

**Village of Cold Spring**  
**Historic District Review Board**  
**Meeting Minutes – March 16, 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, A. Connor, and Todd Seekircher. L. DesBrisay absent. A. Zgolinski called the meeting to order at 7:36 p.m.

**New 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. Application materials shared with all participants.

Application is as follows:

- Extend existing dormer on the second floor to increase living space;
- Addition will be built over existing 1970s addition at rear of house;
- New dormer to be slightly below the ridge line;
- Non-pitched roofing on proposed dormer to be sheet roofing (poured material) similar to the sheet roofing on existing dormer;
- Architectural Shingles Timberline HDZ will replace existing shingles where dormer joins the pitched roof;
- Install 400 Series Andersen Woodright double hung windows vinyl clad on rear façade (eastern elevation) to face outward to backyard; install same style windows on new dormer north and south elevations;
- Existing non-functional chimney on existing addition to be capped or removed.

**Board Comments**

A Zgolinski commented the Board needs to see rear façade elevation with window configurations, north and south elevations as well. A Zgolinski asked if the new windows were to be vinyl clad with simulated divided light and J. Anderson replied that they would be and will be in character with wood windows on the front of the house.

T. Seekircher asked if the rear facade was visible from any direction. S. Conway commented that the side towards the brick building is tight limiting the sightline. The rear façade is not currently visible from anywhere on Garden Street but increased bulking may make it more so. The north façade will be more visible from the other side of the property due to location of the driveway.

S. Conway commented that if the chimney is removed Applicant will have to be prepared to patch areas with siding to match existing siding, and masonry must be patched and painted as necessary. If the chimney remains, a description of it will be capped will be necessary.

The Board determined that the Application materials were not sufficient and difficult to read.

The Board requested the following items for its consideration of the Application at the 4/6/2022 Meeting:

- Elevations of north and south sides;
- Catalogue cut of the new windows with SDL;
- Photo of the front of the property;
- Decision on either removal or capping of the existing chimney; and
- Material to be used for poured roofing.

### **Board Business**

**Public Comment** – None.

**Status Of Zoom Meetings** – No information

### **Approval of Minutes**

1. Public Hearing and Monthly Meeting, 02-02-2022 (AZ, SC, LD)  
Approval tabled until April 6, 2022
2. Workshop and Additional Voting Session, 02-16-2022 (AZ, ACH, LD, TS)  
Approval tabled until April 6, 2022
3. Monthly Meeting, 03-02-2022 (AZ, LD, TS)  
Approval tabled until April 6, 2022

**Update on Design Guidelines** L. DesBrisay reported by e-mail that content of the Guidelines is being proofed and should be ready for a vote at the next monthly Board meeting. Board scheduled Workshops on 3/27/2022 and 3/30/2022 to expedite the finished copy.

### **Adjournment**

S. Conway made a motion to adjourn. A. Connor seconded the motion and it passed by a vote of 4-0-0-1 (L. DesBrisay absent). Meeting adjourned at 8:29 PM.

Submitted by Karen Herbert



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Al Zgolinski, Chair

April 6, 2022

Date