposed Marvin product compares to what was first approved. A. Zgolinski asked about the color. L. Hilpert replied that the color is black as were the originally approved windows, with light breaks being similar or same, and the proportions should not change.

S. Conway commented that it should be noted for the record that the Board has no precedent for approving fiberglass-clad windows though he did not think there would be a great discrepancy between fiberglass products and vinyl. S. Conway noted that the issue is material aging not the color. In the event that the upper, round-top window could not be produced in the Elevate series, the Board requested the Applicant to produce a corner sample or material chips to show any change in color between the originally approved window and the proposed modified window.

S. Conway made a motion to approve the modification of the approved COA conditioned on the applicant unifying the two window materials or providing comparison samples of windows. A. Connor seconded the motion and it passed 4-0-0-1 (T. Seekircher absent).

68 Main Street, 48.8-2-55, Nationally-listed area of the Historic District. Sean Hackett and Eleonora Zorzi, Owners/Applicants of single-family home. Replacement/repair of front facade windows. Application materials shared with all participants.

S. Hackett described the windows as follows:

- Top floor existing windows were replacements and do not match;
- Tracks will get routed into the frame of new windows;
- Existing windows are painted wood;
- First floor existing windows match;

After replacement, top floor windows will match.

Board Comments

S. Conway asked if the exterior wood trim materials will remain. S. Hackett replied yes. S. Conway thanked the applicant for their willingness to work with the board on an acceptable repair strategy, and made a motion to approve the application as submitted. L. DesBrisay seconded the motion and it passed 4-0-01 (T. Seekircher absent).

New Business

20 Church Street,, 48-8-5-3, Locally-listed area of the Historic District. Jenny and Allan Kempson, Owners. Tom McElroy, Architect/Applicant. Dormers, second-story expansion, garage expansion, screen porch. Revised Application materials were shared with participants.

T. McElroy stated the Zoning Board of Appeals determined no variance was required on the Application because the existing non-con-conformity was not being intensified by the proposed project.

S. Conway noted the Board had seen this Application in a prior workshop session.

T. McElroy described the revised plan as follows:

- Garage will be expanded to a width of nine (9) feet, for easier access for car, and additional storage
- Garage will be within ten (10) foot side yard setback;
- Garage to have single door with windows along the top to break up massing;
- No stairs alongside of garage as previously proposed;
- Smaller garage roof deck and screened porch with permitted overhang roof;
- Standing seam metal siding instead of previously proposed stucco;
- New dormers will be painted wood;
- New and replacement windows to be aluminum clad wood; no spec sheets yet;
- Wood front door, possibly custom, possibly a *Simpson* product;
- Stone walls at sidewalk to replace existing concrete retaining walls.

Board Comments

A. Zgolinski expressed concern that the strong modern look of the house was not sympathetic to the Historic District. While noting that the original house was of a modern design, A. Zgolinski asked if the proposed design was compatible with surrounding homes. He noted however that the proposed stone retaining wall follows the palate of others in the Village.

S. Conway commented that the proposed changes remain consistent with the building's mid-century construction. The new design modernizes the house and gives it more style. S. Conway noted improvements in the change of materials to be used.

A. Connor commented that the Village has so few examples of mid-century post-war housing, and the proposed Project is a great improvement.

L. DesBrisay also complimented the changes and in particular the replacement of the retaining wall with the stone walls. He further commented that the addition of the dormers helps the house to better relate to the historic houses across the street.

Discussion ensued regarding the deck design. T. McElroy clarified that the deck guardrail will be either a painted or black powder-coated custom steel and not cables.

Discussion ensued regarding the windows. T. McElroy clarified that all windows on the first floor will be individual double-hung units. Upstairs windows will be casement, and the intent is to include panes. A Zgolinski noted that a mullion, perhaps 3 ½ inch should be used to separate the windows. S. Conway agreed, noting that increase in the size of divisions makes the windows appear as double hung and individual.

A Zgolinski suggested that the width of the garage door be reduced, so that its linear design is less exaggerated. T. McElroy stated they would consider a narrower door. S. Conway requested that the Applicant prepare versions of the proposed garage door and spacing of double hung windows and post them within the next week.

S. Conway moved for the Application to go to a Public Hearing. L. DesBrisay seconded the motion and it passed 4-0-0-1 (T. Seekircher absent).

30 Fair Street, 48.8-2-2, Nationally-listed area of the Historic District. Ed Fortier and Sheng Wang, Owner/Applicants. Addition of deck on rear façade of a single-family home. Application materials shared with participants.

E. Fortier described the Application as follows:

- Addition of 14 x 24 deck on the rear (east) façade;
- New windows and doors at rear of house;
- Replace and relocate window on north elevation of house with double hung windows;
- Add square lattice panels with 1x4 surround under deck on south, east and north elevations; owners will use space under the deck for storage;
- Railing of black metal balusters instead of wood;
- Pressure treated wood solid body to be painted or stained;
- Top deck railing will be wood and metal combination possibly painted white to match front porch and house;
- Replace glass sliders with new and larger sliders;
- Remove one single door to the left rear and replace with double-hung windows where kitchen will be located.

E. Fortier asked about using pressure treated wood and its ability to be painted. A. Zgolinski stated that the Board has become more lenient in the use of pressure treated wood, given its improved quality. Current pressure treated wood is more porous and absorbent. Regarding view from the public right of way, the nearest street is seventy-five (75) feet away. E. Fortier stated there is no view of the public right of way from the garage either.

E. Fortier stated that the existing siding is asbestos siding and can use Hardie Board to replace or repair affected areas.

Board Comments

S. Conway commented that there is non-asbestos siding designed to match older profiles that can be painted and used in affected areas. A Zgolinski stated that it would be useful to designate the affected areas to show more clearly where they are located. In addition to the deck, a good deal of the rear façade is being updated. S. Conway recommended that E. Fortier consult with his contractor about materials for repair and replacement of siding at affected areas.

A. Zgolinski requested that the rendering needs to show changes to rear elevation as to what is being removed and what is being replaced. E. Fortier noted difficulty in finding an architect. A Zgolinski asked about the deck being cantilevered out. E. Fortier responded there is an overhang because of a very large tree at the edge of the deck. S. Conway stated that it is not noticeable from any angles. A. Connor agreed.

E. Fortier stated they are consulting with the contractor to decide window product and may consider Anderson 400 Series w/ fibrex material. Existing windows on the house are wood with aluminum storms. The windows which are being replaced are later vinyl-clad glider windows. The new kitchen windows will be double-hung. A Zgolinski suggested larger mullions between the windows.

Owners to return on April 20, 2022 with additional information for Board consideration.

33 Fair Street, 48.8-1-20, Locally-listed area of the Historic District. Erich Schoenenberger, Owner. Exterior renovation of single-family home. Application materials shared with participants.

Project narrative as follows:

- Raise eave line in one area in the front area and one in the back area to provide more headroom;
- Build out area under the existing deck to match footprint of deck (east elevation); add one (1) new double hung window;
- Install new double-hung windows on upper east and north elevations;
- Install new casement and fixed windows on upper east elevation;
- Install new sliding glass doors to backyard on northern elevation;
- Install new railing on deck.

E. Schoenenberg intends to use either Andersen 400 wood/vinyl windows or Marvin Elevate wood fiberglass product. Mullions between windows will remain the same. Existing siding is board and batten and will be matched for any needed patching, and asphalt roof shingles will be matched where needed.

Board Comments

A. Zgolinski commented that the changes were relatively minor on east and west elevations; more substantial changes were on the north elevation. S. Conway commented that the Building Inspector may require Owner to put a raised landing where the glass slider doors meet the rear yard, for safety purposes, which could require further review and approval. A. Connor agreed.

S. Conway made a motion to approve the Application as submitted with the options of fiberglass-clad wood or vinyl-clad wood windows. L. DesBrisay seconded the motion and it passed 4-0-0-1 (T. Seekircher absent).

Addition to Agenda

26 Garden Street. Request to build a rear deck at grade with no railing. The Board decided that review was unnecessary as the proposed work would not be visible from the public right of way.

Board Business

Board to meet on 4/10/2022.

Public Comment – None.

Approval of Minutes

Public Hearing and Monthly Meeting, 02-02-2022 (AZ, SC, LD)

S. Conway made a motion to approve the minutes as submitted. L. DesBrisay seconded the motion and it passed 3-0-1-1 (A. Connor abstained; T. Seekircher absent).

Workshop and Additional Voting Session 03-16-2022 (AZ, SC, ACH, TS)

S. Conway made a motion to approve the minutes as submitted. A. Connor seconded the motion and it passed 3-0-1-1 (L. DesBrisay abstained; T. Seekircher absent).

Adjournment

S. Conway made a motion to adjourn. L. DesBrisay seconded the motion and it passed by a vote of 4-0-0-1 (T. Seekircher absent). Meeting adjourned at 9:44 p.m.

Submitted by Karen Herbert



April 20, 2022

Al Zgolinski, Chair

Date