

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Workshop Meeting
3-14-18**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday March 14, 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.

PUBLIC HEARING

24 Parsonage Street, Locally-listed area of the Historic District 49.5-2-74: (a) SEQR classification and (b) Exterior modifications and partial restoration of cottage.

Madeline Sanchez presented the project scope, including: site plan, interior plans, 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)
- Adjacent structures 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

Public Comment – None

Board Comment

- Does the proposed board and batten go all the way around the house? Yes
- Are all windows to be replaced? Yes
- Discussion of porch window muntins
- Although applicant's contractor has recommended removal of all existing siding to eliminate lead paint contamination, HDRB would like to see as much of the original structure retained and suggested other methods (such as encapsulation) of lead paint remediation be considered.
- HDRB requested that location of leaders be shown on the drawings
- C. Bachan made a motion to declare the project SEQR Type II. K. Foley seconded and the motion passed unanimously.

- K. Foley made a motion to approve the application as amended. C. Bachan seconded and the motion passed unanimously.

OLD BUSINESS

32 Market Street, nationally-listed area of the Historic District 48.12-1-39: (a) SEQR classification and (b) installation of perimeter fence.

Applicant presented project scope, including site plan and photographs. It was noted that:

- The existing fence is 6'-0" high, PVC
- There is a high-traffic area adjacent to the property
- A shadow box style fence is proposed
- Fence posts to be 4" x 4" and capped with a simple square cap

Board Comment

- A 5'-0" high fence is allowed in this district
- Spacing of pickets was discussed
- Board requested print-outs of previously emailed materials
- Board requested applicant submit a section drawing of the fence
- K. Foley made a motion to approve the proposed concept with final approval pending submission of requested materials. S. Conway seconded. The motion passed 3-2.
 - A. Zgolinski No
 - C. Bachan No
 - K. Foley Yes
 - S. Conway Yes
 - A. Connor Yes

7 Marion Avenue, Locally-listed are of the Historic District 48.12-2-61.1: (a) SEQR classification and (b) construction of ancillary artist studio.

Project architect James Hartford (River Architects) presented the project scope, including site plan, building plans, elevations, renderings, window cutaway and other cut sheets. He noted that:

- Studio is an updated contemporary construction
- Exterior will be a cement board cladding system with exposed metal fasteners
- Studio will be built upon a galvanized steel structure (above grade)
- Deck will be on the Kemble Ave side of property
- Sliding barn-style door will be cedar and steel
- Windows will be aluminum clad vinyl

Board Comment

- K. Foley made a motion to declare the project SEQR Type II. C. Bachan seconded and the motion passed unanimously
- HDRB likes the design concept and noted it is consistent with that area of the village
- Board asked for pictures of adjacent properties on Kemble to provide context
- HDRB believes the application is sufficient to proceed to a public hearing
- K. Foley made a motion to authorize a public hearing on 4-25-18. C. Bachan seconded and the motion passed unanimously

NEW BUSINESS

135 Main Street (Pasture Antiques), Nationally-listed area of Historic District 48.6-43: (a) SEQR classification and (b) façade and window signage.

Ryan Wagner (owner) described the project scope including photographs and cut-sheets. He noted that:

- Letters will be owner-installed
- Letters will be individually set, fabricated from steel, 10" high and ¼" thick
- Letters will be fastened to only the upper molding rather than the panels
- Exact location of mounting screws is to be determined

Board Comment

- Concern expressed about how sign letters will be affixed to building façade. It was suggested that the letters could be affixed to a board, which in turn would be mounted to the building
- K. Foley made a motion to declare the project SEQR Type II. C. Bachan seconded and the motion passed unanimously
- S. Conway made a motion to approve the application as submitted. K. Foley seconded and the motion passed unanimously

1 Depot Square (The Depot Restaurant), nationally-listed area of Historic District 48.12-2-1: (a) SEQR classification and (b) expansion of existing awing over outdoor seating area

Applicant presented project scope including photographs and material samples. He noted that:

- The existing awing will be replaced with a larger awing extending beyond the bar area
- The awing is seasonal, but the framing remains in place year-round
- The 33'-0" width will not change
- The existing awing extends 10'-0" from the building. The new awing will extend 20'-0" from the building
- The 33'-0" width will not change

Board Comment

- HDRB discussed the change to the building profile that the new awing will create as well as constructions details
- Board discussed the unique nature of the awing and any possible precedents that may be set
- S. Conway made a motion to declare the project SEQR Type II. C. Bachan seconded and the motion passed unanimously
- S. Conway made a motion to approve the application as submitted. A. Connor seconded and the motion passed 4-1.
 - A. Zgolinski No
 - K. Foley Yes
 - C. Bachan Yes
 - S. Conway Yes
 - A. Connor Yes
- Chair Zgolinski noted that his negative vote is based upon his belief that the application is not sympathetic to the historic structure
- A. Connor, speaking for board members casting affirmative votes, noted that:
 - The awing is on the side of the structure, not a primary facade
 - Any impact is reversible
 - Awning is seasonal

MINUTES

K. Foley made a motion to adopt the minutes, as amended, for the following meetings:

- 1-4-17
- 2-8-17
- 4-4-17
- 6-28-17
- 9-13-17
- 10-30-17

C. Bachan seconded and the motion passed unanimously

BOARD BUSINESS

- **20 The Boulevard** – work is ongoing
- **Escrow and Invoice Review** – work is ongoing
- **Chapter 64**
 - Discussion of whether document should be reformatted. It was noted that the Village Board of Trustees is non-committal on this
 - Legislative paperwork to be completed after public hearing is held

ADJOURNMENT

K. Foley made a motion to adjourn the meeting. C. Bachan seconded and the meeting was adjourned at 11:15pm.

Submitted by M. Mell



A. Zgolinski, Chair

4/25/18

Date: