

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Monthly Meeting
1-24-18**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday July 12, 2017.

Members Present: Chair Al Zgolinski and board members: Sean Conway, Carolyn Bachan, Andrea Connor and Kathleen Foley. The meeting was called to order at 7:30 pm.

VOTING SESSION

7 Market Street, Nationally-listed area of the Historic District 48.12-1-81: Revisions to a previously approved application, including window and door modifications on east façade.

- James Curley (applicant) appeared before the board and presented a specification sheet for the proposed vinyl clad, two over two simulated divided lights window. It is vinyl-clad and will have 4 1/2" wooden trim to match existing.
- HDRB suggested a metal-clad window might be more suitable but acknowledged that Village Design Criteria allow vinyl-cladding.
- Previous application for approved storm windows is now unnecessary
- Applicant to confirm windows are sized for emergency egress.
- A. Connor made a motion to accept the proposed window. C. Bachan seconded and the motion passed with Connor, Bachan and Conway voting "yes" and Foley voting "no." Zgolinski was not yet in attendance.
- Applicant will return to the next HDRB meeting with proposal for the door modifications.

WORKSHOP SESSION

20 The Boulevard (The Kemble Property). Nationally-listed area of the Historic District: Exterior restoration and modifications.

- Bonnie Franson, from Nelson, Pope and Voorhis (NP&V) a consultant to the board presented summarized the draft report prepared by her office. She noted that:
 - Concerns remain about disturbances to site, especially location of utility trench and location of utility services in general
 - The report includes a review of the site for compliance with NYS coastal water requirements.
 - Once the SEQR process begins, no alterations can be made to the site except for archeological investigations
 - Applicant needs to make minor changes to application documents
 - Existing addition is salvageable and could be repaired. The architect believes changes to the new addition will be dependent upon the final design. A final determination will be made upon submission of the design.

- HDRB will review the draft report within a week and return comments to Franson. Franson to include Joe Diamond's comments.
- It was confirmed that utility services will run along the existing driveway.
- For Franson to complete her report, the applicant will need to submit drawings that provide a site plan for the archeologist's report to be completed
- Steve Tilly, applicant's architect, presented preliminary plans and elevation drawings of the addition. He noted that the existing addition was likely built around 1910 and is in poor condition. Tilly suggested that it should be demolished. In support of demolition he also noted that the structure has "lost all historic architectural integrity."
- The footprint of the proposed addition falls within guidelines set by Scenic Hudson
- K. Foley asked whether applicant has considered a detached garage. The matter was discussed but no determination was made.
- The style of the proposed windows was discussed with an eye toward comparable dwellings in the area.
- HDRB suggests a separation between the addition and core building so that it will not overwhelm the core. Board consensus is that the mass of the addition is problematic, but that the choice of materials and its final location (on the site) may ameliorate these concerns. They agreed that the historic aspects of the buildings and site must be balanced with the applicant's needs for the house they plan to reside in.
- HDRB requested complete plans and elevations for the next workshop.

Butterfield Redevelopment Project, locally-listed area of the Historic District: a) placement of Timme Arch and, b) proposed design modifications to Building 3

- Applicant's architect presented plans and elevations for Building 3, prepared in response to comments from the last workshop. The changes were discussed, and the following were noted:
 - The cupola was originally approved to top the elevator override shaft, but a change to a shed roof was discussed. HDRB consensus is that a shed roof is a better design solution.
- Applicant's architect presented plans and details for location of the Timme Arch. Its original location was 18" from the entrance and it has now 4'-6" from the entrance. This allows the arch to be viewed from all directions.
- Applicant shall provide the safe and perpetual display of the Timme Arch per the conditions of the approval of the demolition C of A.
- Bill Bujarski (representative of the Putnam County Architect) noted that the design is acceptable to the County.
- A poll of the board indicated general acceptance of the design but requested additional engineering details regarding construction and anchoring of the arch to the building structure.
- Bujarski suggested that these details were not in HDRB purview, but board members disagreed citing the arch as a historic artifact.

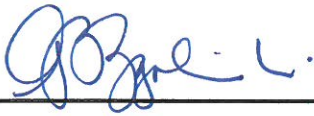
BOARD BUSINESS

- HDRB discussed its budget for the coming year, which will be based upon the previous year with modifications to reflect changes and anticipated new expenses.

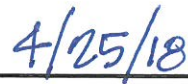
ADJOURNMENT

K. Foley made a motion to adjourn the meeting. A. Connor seconded, and the meeting was adjourned at 11 pm.

Submitted by M. Mell



A. Zgolinski, Chair



Date: