

**Village of Cold Spring  
Historic District Review Board  
85 Main Street, Cold Spring, New York 10516  
Workshop Meeting  
9-26-18**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday September 26, 2018.

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

**OLD BUSINESS**

**129-131 Main St., (Hudson Hill's) Nationally-listed area of the Historic District: SEQR determination and window replacement in rear facade and gutters. 48.8-6-44**

Applicants presented pictures of the proposed gutters and photo elevations. Regarding the existing Yankee gutters on the front façade, they wish to extend the soffit and fascia, remove the existing gutter and replace with K gutters

**Board Discussion**

- Where will the downspouts be located?
- How will the upper roof soffit/fascia be detailed? Applicant proposes to extend it 12", fill in the existing gutter and carry the shingles over.
- HDRB concerned about appearance of new shingles next to existing
- HDRB requested applicant provide a construction detail of their proposal, which will be required by the building inspector
- Rear windows are small and will be one over one with wood trim.
- Larger rear window will be reduced in size to match and will also be one over one with wood trim
- HDRB requested cut sheet and details, suggesting the detail can be drawn onto the photograph (rather than an architectural drawing) to indicate window dimensions
- Applicant will consult with contractor and return to board with detailed drawings and cut sheets.

**NEW BUSINESS**

**2 Kemble Ave, Nationally-listed area of the Historic District: SEQR determination and replacement of roofing shingles 48.8-6-45**

Jeff Tolland, contractor, appeared on behalf of the applicant. He described the project scope to replace the existing roof shingles with new. During the discussion it was noted that:

- Existing and new shingles are both asphalt
- Board discussed whether the project is a replacement-in-kind, which would not require an application for board review
- Existing satellite dish to be removed

- HDRB expressed concern about the appearance at the intersection of the new roof with the roof of the adjoining property. Mr. Tolland replied that step flashing will be used.
- The existing chimney will be re-flashed.

A. Zgolinski made a motion to decline to review the application as it is a repair-in-kind (not requiring review.)  
C. Bachan seconded and the motion passed unanimously.

### **BOARD BUSINESS**

#### **Timme Arch discussion**

Board members visited the installation and during the discussion, the following was noted:

- Who does the arch belong to? Consensus is that it belongs to the property owner, but what happens if the property is sold?
- Arch has been installed without HDRB review
- Arch appears to have been installed properly, but concern was expressed about protection of the arch during construction in adjacent areas
- HDRB would still like to receive building details
- HDRB would like a written acknowledgement from Butterfield Realty that the Arch is a public artifact regardless of future property ownership or leases of the space in which the arch has been installed
- HDRB would like to engage Village Board regarding the installation and protection of the Arch

### **CORRESPONDENCE**

Contractor for Butterfield Realty submitted construction plans, sections and details for installation of the Timme Arch.

### **ADJOURNMENT**

K. Foley made a motion to adjourn the meeting. A. Zgolinski seconded and the meeting was adjourned at 8:55 pm.

Submitted by M. Mell



A. Zgolinski, Chair



Date: