**Village of Cold Spring**

**Historic District Review Board**

**Meeting Minutes – May 18, 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, May 18, 2022. Members present: Chair Al Zgolinski, Vice Chair Sean Conway, Andrea Connor, and Todd Seekircher. Lloyd DesBrisay was absent. A. Zgolinski called the meeting to order at 7:36 p.m.

**New Business**

**10 Morris Place (the Julia L. Butterfield Library), 48.8-4-67. Nationally-listed area of the Historic District.** Lara Shihab-Eldin, Architect; Johanna Reinhart, Library Director. Adjustments to steps, ramps and knee walls on the South façade of an institutional building. Application Materials shared with participants.

 L. Shihab-Eldin described the property as follows:

* There are three (3) entrances to the Library;
* Existing secondary front elevation entrance consists of a ramp and

steps leading to double-door;

* Steps are part of original construction but are not original steps;
* Existing stair landing does not permit sufficient landing area turn radius for ADA compliance.

Application proposes to construct ADA compliant ramp as follows:

* Remove existing steps;
* Replace with eight (8) foot by eight (8) foot landing to increase turn radius;
* Existing ramp will be preserved;
* Brick wall will replace steps and will be seamless using existing brick;
* Existing ramp railing will be extended matching the existing design

L. Shihab-Eldin stated the proposed project will provide a safe, usable and fully ADA compliant ramp. L. Shihab-Eldin stated the Library has received a grant from the Division of Library Development for the project and there is a deadline. She further noted the proposed project would not be visible from the Fishkill Avenue and a garden bed to the right of the steps would obscure view from Morris Avenue.

**Board Comments**

A. Zgolinski commented that Julia Butterfield was an important patron to the Village who made donations to the church, hospital and library. A. Zgolinski asked if the stairs were original to the building, and are there any photos or other documentation of same. He noted that Code provides that an ADA compliant ramp be at the main entrance of a building, however, the existing steps and ramp could be considered a pre-existing non-conformity. Moreover, making a ramp more usable takes greater precedence over the saving of the stairs. A. Zgolinski commented that the Board cannot consider shielding by vegetation in approval of an application.

L. Shihab-Eldin stated she will do research on the history of the building. J. Reinhart stated she would check to see if any photos of the original building/steps exist. She noted that putting the ramp elsewhere on the building would be cost-prohibitive.

S. Conway commented that the proposed project would clean up that entrance on the south side of the Library.

T. Seekircher commented he had no issue with the project.

A. Connor commented that the proposed project is barely visible from the public right of way.

S. Conway made a motion to approve the application as modified. T. Seekircher seconded the motion and it passed 4-0-0-1 (L. DesBrisay absent).

**17 Parrott Street, 49.5-3-35, Locally-listed area of the Historic District.** Daniel Hughes, homeowner**.** Replace existing twin windows with same size twin windows. Change existing siding to Hardie siding and similar trim at a later date**.** Applicationmaterials shared with participants.

D. Hughes described property as follows:

* House is approximately ninety (90) years old and located on west side of

Parrott Street;

* Original house had a wrap-around porch which was later enclosed;
* Two (2) existing twin windows on side of house are single-pane wood

windows and are the last windows to have never been changed.

* Front exterior of house is asbestos shingles
* Exterior siding of the enclosed porch is fiber cement.

Application for new windows described as follows:

* Remove two (2) existing twin windows and replace with two (2) new frame construction,

same size Anderson 400 Series twin size, tilt wash double-hung wood and fibrex windows;

* Rough opening remains the same;
* Windows are full-frame windows not insert replacements;
* Window trim detail consists of drip cap, sill nosing and 5/4” x 4” side trim;
* Trim on all windows will be consistent when new siding and trim are installed at

a later date.

* Proposed new siding is Hardie Board Plank Select Cedarmill textured finish

eight and one-quarter inch (8.25”) with a seven-inch (7”) exposure;

* Hardie Board trim or Boral trim (recycled fly ash product) will be used for trim.

**Board Comments**

*WINDOWS*

A. Zgolinski asked why Applicants are proposing a fibrex product. D. Hughes stated the material is recycled wood/fly ash fiber, not reused vinyl fiber. The materials are co-extruded and form a weatherproof exterior product which is low maintenance, which does not fade or rot.

S. Conway asked if the proposed material is the same as other windows on the house. D. Hughes stated all other windows are Andersen 400 double-hung windows, but not tilt-wash because that model was not available at the time of replacement. They are of the same exterior material as the proposed windows. S Conway asked about trim materials. D. Hughes stated the sill and exterior trim is fibrex; sashes are wood with a polyurea baked coating.

*SIDING AND TRIM*

D. Hughes asked if the Board would consider the application for the siding, or should he return when he is ready to move forward with that project. A Zgolinski advised that a COA has a two-year expiration period.

S. Conway commented that the Board in the past has requested that applicants to use the Hardie Board Smooth finish product for the appearance of painted wood. While the Board does not comment on siding color, the wood grain siding in lighter tones tends to get dirty and can appear as a poorly painted wood instead of a well-preserved building.

A Zgolinski commented that the texture of the Cedarmill/textured product does not appear as a natural wood grain. The pressed materials, when fabricated, have a certain amount of patterns and lack variety of grain.

D. Hughes stated he chose the wood grain style because the smooth siding tends to mirror the “waviness” in the existing house walls. He was concerned that, given the age of the house, the smooth finish siding may take on that effect.

S. Conway noted that the Board has approved Boral trim in past applications. A. Connor agreed Boral is a good material.

Board members agreed to vote on both projects. S. Conway commented the two (2) proposed trims be noted on the drawings.

S. Conway made a motion to approve the application as modified, noting the smooth surface finish on the siding, and both options for composite trim materials. A. Connor seconded the motion and it passed 4-0-0-1 (L. DesBrisay absent).

**20 Rock Street, 48.12-2-41, Locally-listed area of the Historic District.** Julian Cornwell, Owner/Applicant. Rear and side fence. Application Materials shared with all participants.

J. Cornwell presented an overview of the proposed fence:

* Single-family residence;
* Backyard of residence is adjacent to a busy parking lot frequented

by tenants and employees;

* Side yards run along busy private driveways;
* Proposed material for the six (6) foot fence is cedar, picket style, solid panel.

J. Cornwell noted he had received a variance from the Zoning of Board of Appeals for the six (6) foot fence in the rear and side yards. Using the map, he indicated the left leg segment running across the driveway and facing Rock Street, to be a four (4) foot fence with a gate.

**Board Comment**

T. Seekircher asked if there are driveways on both sides of the property. J. Cornwell stated yes.

A. Zgolinski commented the proposed fence was similar to a neighboring fence shown in one of the photographs depicting the west side of the subject property. J. Cornwell noted he tried to match what was there.

S. Conway asked if the only gate is on the four (4) foot section of the fence. J. Cornwell confirmed that was the only gate.

S. Conway confirmed with J. Cornwell that the proposed fence is a panel double sided with the rail visible only on the interior and that post caps will be as depicted on the photograph. S. Conway asked that the catalog cut be forwarded to him

S. Conway made a motion to approve the Application as submitted. A. Connor seconded the motion and it passed 4-0-0-1 (L. DesBrisay absent).

**Board Business**

**Public Comment** – None.

**Approval of Minutes**

Public Hearing and Additional Voting Session, 04-20-2022 (AZ, SC, ACH, LD, TS)

S. Conway made a motion to approve the Minutes as submitted. T. Seekircher seconded the motion and it passed 4-0-0-1 (L. DesBrisay absent).

Monthly Meeting, 05-04-2022 (AZ, SC, ACH, LD, TS)

S. Conway made a motion to approve the Minutes as submitted. A. Connor seconded the motion and it passed 4-0-0-1 (L. DesBrisay absent).

**Update on Discussion of ZBA/HDRB/Planning Board Application Sequencing**

S. Conway reported the following:

* Village Clerk Jeff Vidakovich has advised that software upgrade to Microsoft Teams will allow sharing and commenting on documents; the Village does not use Google Docs for reasons of security;
* Planning Board Chair Jack Goldstein is open, in concept, to a system where an application referred to two or more Boards, will be reviewed out of session by the respective Board Chairs/Vice Chairs to determine the sequencing of the meetings.
* Referrals issued to the applicant will include a suggested order in which applicant should seek the referrals. This comports with the right of an applicant to have simultaneous review if they so wish, and ensure an informed consistency of process.
* Referrals will still first come from the Building Inspector (presently Gregg Wunner of the Town of Philipstown).
* Board Chairs will work with Village Clerk who will send out referral documents to applicant.

J. Goldstein has expressed concern over a unilateral decision of Board Chairs without consulting their respective Members.

While noting J. Goldstein’s concern, A. Zgolinski commented that the proposed system of referral sequencing is more a procedural process than substantive decision on the application itself.

**Update on Design Standards**

Board members continued work on the Design Guidelines.

**Adjournment**

S. Conway made a motion to adjourn. T. Seekircher seconded the motion and it passed unanimously. Meeting adjourned at 9:04 p.m.

Submitted by Karen Herbert

 June 1. 2022 

Al Zgolinski, Chair Date