

**Village of Cold Spring  
Historic District Review Board  
85 Main Street, Cold Spring, New York 10516  
Workshop Meeting  
10-24-18**

The Village of Cold Spring Historic District Review Board held a meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday October 24, 2018.

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

**OLD BUSINESS**

**129-131 Main St., Nationally-listed area of the Historic District. Rear window replacement. 48.8-6-44**

Applicant wishes to change the brand of windows previously approved by HDRB (from JELD-WEN to Weather Shield). Applicant submitted new cut sheets and noted that he only plans to replace three windows (of the five approved) at this time.

C. Bachan made a motion to approve the change of window brand for all five of the windows. A. Connor seconded and the motion passed 4-0-1.

**NEW BUSINESS**

**24 Chestnut St, Nationally-listed area of the Historic District. Window replacement. 49.5-3-57**

Applicant presented application and window cut sheet.

C. Bachan made a motion to declare the project SEQR Type II, as it's only a minor modification. S. Conway seconded and the motion passed 4-0-1.

C. Bachan made a motion to approve the application as submitted. S. Conway seconded and the motion passed 4-0-1.

**WORKSHOP**

**124 Main St., Nationally-listed area of the Historic District. Conversion from dining establishment to hotel. 48.8-2-47**

Applicant's representatives presented plans and elevations. The drawings are essentially the same as previously submitted with only minor modifications:

- New front entranceway to have small gable roof
- Existing frieze to be removed. If original historic material is discovered, it will be restored and reinstalled. If there is no evidence of the original material, applicant will design a new frieze similar in style to those in the village
- New signage to be installed as text on an awning
- Proposed changes to iron railings

- New front windows
- A second floor addition at the rear of the building
- Rear façade to match front
- East and West elevations will be altered with new doors, windows, and vents
- Applicant proposed addition of steel fire escape on East elevation
- All doors added will match previously approved front door.
- A. Zgolinski suggested placing HVAC heat pumps and compressors under the windows on the East elevation

#### Board Discussion

During the Board discussion it was noted that:

- Will the rear fire escape be cantilevered or supported from the ground? HDRB consensus is that a floor support is historically more consistent
- Existing entrance door to second floor rooms is not HDRB approved
- Can the mechanical systems be mounted in a less visible location? Under each window?
- Portions of east elevation will be visible from the adjacent parking lot
- New door awing to be asphalt shingle

#### Board Summary

- Provide detail and profile of front frieze. Reuse, if present, or recreate if evidence of original design remains
- Accurately show existing ground floor elevation
- Show proposed front railing and front door per HDRB suggestions
- Explore location of condenser units either below or above window
- Show leaders and gutters
- Rear door to match front door
- Indicated any lighting
- Show fire escape support posts
- Fire escape railing details to match front railing
- Clearly indicate existing, new and/or changing elements

#### MINUTES

S. Conway made a motion to adopt the 6-13-18 minutes as modified. C. Bachan seconded and the motion passed 4-0-1.

C. Bachan made a motion to adopt the 8-22-18 minutes as modified. S. Conway seconded and the motion passed 4-0-1.

S. Conway made a motion to adopt the 9-12-18 minutes as modified. C. Bachan seconded and the motion passed 4-0-1.

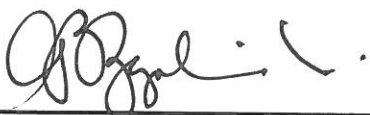
C. Bachan made a motion to adopt the 9-26-18 minutes as modified. A. Connor seconded and the motion passed 4-0-1.

Minutes not yet approved because various board members were absent: 4/11/18, 7/25/18, and 10/10/18.

**ADJOURNMENT**

S. Conway made a motion to adjourn the meeting. C. Bachan seconded and the meeting was adjourned at 10.05 pm.

Submitted by M. Mell



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A. Zgolinski, Chair

Date: