

**Village of Cold Spring
Historic District Review Board
Minute Meetings – November 1, 2022**

The Village of Cold Spring Historic District Review Board held a Meeting at Village Hall and via videoconference on Tuesday, November 1, 2022. Members present: Vice Chair Sean Conway, Todd Seekircher, and Andrea Connor (initially via videoconference and subsequently in person at 7:57 p.m. for purposes of quorum). A. Zgolinski and L. DesBrisay absent. S. Conway formally called the meeting to order at 8:22 p.m.

Workshop & Advisory

11 Paulding Avenue, 49.5-4-54, Locally-designated area of the Historic District. Ethan Timm, Architect. Window replacement and exterior renovations of a single-family residential building. Materials shared with participants. (Presentation began at 7:45 p.m. E. Timm lost connection at approximately 7:47 p.m. and reconnected at 7:52 p.m.). A. Connor arrived at Village Hall at 7:57 p.m. to ensure quorum)

E. Timm described building and proposed scope of work, noting he is still in design phase:

- Mid-century building listed as 1.75 stories with existing interior stairs;
- Records indicate house built in 1957;
- Existing windows on second story are in state of disrepair;
- Existing windows are two over two wood windows with solid wood horizontal mullions;
- Vinyl siding over asbestos;
- Replace with aluminum clad wood windows for the second story renovation on west (mountain view), south and east elevations to improve energy performance;
- Second story renovation with new windows and some interior work;
- New windows will mimic style of existing ones (Weather Shield Signature Series);
- No proposed change on front façade (north elevation);
- Replace triangle vent on second story west elevation window with triangle window;
- Window replacements would fit largely within existing rough openings;
- No work to be done on basement or on first floor;
- Bedroom and bathroom may be added to the second story.

E. Timm noted that they intend to improve the insulation in the second story building to reduce energy use and make a more habitable living space.

Board Comment

S. Conway asked if the ultimate plan includes replacing the first story windows. E. Timm replied it is not presently within the budget. S. Conway commented that, while the proposed windows may be of limited visibility from the public right of way, the proposed plan introduces new materials that could affect the whole presentation of the building. The Board also needs to know if the proposed windows on the rear (south) façade are visible from Oak Street. S. Conway noted the small triangular window at the apex would be a unique detail.

T. Seekircher agreed with S. Conway that it would be good for the Board to have some understanding of the eventual plan for the entire building, and further noted the visibility from the rear elevation would be minimal. He further commented that the Board encourages repair of wood windows or sash replacement if possible.

E. Timm asked about requirements for a re-siding of the house. S. Conway noted that the Board has approved removal of a composite siding with wood replacement (clapboard or shingles).

E. Timm will submit an application and provide the Board with a more detailed plan, dimensions of the triangle window, and additional photographs.

New Business

142 Main Street, 48.8-2-51, Nationally-designated area of the Historic District.

Winfried H. Doyle, homeowner Replacement windows on a multi-unit commercial building (six (6) windows in front and of building and five (5) windows in rear of building). Materials shared with all participants.

W. Doyle described proposed plan as follows:

- Replace existing wood windows on second and third floors with Anderson 400 series tilt wash double hung aluminum clad wood windows (inserts).

Board Comments

S. Conway commented it is the responsibility of the Board to maintain the historic fabric of the District. As such, the Board prefers that original wood windows be professionally repaired, or be replaced with new wood windows, or have sashes repaired or replaced. He further commented that new insert windows would reduce the total size of original windows. W. Doyle explained that the windows were restored and new chains added twenty-five years ago. At that time, historic glass was used to replace damaged panes. He further noted that the tenants are rough on the windows and the damage is on the inside glass. The rear windows are not in as bad shape as those in the front in the

building. S. Conway commented that perhaps the Board could consider replacement windows in the rear since that façade faces a parking lot, and is not visible from a public right-of-way. He also suggested that sash replacement could be done with springs as opposed to chains on the front façade windows, to improve performance without a visual impact on the exterior. While the Board recognizes the significant work and cost associated with maintaining historic design and materials, it cannot approve Doyle's proposed plan for insert replacement windows. A. Connor commented that the Board cannot review usage or maintenance but must protect original historic materials in the Village. T. Seekircher agreed the proposed windows would not be approved by the Board.

The Board invited W. Doyle to present alternatives to the Board at the next meeting on December 6, 2022 if he wishes to do so.

46 Paulding Avenue, 49.5-4-54, Nationally-designated area of the Historic District. Enrique Sevilla, homeowner. Replacement of Front Door on a single-family residential building. Materials shared with all participants.

E. Sevilla described the Application as follows:

- Replace existing metal front door with a new wood door to mimic a historic original door in the rear of house;
- New door will be three lights over a solid wood raised panel;
- Glass will be clear;
- Door will be painted or stained appropriate to a mid-century house.

Board Comment

A Connor commented the proposed door is much more appropriate for the house.

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

Board Business

- **Public Comment** – None.
- **Update on Design Standards**
Board Members are continuing to work on the Design Standards.
- **Signage Plan**
S. Conway met with the mayor and ZBA chair about non-conforming and unapproved signage in the Village. Building Inspector Wunner is increasing enforcement of regulations for sidewalk clearance of chairs, sandwich boards etc., extending more than three (3) feet from business storefronts. Violations will be issued for all non-conforming signs. The Board will work with ZBA to address these issues.

- **Approval of Minutes**

October Meeting 10-05-2022 (AZ, SC, ACH, TS)

T. Seekircher made a motion to approve the Minutes as modified. A Connor seconded the motion and it passed by a vote of 3-0-0-2 (A. Zgolinski and L. DesBrisay absent).

Adjournment

A. Connor made a motion to adjourn. T. Seekircher seconded the motion and it passed 3-0-0-2 (A Zgolinski and L. DesBrisay absent). Meeting adjourned at 9:05 p.m.

Submitted by Karen Herbert



January 3, 2023

Al Zgolinski, Chair

Date