

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Workshop Meeting and Additional Voting Session
2-28-18**

The Village of Cold Spring Historic District Review Board held a workshop and additional voting session at the Cold Spring Village Hall, 85 Main Street on Wednesday February 28, 2018.

Members Present: Chair Al Zgolinski and board members: Sean Conway, Carolyn Bachan, Andrea Connor and Kathleen Foley. The meeting was called to order at 8 pm.

OLD BUSINESS

20 The Boulevard (The Kemble House), Nationally-listed area of the Historic District 48.12-1-13: (a) discussion of design options for rehabilitation of structure and, (b) review of part II of draft Environmental Review Form

Applicant's architect (Steve Tilly) presented revised plans, site plan, elevations, renderings and details. He noted that:

- Per HDRB comments, the garage and new addition are separate structures connected by walkways
- There will be a copper ogee gutter
- The siding exposure is distinctively different on the addition
- Addition will have a brick base, continuous steps and Tuscan columns.

Board Discussion

Board members discussed the revised plans and noted that:

- The breezeway window height should be increased
- The roof slope is slightly steeper on the original building
- The garage and new addition successfully relate to each other
- Revised design "works well," addresses many HDRB concerns and is the direction the project should proceed
- The location of AC units in the well is acceptable
- Pool will require fencing

Part II Environmental Review Form

Bonnie Franson of Nelson, Pope, and Voorhis noted that:

- Tilly should email her the revised design materials, including the site plan
- Franson walked through the EAF and, regarding SEQR she noted that:
 - Part II will be updated

- Per the Department of Environmental Conservation, no work may be performed from December 1 through March 31 to protect wintering eagles
- November 1 through March 31 is the period when work can occur without endangering long-eared bats
- Any proposed SEQR activity changes must be coordinated with the DEC
- Local enforcement officer will monitor project for SEQR compliance
- The next step will be for applicant to prepare EAF Part 3.

11 High Street (K. Gaugler) locally-listed area of the Historic District: 48.8-5-20 (a) SEQR classification and, (b) installation of fence in side yard and re-installation of rear deck.

A. Zgolinski made a motion to declare the project SEQR Type II. K. Foley seconded, and the motion passed unanimously.

Applicant presented revised plans, details and photographs. During the discussion that followed it was noted that:

- Deck supports may be “wrapped” with lattice
- Deck structure and lattice to be painted
- HDRB is comfortable whether applicant installs lattice or not
- HDRB members consensus is that Sono Tube arrangement to be as noted on the drawings
- Deck planking will be pressure-treated wood
- Railings will be cedar

S. Conway made a motion to grant a Certificate of Appropriateness for the fence as submitted. K. Foley seconded, and the motion passed unanimously.

Next, the applicant presented revised plans for a proposed fence. A picket fence that is already installed on the rear of the property will be moved to the front of the property that faces High Street. Each panel of fence will be separated by square posts with a cap. The fence run will terminate with a gate near the façade of the house. A proposed arbor was removed from the application.

K. Foley moved to accept the application as amended. A. Connor seconded, and the motion passed unanimously.

WORKSHOP

24 Parsonage Street, locally-listed area of Historic District 49.5-2-74: (a) Addition to and modifications of structure

The applicants were represented by their architect, Madeline Sanchez. Ms. Sanchez presented the project scope, including: site plan, location plan, building plans and elevations, photographs of existing building,

streetscape photographs, information about adjacent properties, demolition plan and catalogue cut sheets. She noted that:

- The project is a Foundry Workers Cottage style building straddling the border of Cold Spring and Nelsonville
- Existing property is a two-story structure, with a one-story porch and detached garage
- Proposed addition will be at the rear (facing Nelsonville)
- Miscellaneous exterior repairs and renovations will be made
- Adjacent homes have similar rear additions
- The building footprint will remain unchanged
- The garage will be converted into a multi-use space
- The second floor will be expanded to include an additional bedroom and full bath
- Existing structure is 1,130 SF and the addition will increase it to 1,868 SF
- New windows will be installed

Board Comments

Board consensus is that project is entirely suitable and that the materials presented are effectively a complete application. HDRB noted that:

- Board members will make themselves available to conduct a site visit once the original siding is uncovered.
- Possible lead paint mitigation needs to be considered
- It is preferable to keep as much of the original historic fabric as possible
- A public hearing is scheduled for 3-14-18

5 Fair Street. Nationally-listed area of the Historic District 48.8-1-1: (a) Addition to structure.

Applicant presented project scope including plans, elevations and photographs and noted that:


- The rear porch will be replaced and extended.
- The kitchen will be replaced and extended
- A new second floor will be built over the kitchen
- New exterior AC units will be installed
- Driveway to be relocated to other side of house
- Rear fence to be replaced in-kind
- Windows will be added to the dining room that will match the style of existing windows
- Windows on NW elevation will be un-ganged
- Applicant will remove and re-install vent from the rear façade of the original structure
- Proposed porch railings were discussed. If the porch is close enough to grade the applicant may not need railings at all

- There is presently a 6' tall fence on the property that the applicant had questions about for the board. The board members explained that the height of the fence is an issue for the zoning board to consider

ADJOURNMENT

K. Foley made a motion to adjourn the meeting. A. Connor seconded, and the meeting was adjourned at 11:15pm.

Submitted by M. Mell



A. Zgolinski, Chair

Date: