

**Village of Cold Spring
Historic District Review Board
Minute Meetings – October 5, 2022**

The Village of Cold Spring Historic District Review Board held a Meeting at Village Hall and via videoconference as per Chapter 56 of NYS Laws of 2022 on Wednesday, October 5, 2022. Members present: Chair Al Zgolinski, Andrea Connor, and Todd Seekircher. Vice Chair Sean Conway and Lloyd DesBrisay appeared via videoconference. A Zgolinski called the meeting to order - 7:34 p.m.

New Business

12 Parrott Street, 49.5-2-44, Locally-designated area of the Historic District. Anna Maria Garcia Asensio, Owner/Applicant. New two-storey side addition to a single-family residence.

A. Asensio described the Application as follows:

- Two-storey addition to left elevation side of house;
- Top floor will include a new bedroom and bathroom;
- First floor addition will be slab on grade include dining room kitchen extension and family room;
- Driveway remains where currently located;
- Shingles/ rolling roof, siding and trim to match existing;
- Siding removed from left elevation will be re-used on front elevation of addition;
- Existing triple-paned wooden Dutch door on left elevation will be re-located to front of addition;
- Existing windows on left elevation will be removed and will not be re-used;
- Existing bulkhead and exterior basement stair on left elevation to be removed and relocated to right elevation;
- New windows will be Andersen 400 Series.

Board Comment

T. Seekircher commented that, in general, the proposed addition is sympathetic to the original structure, however, the renderings indicate the second floor of the addition is forward of the first story, giving the appearance of a raised ranch. S. Conway noted it appeared to be a difference of approximately three (3) feet. Board Members agreed that either the second story be brought forward or first story be moved back. A. Asensio agreed it should align.

S. Conway asked in the entrance to the addition is really critical. S. Conway further commented that the little gable roof over that door does not seem to have a purpose.

A. Asensio replied that the door would be used as the entrance to a mud room.

Board Members suggested that a shed roof be used over the new addition entrance or continuation of the full covered porch instead of the proposed gable.

Discussion ensued as to the rear shed roof. A Zgolinski commented the pitch of the roof appeared to be pretty flat. S. Conway replied that it is labeled on the renderings as twelve (12) over two (2) for the shed roof in the back; the main gable is twelve (12) over seven (7) and the front is twelve (12) over eight (8).

A. Zgolinski commented that shingle manufacturers require three (3) on twelve (12) - the proposed pitch is significantly lighter. S. Conway noted the renderings call for a rolled roof across the back. Using a prior application for a rear porch on this property, S. Conway noted there is very limited visibility from Parsonage to the rear of this property, thus proposed materials on rear shed roof should not be an issue.

Discussion ensued about the new windows. No catalog cuts have yet been provided.

A. Connor noted that the Board prefers to salvage original windows whenever possible.

A. Zgolinski asked if the existing windows on the porch will be changed out. A. Asensio replied no. She noted that some of the existing windows have weights in them. T. Seekircher commented that the window in the photo is at least 100 years old. A Connor stated she wanted to see other windows on Parrott to get some context as to what may be appropriate for this house.

T. Seekircher noted the existing windows are a hodgepodge of varying muntin patterns. L. DesBrisay stated the windows on the front are likely original and he is partial to the two (2) over two (2) style. A. Zgolinski commented that the addition is sizeable, and if the windows on the front are remaining, the addition windows should match the original, otherwise it may be visually disruptive. S. Conway commented the new windows should all be double-hung. Board Members agreed shutters should not be on the addition.

The Board recommended Applicants withdraw the current Application, and return with revised renderings detailing the following:

- entrance to the addition and overhang;
- door detailing on antique Dutch Door;
- cut sheets for windows;
- information on window style, proposed muntin patterns, window placement and which windows will remain or be replaced;
- details of French doors on the rear elevation;

- information on gutters and leaders; and
- notes on materials on page 3 to help explain to Building Department what is existing and what is new.

S. Conway made a motion for a public hearing. A Connor seconded the motion and it passed 5-0-0-0.

Board Business

- **Public Comment** – None.
- **Update on Design Standards**
Board Members are continuing to work on the Design Standards.
- **Discussion of 2023 Meeting Schedule**
Board will now be meeting on Tuesdays instead of Wednesdays now that Meetings are hybrid quorum in-person at Village Hall with videoconference and VBOT meets every Wednesday. Discussion ensued as to scheduling. Board will meet once a month and schedule additional meetings as needed. S. Conway will speak with Village Clerk regarding timing of legal notices for public hearings.

- **Approval of Minutes**

September Meeting 09-07-2022 (AZ, SC, LD, TS)

T. Seekircher made a motion to approve the Minutes as amended. S. Conway seconded the motion and it passed 4-0-1-0 (A. Connor abstained).

Adjournment

T. Seekircher made a motion to adjourn. S. Conway seconded the motion and it passed 5-0-0-0. Meeting adjourned at 8:46 p.m.

Submitted by Karen Herbert



Al Zgolinski, Chair

November 1, 2022

Date