

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Workshop Meeting
4-4-18**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday April 4, 2018.

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

WORKSHOP

4 Stone Street, nationally-listed area of the Historic District: exterior modifications to rehabilitate kitchen.

Applicants Ryan and Erika Trow presented a historic review of the property, with photographs, noting:

- The house was originally built in the 1830-40's.
- House was owned by Robert Parrot in 1867.
- Porch was removed during the 1960's and replaced with cinderblock stoop with iron railing.
- A rear extension was added in the 1980's.
- The original shutters were removed around 2010.
- Applicant purchased property in 2016.

Applicants identified the following proposed scope of work, with plans and exterior elevations:

- Full window restoration
- Repointing of brickwork
- Restoration of front steps and addition of wrought iron railing
- Individually set brick veneer will cover the cinderblock stoop and risers. Proposed treads will be 2 inch bluestone
- Non-original single door will be replaced with salvaged 19th century wood double doors with glazing
- Demolition and reconstruction of rear addition
- Restoration of front porch was considered, but ultimately deemed unfeasible because it would encroach on the sidewalk
- Board questioned whether proposed rear addition will be visible from Cross St.

Board Comment

Board members complimented applicants on the thorough historic documentation and deemed the proposed design approach to be a "good compromise" toward maintaining the historic context. During the Board discussion it was noted that:

- Building code requirements for reconstruction of front steps will need to be considered.
- HDRB recommends applicant meet with ZBA prior to proceeding further with the design for the rear addition.
- HDRB requests submission of material specifications for the next workshop.

- HDRB told applicants that the project may be submitted for review in phases.

20 the Boulevard, nationally-listed area of the Historic District: addition and exterior modifications, partial restoration.

Project architect Steve Tilly presented revised site plan, building plans and elevations. He noted that:

- The footprint is essentially unchanged.
- Owner is considering a geo-thermal heating/cooling system which would introduce the possibility of ground disturbance and possibly a well being dug on the property. This disturbance would need to be documented in the EAF
- Owner wishes to build a "kit" garden shed in the same location as the existing. Shed would be placed on slab or similar foundation. The shed will be added to the site plan drawing.

Board Comment

Board members suggested applicant confer with NP&V consultant, Bonnie Fransen, regarding the shed and copy the HDRB.

NEW BUSINESS

129-131 Main Street (Hudson Hill's), nationally-listed area of Historic District: exterior renovations.

Bob Hayes (co-owner) discussed his desire to rehabilitate the exterior of the building, specifically the Yankee gutters and siding. He also wishes to repair the main roof and raise the roof over the kitchen addition to allow better ventilation.

Board Comment

HDRB concurs that much of the work described would be repair-in-kind work and, as such, not require HDRB review. If, however, new gutters are hung, then applicant will need to submit design details and materials specifications.

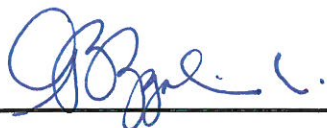
HDRB suggested that more work may be required depending upon what is discovered upon removal of siding. If siding is filled-in as required, it would be repair work not require HDRB approval.

HDRB discussed whether a public hearing would be required for the work anticipated. Consensus is that a determination cannot be made until the final design scope is established.

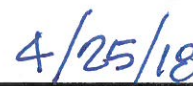
ADJOURNMENT

K. Foley made a motion to adjourn. A. Connor seconded and the meeting was adjourned at 10:10pm.

Submitted by M. Mell



A. Zgolinski, Chair



Date: