

**Village of Cold Spring  
Historic District Review Board  
Minute Meetings – December 6, 2022**

The Village of Cold Spring Historic District Review Board held a Meeting at Village Hall and via videoconference on Tuesday, December 8, 2022. Members present: Chair Al Zgolinski, Vice Chair Sean Conway, and Todd Seekircher. Lloyd DesBrisay appeared via videoconference. Andrea Connor was absent. Al Zgolinski called the meeting to order at 7:34 p.m.

*Note: Due to technical difficulties, the portion of the meeting after 9:35 pm was not recorded. Lloyd DesBrisay was unable to reconnect to the Meeting.*

**Old Business**

**21-23 High Street, 48.8-5-34, Locally-designated area of the Historic District.** Karl Hansen/River Architects, architect. Renewal of and Modification to previously approved application (August 2019). Application materials shared with all participants.

K. Hansen described proposed modifications as follows:

- Rear (west) elevation:
  - Increase size of kitchen windows from 2'0 x 3'3" to 2'6" w x 3'6";
  - Increase width of primary bath window from 2'0 x 3'3" to 3' x 5' to enhance view from bathtub;
- No changes to east or south elevations
- Interior changes noted: first floor elevator space now entry closet and half-bath shifted south to add broom closet

**Board Comment**

L. DesBrisay asked if the rear (west) façade was visible to the public right-of-way. K. Hansen replied that the sole view to this elevation is from the adjacent property. K. Hansen confirmed the master bath window is six (6) inches wider than the kitchen window directly below. K. Hansen explained that the kitchen window design is bound by a small space and location of upper kitchen cabinets on either side of the window. S. Conway had no issue with the modified windows, noting the lack of visibility from public right-of-way. K. Hansen noted the project had not been taken through construction documents as of yet.

S. Conway made a motion to re-approve the application as submitted and the window changes. T. Seekircher seconded the motion and it passed by a vote of 4-0-0-1 (L. DesBrisay voted via videoconference; A. Connor absent).

**2 Locust Ridge, 49.5-2-29, Locally-listed area of the Historic District.** Madeleine Sanchez, Architect; John Hedlund and Kathleen Foley, Homeowners. Modification to previously approved application (January 2022). Application materials provided to participants.

M. Sanchez described modification(s) as follows:

- Previously approved LePage double-hung windows were 32 5/8 inches by 57 3/8 inches for the rough opening, and were chosen in order to match existing windows;
- LePage windows meets Canadian standards (clear opening 4.19 square feet) but not US/NYS standards;
- Since addition windows are new construction, and thus must comply with NYS Building Code current standards for emergency egress (clear opening of 5/7 square feet);
- To meet egress window must be 36" x 65" which would be too large
- LePage can only provide an in-swing or casement window, which would reduce usable floor space inside, or an outswing casement window, which would place the screen on the inside;
- Proposed Parrett Solution: Euro In-Swing Tilt-Turn Casement provides twice the space that a double-hung would provide and screen would be on the inside to match screens on existing windows;
- Window is not visible from public right of way;
- Parrett Window will match LePage sash and interior sticking profiles and muntin will be added.

**Board Comment** – None.

S. Conway made a motion to approve the application as modified to reflect the muntin on the shop drawing. T. Seekircher seconded the motion and it passed by a vote of 4-0-0-1 (L. DesBrisay voted via videoconference; A. Connor absent).

**12 Parrott Street, 49.5-2-44, Locally-designated area of the Historic District.** Craig MacNeil, Owner/Applicant. Architect Lane DeMuro also present. New two-story side addition to a single-family residence. Application materials shared with all participants.

On November 1, 2022 A. Asensio described the Project as follows during a Board Workshop:

- Two-story 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/ rolled 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 relocated 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.

C. MacNeil provided design updates reflecting Board Workshop suggestions to the design:

- Front elevation porch will extend to cover second entrance door instead of separate gable roof;
- Front elevation first and second floors will be in the same vertical alignment; setback may be approximately three (3) feet;
- No changes to right side or left side elevations;
- Two (2) sliding glass doors on lower rear elevation with (2) stationary glass panel windows.

L. DeMuro stated the four-panel rear door will not be visible from any view.

### **Board Comment**

T. Seekircher noted inconsistencies in the renderings of the front elevation second-story windows, specifically, they are drawn as two (2) over two (2), and the bay windows are drawn as single light. The Board considered whether or not the application was ready for a public hearing. S. Conway noted that any inconsistencies in the rendering of the windows can be corrected before the public hearing.

Discussion ensued regarding the proposed rear elevation sliding glass doors leading out onto the grass. T. Seekircher commented that the changes to the front façade is an improvement. He was concerned about the size of the rear sliding glass doors, noting that historically there would not be that much glass in one large opening. The proposed doors slide behind the stationary glass planes, and read too contemporary for the structure. A. Zgolinski commented that French doors would be more in character. Architect L. DeMuro suggested that the center French door could be thirty (30) inches wide instead of thirty-six (36) inches. The flanker widths could be reduced in size and could be fixed side lights instead of doors. S. Conway had no comment on the rear doors as it is a new construction addition and not visible from a public right-of-way.

S. Conway made a motion to set a public hearing on the Application. T. Seekircher seconded the motion and it passed by a vote of 4-0-0-1 (L. DesBrisay voted via videoconference; A. Connor absent).

*Note: Subsequent to loss of video connection at 9:35 p.m., and prior to adjournment of the Meeting, S Conway made a motion to set the date for the public hearing for January 3, 2022. T. Seekircher seconded the motion and it passed by a vote of 3-0-0-2 (L. DesBrisay unable to vote via videoconf - technical difficulties; A. Connor absent).*

### **New Business**

**1 Chestnut Street, 48.8-6-14. Nationally-listed area of the Historic District.** Alex Hillis, St. Mary's Episcopal Church. Construction of a replacement clothing donation shed. Materials shared with all participants.

A. Hillis described the project as a board and batten shed to replace the existing shed. It will be identical to the existing shed, but four (4) feet longer extending to the rear of the property. The extra space is between the man door and the clothing chute.

### **Board Comment**

A Hillis confirmed with S. Conway that the extra length is between pedestrian door and the clothing chute. A Hillis noted the continued generosity of the Village community.

T. Seekircher made a motion to approve the application as submitted. S. Conway seconded the motion and it passed by a vote of 4-0-0-1 (L. DesBrisay voted via videoconference; A Connor absent).

**216 Main Street, 49.5-2-6, Nationally-listed area of the Historic District.** Fredrike Merck, Highlands Choral Society. New signage for Choral Society to be placed next to existing signage for church.

At approximately 8:33 p.m., Applicant was not yet present for the application. The Board opted to review the application after the scheduled workshops.

*Note: Subsequent to loss of video connection at 9:35 p.m., the Board revisited this application. L. DesBrisay was unable to reconnect with the Board and thus did not participate in the Board discussion of this application. Board discussion on this Application continued after completion of the workshops, but was not recorded due to technical difficulties.*

### **Board Comments**

Discussion ensued regarding the proposed new signage. S. Conway commented that it would be better with two (2) four by four posts for appearance and stability. The Board determined the proposed signage did not relate to the existing signage. Application denied at this time pending further information on materials and mounting details.

S. Conway made a motion to table the application. T. Seekircher seconded the motion and it passed by a vote of 3-0-0-2 (L. DesBrisay absent due to technical difficulties; A. Connor absent).

**11 Paulding Avenue, 49.5-3-52, Locally-designated area of the Historic District.**

Ethan Timm, architect. Window replacement and exterior renovations of a single-family residential building. Project was previously the subject of a workshop on November 1, 2022.

E. Timm described the Project as follows:

- Finish out existing attic which has a stairway;
- Existing windows on second-story are in state of disrepair;
- Existing windows are two (2) over two (2) wood windows with solid wood horizontal mullion arrangement;
- Replace with double hung 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 Type 27);
- No proposed change on front façade (north elevation);
- Plan no longer includes removal of triangle vent on second-story west elevation;
- Window replacements would fit largely within existing rough openings;
- Interior and exterior simulated divided light 7/8" putty bar.

E. Timm noted Weather Shield no longer does sash replacement, and while there may be other options, there are cost constraints. E. Timm stated that the rear windows are not visible from Oak Street, and confirmed the windows on both gables would match.

**Board Comment**

S. Conway asked if the current application pertains only to the replacement of second-story windows. E. Timm replied that it did, but an eventual swap out of all windows is contemplated by the owners. S. Conway commented that the replacements must be taller to accommodate egress sash. E. Timm replied that the new windows will be fractionally wider and taller. A. Zgolinski commented that the building is set back from the street. T. Seekircher commented that the rear windows are not visible from the public right-of-way.

S. Conway made a motion to approve the application as submitted. L. DesBrisay seconded the motion via videoconference and it passed by a vote of 4-0-0-1 (L.DesBrisay voted via videoconference; A Connor absent).

## Workshop

**15 Kemble Avenue, 48.12-2-52, Nationally-designated area of the Historic District.** Ann McBride-Alayon, homeowner. Removal of aluminum siding on a two-family residential building. Materials provided to all participants, including photographic examples of other Village properties with different exteriors.

A. Alayon described the building as follows:

- Siding runs along both sides of the entire structure;
- Stucco foundation is crumbling-there is brick underneath;
- Rotting wood underneath vinyl;

Proposed project includes:

- Remove overhang over door;
- Remove stucco foundation and replace with solid brick or brick tile;
- Remove aluminum siding and replace with wood siding and apply a heavy pigment stain;
- New windows with changes to the casing;

A. Alayon asked if she could remove and replace the siding on their residence without capping the neighbor's siding. She will be working with an architect.

## Board Comments

The Board noted the neighbor's vinyl siding would have to be capped and it must be in line with the corner, and this should be discussed with the neighbor. The roofline should fall more naturally with the architecture of the building. Discussion ensued regarding the foundation material. The Board agreed that restoring the foundation to brick and the facades to wood is a great improvement. Regarding the removal of the overhang, A. Zgolinski noted there was a bracket on either side and those are character defining features of this structure, and the Board would prefer that she keep it. The Board also discussed Code regulations for insulation with the homeowner and recommended speaking with the Building Inspector and architect. Application process and Board requirements explained to the homeowner.

**150-160 Main Street, 48.8-5-11, Nationally-designated area of the Historic District.**

Zuzzana Slusaryck, Property Manager and Jeffrey Shantar, Contractor. Replacement windows on a multi-unit commercial building, formerly the hardware store, on the corner of Main and Church. Materials provided to participants.

Z. Slusaryck described the building as old and in disrepair. Presently they are trying to fix exterior windows on dormers on Church Street elevation, and two windows on the Main Street elevation. Interior has been gutted and there is concern about pipes freezing. Z. Slusaryck commented that the owner of the building is an avid restorer of historical buildings. Z. Slusaryck noted the building has been changed over the last two decades, and they would like to keep the integrity of the building.

J. Shantar stated the plan is to renovate both the interior and exterior of the building, thus restoring them to be more in keeping with the original theme of the building. A complete renovation will likely span over two years. There are three (3) apartments one of which is a duplex. They have learned that the building was a church at one time, and facades have been “bumped out” about twelve (12) feet.

Proposed change to dormer windows is as follows:

- Increase width of windows to make them similar to each other;
- Left side dormer windows (Dormer A) would be slightly larger than right dormer windows (Dormer B);
- New Andersen awning windows on third floor in between dormers;
- New windows with divided lights on Main Street elevation;
- All proposed windows will be up to Code;

**Board Comment**

T. Seekircher commented that the larger dormer likely had two small windows with siding in between. He also raised the issue of egress. The Board recommended research on CRIS (Cultural Resource Information System, a website for NYS Historic preservation Office), and the Putnam County Historic Society, to search for a designated building’s character defining features. The Board recognized the concern for fortifying the space for the winter but would like to see a master plan to understand the context of the proposed changes and the materials to be used. Z. Slusaryck replied that at present they just need window approval for heat efficiency.

The Board noted that that wood windows are preferred but aluminum clad wood would be fine. The Board also prefers to see new construction and not replacements. Sash replacement needs to be discussed as well as window trim. Discussion ensued regarding window styles, size and materials. The Board instructed the presenters to return with drawings and submit an application.

## Board Business

- *Public Comment* – None.
- *Update on Design Standards* – Board continues to finalize edits.
- *Signage Plan* – Discussion ensued regarding ongoing issues with unapproved signage in the Village
  - Difficulty in Enforcement – labor intensive process to address all non-compliant parties
  - Signage section of the Zoning Code not yet completed
  - Need standards as to size and materials as they relate to Village aesthetic
  - No CRA at this time
- *Approval of Minutes* - November 1, 2022 Meeting (SC, ACH, TS)

Minutes tabled until the next meeting due to absence of quorum for approval vote (A. Connor absent).

## Adjournment

S. Conway made a motion to adjourn. T. Seekircher seconded the motion and it passed by a vote of 3-0-0-2 (L. DesBrisay absent due to technical difficulties; A. Connor absent. Meeting adjourned at 10:15 p.m.

Submitted by Karen Herbert



January 3, 2022

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Al Zgolinski, Chair

Date