



VILLAGE OF COLD SPRING
**HISTORIC DISTRICT
REVIEW BOARD**

85 MAIN STREET
COLD SPRING, NEW YORK 10516

TEL. 845-265-3611
WWW.COLDSRINGNY.GOV

MEETING MINUTES FOR JANUARY 16, 2024

The Village of Cold Spring Historic District Review Board held a Meeting at Village Hall and via videoconference on Tuesday, January 16, 2024. Members present at Village Hall: Chair Al Zgolinski, Vice-Chair Sean Conway, Todd Seekircher, and Lauren Wallis Hall. A. Zgolinski called the meeting to order at 7:40 p.m.

Chair Al Zgolinski welcomed new member Lauren Wallis Hall to the Board.

Old Business

22 Parsonage Street, 49.5-2-73, Locally-Designated area of the Historic District.

Patrick Daponte & Emily Marsh, homeowners, present at Village Hall. Exterior renovations for a single-family residential building. Materials, including revised and reformatted plans with wood stove removed, were provided to all participants.

P. Daponte described the application as follows:

- Remove and replace siding;
- Remove and replace front porch;
- Replace existing windows with Marvin casement windows;
- New roof and new roof build-up complaint with new insulation code;
- Replace existing front door with wood and glass door;

Board Comment

S. Conway commented that, for the present, the Board will consider the application for the adjustments to the roof pitch, the front porch, replacement door and windows only. A proposed rear addition may be addressed in the future. A. Zgolinski commented that the fiberglass door will be in the rear and thus not visible from the public right of way. S. Conway commented that changing the siding and the windows and increasing energy efficiency in the roof is a great improvement, and the proposed materials comport with the Design Guidelines.

S. Conway made a motion to approve the application as submitted. T. Seekircher seconded the motion, and it passed by a vote of 4-0-0-0.

New Business

10 Julia Lane, Unit Suite 103, 49.5-3-45.1 for Building #1, 1806 Route 9D, Locally-listed area of the Historic District. Joseph Thompson, architect appearing via videoconference; Michael Guillaro, Owner. New shop signage on a multi-unit mixed use property ("The Parlour").

J. Thompson described the proposed signage as follows:

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- Tenant “The Parlour” is below the hanger rod canopy on the building front;
- Sign will be free-standing, channel letter, non-illuminated, one-inch depth, historic type bronze Times New Roman font;
- Signage will compliment the signage that approved for Dancing Dialogue by color but will be different in font style;
- Mounting is concealed;
- There are three tie backs to anchor the awning which are set back approximately one (1) foot.

J. Thompson commented that the proposed signage is intended to be the model for other tenants, to ensure conformity in the appearance of the building.

Board Comment

There was no further comment from the Board.

S. Conway made a motion to approve the application as submitted. L. Wallis Hall seconded the motion, and it passed by a vote of 4-0-0-0.

10 Fishkill Avenue, 48.8-4-59, Locally-listed area of the Historic District. Kenneth & Carol Filimanski, owners, present at Village Hall. Contractor Nick Klemm present via videoconference. Replacement of seventeen (17) windows and two (2) storm door replacements on a single-family residential building. Materials were provided to all participants.

Application described as follows:

- *Front and rear storm doors*
 - Remove existing front storm door and replace with new full view storm door;
 - No change to front wooden/glass door;
 - Remove and replace rear storm door (not visible from the public right of way).
- *Windows*
 - Existing wooden sash windows are original to a 100-year-old house and are drafty, rotted, and moldy;
 - Three (3) vinyl windows on the extension were likely installed in the 1960s;
 - Remove seventeen (17) double hung 2/2 windows (8 downstairs, 9 upstairs)
 - Replace all windows with double-hung Renewal by Andersen Fibrex wood composite 2/2 windows;
 - Interior molding, vinyl siding (installed in 1986) and aluminum trim will not be affected.

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Contractor N. Klemm stated that fibrex appears as painted wood. The windows are maintenance free and will not warp, rot, fade, crack or corrode. He noted that these windows have been used in other landmark/historical communities. He further noted that it is a very clean installation and does not damage the exterior, thereby keeping the house aesthetically pleasing and historically accurate. Klemm commented that the proposed replacement window is custom built and has the highest amount of glass to frame ratio in the industry. He noted that the windows are replacement insert windows, thus existing sashes will be removed and the units will be installed with two (2) sashes and a frame.

Board Comment

Doors

S. Conway commented that the front door replacement is an “in-kind” replacement and the rear door replacement is not visible from the public right of way.

Windows

Discussion ensued about the dimensions of the frames. T. Seekircher asked about the dimensions of the frame and sash before it meets the glass. He further explained to the owners that, although the interior molding will not be affected, the Board’s purview concerns the exterior appearance of the building. A. Zgolinski explained that the replacements, as presented, could result in a potential (3) inch reduction of glass, which is quite noticeable. He further commented that some of the windows are smaller than others to begin with.

K. Filmanski noted that the sides and rear are not visible from the public right of way. Board members agreed that the alley and rear sides of the building are not visible from the public right of way. Moreover, while the garage side is somewhat visible, the Board can be more flexible given the distance of that façade from the street. The Board’s main concern is the five (5) windows on the primary facade.

A. Zgolinski asked if the fibrex is paintable. N. Klemm replied that the windows can be primed and painted but then will require maintenance.

The Board asked for additional information on the dimensions of the front windows to approve the replacements. T. Seekircher further noted that cut sheets from Andersen for the front windows must be submitted.

S. Conway made a motion to approve the application as modified (front five windows are not included pending further information). T. Seekircher seconded the motion, and it passed by a vote of 4-0-0-0.

Workshop 1

89-91 Main Street, 48.12-2-31, Nationally-Designated area of the Historic District. Cathryn Fadde, tenant; Greg Pagones, Owner; Steve Smith, contractor for applicant, present at Village Hall. New windows on single-family residential building. Materials were provided to all participants.

S. Smith described the subject property as a cottage dating back to the early 1800s. The windows are not original to the structure and have no weights. The back wall of the house has been renovated, and

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the existing 1/1 windows there were covered with plywood. There are no divided lights on the structure except for the front door. S. Smith noted that the house sits far back on the property and can hardly be seen from the street.

Application proposes the following:

- Remove and replace the front door with either divided light pane or single pane glass;
- Remove existing three (1) front windows (one is vinyl clad and the others are wood with no weights);
- Tenant will decide if she wants truly divided light windows with a thicker muntin;
- Vinyl clad wood, all wood windows, or all wood window with divided light can be considered. Extruded vinyl windows are the least desirable quality. S. Smith noted that vinyl clad wood permits the tenant to choose her desired color, in this case, a pebble gray terracotta.

Board Comment

T. Seekicher commented that a divided light, at least on the upper sash, would seem to be more appropriate. L. Wallis Hall agreed. S. Conway suggested that a new 1/1 window could be appropriate and provide a more modern look. S. Smith confirmed the proposed windows were all new construction windows and not inserts.

Windows

Discussion ensued about the pros and cons of the different window materials. S. Conway commented that the Board usually approves aluminum clad wood windows without question, however, vinyl clad wood or composite materials are approved on a case-by-case business based on visibility and other Board criteria. S. Smith commented on the different costs for materials and labor associated with the products. A. Zgolinski commented that cost is not the primary driver for decisions made on Historic District buildings. T. Seekircher noted that the finish and sheen on aluminum is going to be superior to that of plastic. He further commented that, while the Board does not have purview over color, it does as to material finish. S. Smith produced a material sample and the Board members concluded that new construction Marvin 2/1 vinyl clad windows were acceptable. T. Seekircher noted that his approval was, in part, based upon the building's significant distance from Main Street.

Front Door

Discussion ensued about the front door. The Board determined that a divided glass front door (Option #2) was more historically accurate than a full glass door (Option #1).

S. Conway made a motion to approve door Option #2 and window Option #1. T. Seekircher seconded the motion, and the motion passed by a vote of 4-0-0.

Board Business

- *Public Comment* – None.

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- *Approval of Minutes: November Meeting, 11-07 2023 (AZ, SC, TS)*
Motion: Approve as modified Made By: S.C. Second: T.S. Vote: 3-0-0
- *Approval of Minutes: December Meeting, 12-05-2023 (AZ, SC, TS)*
Motion: Approve as modified Made By: S.C. Second: A.C.H. Vote: 3-0-0
- Discussion of 2024 Meeting Schedule – The Board will not meet on Election Day, November 5, 2024.

Adjournment

S. Conway made a motion to adjourn the meeting. T. Seekircher seconded the motion, and it passed by a vote of 4-0-0-0.

Meeting adjourned at 9:12 p.m.

Submitted by Karen Herbert



March 5, 2024

Al Zgolinski, Chair

Date