

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516
Monthly Meeting
4-11-18**

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 Sean Conway and Carolyn Bachan. Kathleen Foley was absent. The meeting was called to order at 8 pm.

OLD BUSINESS

31 Market Street, Nationally-listed area of the Historic District. Revision of previously approved application: modification of west façade and deck railing, 48.12-1-46

Applicant's architect, Sigler Henderson Studio, presented site plan, building plans, elevations and details of the proposed modifications. Specific items included:

- Garage doors with glazing
- Transom over door 1-04 on North elevation
- Change in deck railing from cable to wooden pickets
- Carriage house will increase in depth at the rear
- French doors on South elevation will shift over slightly from previous plan

A. Connor made a motion to accept the application as submitted. C. Bachan seconded and the motion passed 3-1. A. Zgolinski objects to the design of the proposed design of the proposed garage doors and voted no. K. Foley was absent.

35 Market Street, Nationally-listed area of the Historic District. Revision of previously approved application: modification of window sills, 48.12-1-46

Applicant's architect, Sigler Henderson Studio, presented plans for proposal to replace previously approved steel sills and lintels with blue stone window sills and lintels on south façade where previously there were none.

C. Bachan made a motion to accept the application as submitted. S. Conway seconded, and the motion passed 4-0. K. Foley was absent.

5 Fair Street, Nationally-listed area of the Historic District. SEQR classification, rear addition and creation of exterior basement entry on south façade and determination of readiness for public hearing, 48.8-1-1

C. Bachan made a motion to declare the project SEQR Type II because it is a modification to a single-family home. S. Conway seconded, and the motion passed 4-0. K. Foley was absent.

Applicant presented more details for proposed addition to rear of structure:

- Applicant proposed aluminum clad wood windows
- Existing lighting fixture will remain on rear façade.
- Exposed foundation will be covered with full brick veneer
- Lattice will match existing lattice although the new lattice will not be visible from a public right of way

Board consensus is that the application will require a public hearing. The Board suggested the applicant bring door and window cut-sheets as part of the public hearing presentation. The public hearing is scheduled for 4-25-18.

4 Stone Street, Nationally-listed area of the Historic District. SEQR classification and partial restoration of primary façade and entry stair/stoop 48.12-2-19

A. Connor made a motion to declare the project SEQR Type II. S. Conway seconded, and the motion passed 3-0, with K. Foley and C. Bachan absent.

Applicants Ryan and Erica Trow presented plans and details. They identified the following specific design issues:

- Brick veneer over existing concrete block stoop and installation of 2" thick blue stone cap.
- Custom wrought-iron railing, 1" solid posts, ½ "solid double pickets, molded ornamental cap rail
- Dormer window to be replaced with new window
- Replacement of gable window with salvaged original window
- 6" round copper gutters and downspouts
- 19th Century salvaged, wooden double doors proposed for primary façade
- Stoop hood above door
- Operable cedar, louvered shutters – original shutter hardware is intact on façade of structure
- Dormer window replacement

Board Comment

Board is reluctant to approve any aspect of the stoop until the final design approach is determined. Board members noted that the stoop step risers will need to be made equal and that the blue stone cap will make this complicated.

Board members suggested simplifying the railing detail and requested a plan and installation details.

Board members have no issue with the copper gutters, the salvaged front door or door hood.

S. Conway made a motion to accept the application for the copper downspout, window shutters, front door and windows as submitted. A. Connor seconded, and the motion passed 3-0, with C. Bachan and K. Foley absent.

NEW BUSINESS**8 Furnace Street, Locally-listed area of the Historic District. SEQR classification and window and rear door replacement 48.8-6-21**

Applicant presented scope of proposed work to replace seven windows and the rear door.

Board Discussion

The Anderson "Renewal" window proposed is a solid fibrous material not allowed under the Historic District Guidelines. Anderson Renewal window is a inserted replacement window that would reduce the overall glazing. A full-replacement aluminum-clad window is suggested to meet the guidelines.

Board members requested photographs of each façade in its entirety to facilitate their evaluation of the impact of the window replacements. The Board agreed that full frame replacement windows should be installed on the front façade, but that replacement windows may be acceptable on the side and rear facades where the elevation cannot be viewed from a public right of way. The board will not review doorway as it is out of visible purview.

BOARD BUSINESS

Escrow and invoices were audited.

The next design standards workshop will be held on 4-18-18 at 7:30pm.

The public hearing for Chapter 64 has been scheduled for Tuesday May 1, 2018 (as part of the Village Board of Trustees meeting.)

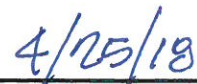
ADJOURNMENT

S. Conway made a motion to adjourn the meeting. A. Conner seconded and the meeting was adjourned at 11:15pm.

Submitted by M. Mell



A. Zgolinski, Chair



Date: