



VILLAGE OF COLD SPRING

85 MAIN STREET
COLD SPRING, NEW YORK 10516
PHONE (845) 265-3611 FAX (845) 265-1002

REFERRAL TO THE ZONING BOARD OF APPEALS AND HISTORIC DISTRICT REVIEW BOARD

REFERENCE NUMBER: 2024-02-003

DATE OF REFERRAL: February 6, 2024

OWNER: James Hartford & Juhee Lee-Hartford

ADDRESS: 5 Furnace Street, Cold Spring NY 10516

PHONE # 646-373-8517

TAX MAP # 48.8-6-34

APPLICANT: James Hartford & Juhee Lee-Hartford

ADDRESS: 5 Furnace Street, Cold Spring NY 10516

PHONE # 646-373-8517

LOCATION: 5 Furnace Street

PROJECT DESCRIPTION: Renovations including: enclose rear porch, 500 SF 2nd Floor addition, install all-electric mini-split heating & cooling system and replace existing front door. Property is located in the historic district and thus requires a Certificate of Appropriateness (COA) from the Historic District Review Board (HDRB) as per §64 of the Village Code.

Variances required by the Zoning Board of Appeals (ZBA) as per §134-7 for Lot Coverage (30% max required, 35.4% proposed) and Side Yard Setbacks (min 5' required on one side and 12.5' combined; 4' 4/14" proposed)

NOTICE: The issuance of a COA from the HDRB is not a Building Permit. A Permit from the Building Inspector **must be issued** before commencing any work.

Greg Wunner, Code Enforcement Officer



VILLAGE OF COLD SPRING

APPLICATION FOR PERMIT

January 1, 2015 (NO OLD APPLICATIONS WILL BE ACCEPTED)

Application is hereby made pursuant to the New York State Building Construction Code, the Zoning Laws of the Village of Cold Spring and the Cold Spring Village Code for a permit for:

New Building Alteration to Existing Premise Addition to Existing Premise Gas

Removal of Existing Fuel Tank Installation of New Fuel Tank Demolition of Existing Premise

Installation of Fireplace, Wood Stove, Pellet Stove or Fireplace Insert Site Work Plumbing

Other Swimming Pool Mechanical Equipment, Generator:

PROVIDE SPECIFIC DETAILS OF PROPOSED WORK IN # 5 BELOW

If a permit is granted, any work done thereunder will conform with the plans and specifications therefor submitted and with the layout &/or plot plan also herewith submitted and shall comply with all applicable laws, ordinances and regulations.

1. Owner: Juhee Lee-Hartford Phone #: 646-373-8517

Address: 5 Furnace Street, Cold Spring, NY 10516

E-Mail: jlh@riverarchitects.com

2. Applicant: same Phone #:

Address:

E-Mail:

3. Property Tax Map Number: 48.8-6-34

4. Location of Property (GIVE SUFFICIENT DETAILS TO PERMIT READY IDENTIFICATION)

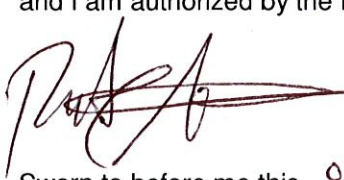
Furnace Street south of Main Street on right hand side- house co-joined to #3 Furnace

5. The proposed use for which application is made:

- Enclose back porch on 1st floor as mudroom/sunroom
- Expand 2nd floor (~500 SF) to add a bedroom, a full bathroom, and closets
- Install new all-electric mini-split heating and cooling system and ERV ventilation system at the second floor
- Replace existing front door with new wood door - similar in appearance but energy efficient

6. LIST OF CONTRACTORS, PUTNAM COUNTY LICENSE & WORKER'S COMPENSATION DISABILITY INSURANCE FORMS MUST BE SUBMITTED BEFORE A BUILDING PERMIT WILL BE ISSUED.

State of New York, County of PUTNAM ss: JUHEE LEE-HARTFORD being duly sworn says: I have read the foregoing application; that the statements and representations made therein are true and correct to the best of my knowledge and belief and I am authorized by the Premise Owner to make this application.

 ROBERT ANTENUCCI
 NOTARY PUBLIC STATE OF NEW YORK
 DUTCHESS COUNTY
 LIC. #01AN6355365
 COMM. EXP. 03/06/2025 (Signature of Applicant or Agent)

Sworn to before me this 02 day of February, 2024
Notary Public, DUTCHESS County

For Office use only: Reference No.

2024-02-003

1
Pd. #150
#174
2/6/24



BUILDING DEPT. REFERENCE #

2024-02-003

ADDRESS OF PROPERTY

5 Furnace Street, Cold Spring NY 10516

TAX MAP #

48.8-6-34

NAME(S) OF APPLICANT

James Hartford & Juhee Lee-Hartford

**HISTORIC DISTRICT REVIEW BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Please complete the following information and submit six copies, along with compiled supporting materials (see checklist) and the required filing fee, by the last Monday of the month. With the exception of signs, applications for Certificates of Appropriateness cannot be submitted without a prior referral from the Building Inspector.

If you have questions or need assistance completing this form, please contact the Village Clerk at 845-265-3611 or vcsclerk@coldspringny.gov.

Incomplete applications or applications received after the deadline cannot be included in the monthly agenda.

Property Owner(s) / Applicant(s)

James Hartford & Juhee Lee-Hartford

Signature

Email Address

jh@riverarchitects.com

jlh@riverarchitects.com

Telephone Number

646-373-8517

Mailing Address

178 Main St. Cold Spring NY 10516

**If the Applicant is not the Property Owner, complete the attached Property Owner's Endorsement.*

Project Narrative

Describe the work you propose in sufficient detail to communicate a clear sense of the project.

- Enclose back porch on 1st floor as mudroom/sunroom
- Expand 2nd floor (~500 SF) to add a bedroom, a full bathroom, and closets
- 2nd floor addition to be contemporary in style with matching metal roof as transitional material & volume
- Install new all-electric mini-split heating and cooling system and ERV ventilation system at the second floor
- Replace existing front door with new wood door - similar in appearance but energy efficient (same type and style as 15 High Street, Cold Spring)

FOR INTERNAL USE ONLY

Date Received _____ Application Sequence Number _____

Application Fee Paid

HDRB Referral

Planning Board Referral

Building Inspector Referral

ZBA Referral



BUILDING DEPT. REFERENCE #

2024-02-003

ADDRESS OF PROPERTY

5 Furnace Street, Cold Spring NY 10516

TAX MAP #

48.8-6-34

NAME(S) OF APPLICANT

James Hartford & Juhee Lee-Hartford

**HISTORIC DISTRICT REVIEW BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

DISCLOSURE OF OFFICIAL INTERESTS STATEMENT

A. Nature and Extent of Interest of any State Official or Municipal Officer or Employee in this Application:

B. Statement of no interest in any State Official or Municipal Officer or Employee in this Application:

The undersigned Applicant making this request certifies by signature on this Disclosure Statement that, in accordance with the Provisions of §809 of the General Municipal Law, except as stated in "A" above, no State Officer, or any officer or employee of the Village of Cold Spring or any municipality of which the Village is a part has any interest in the person or firm (partnership or association) making the above application.

Applicant

James Hartford & Juhee Lee-Hartford

Title

Homeowners

Signature

James Hartford

Date

Juhee Lee-Hartford
5/3/24



BUILDING DEPT. REFERENCE #

2024-02-003

ADDRESS OF PROPERTY

5 Furnace Street, Cold Spring NY 10516

TAX MAP #

48.8-6-34

NAME(S) OF APPLICANT

James Hartford & Juhee Lee-Hartford

**HISTORIC DISTRICT REVIEW BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

CONSENT TO SITE VISITS

To be completed by all applicants, and, if different, property owners.

I, the undersigned, understand that in the normal course of adjudicating an application, it may be necessary for members of the HDRB to inspect, closely and in person, details of my property relevant to the application, during daylight hours. While all considerations will be made to arrange for specific, scheduled, on-site meetings, I understand that this may not always be possible in an effort to process all applications in a timely manner, and I consent to allowing HDRB board members to enter upon and pass through such property in order to inspect the project site, without prior notice and without my being present, to conduct such inspections for the duration of my application's review period. I further acknowledge that in the normal course of such a site visit, HDRB board members may take measurements, take photographs, or create drawings/sketches of property features and elements related to the application.

Applicant

James Hartford & Juhee Lee-Hartford

Signature

James Hartford

Date

5/3/24

Property Owner (if different)

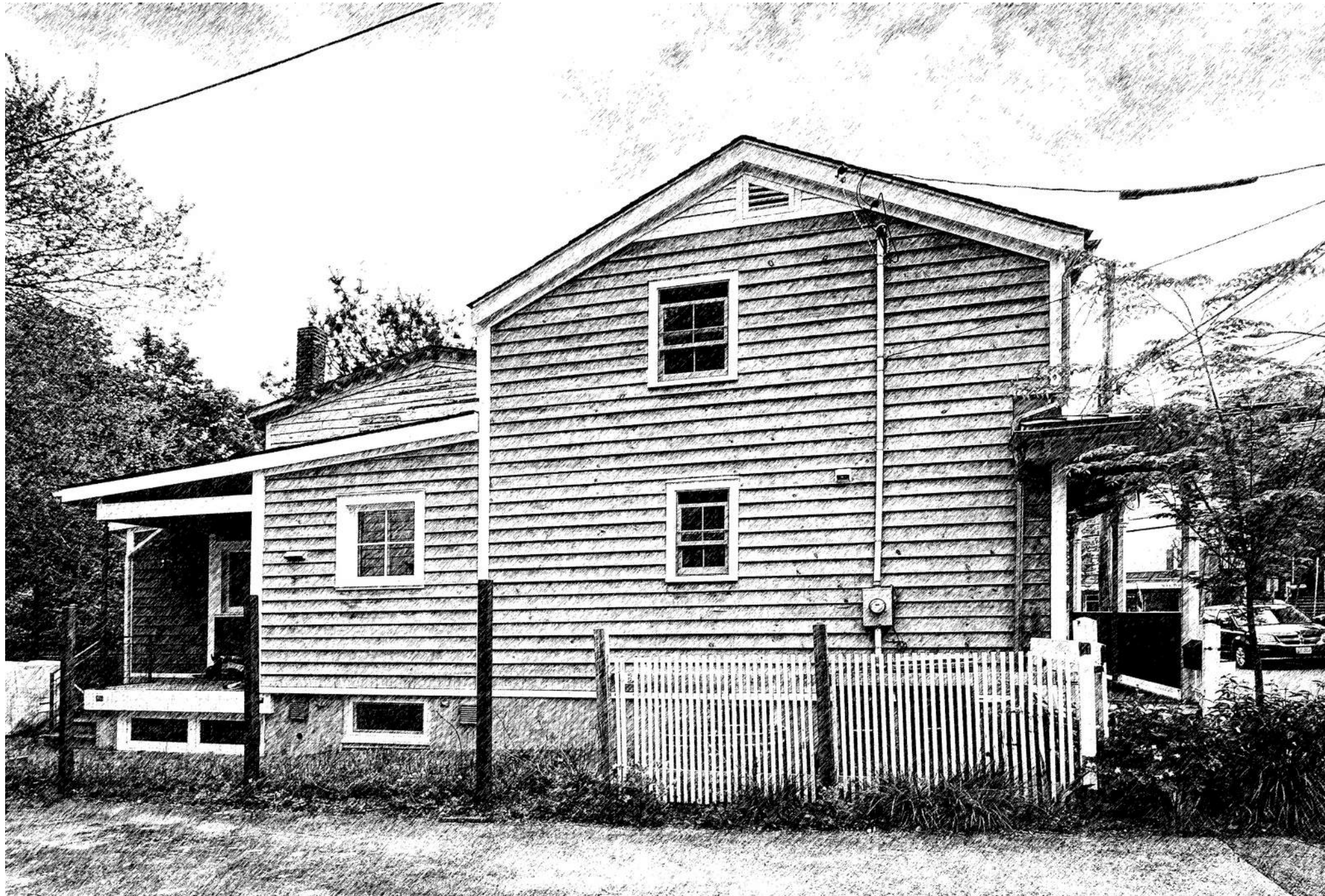
[Signature]

Signature

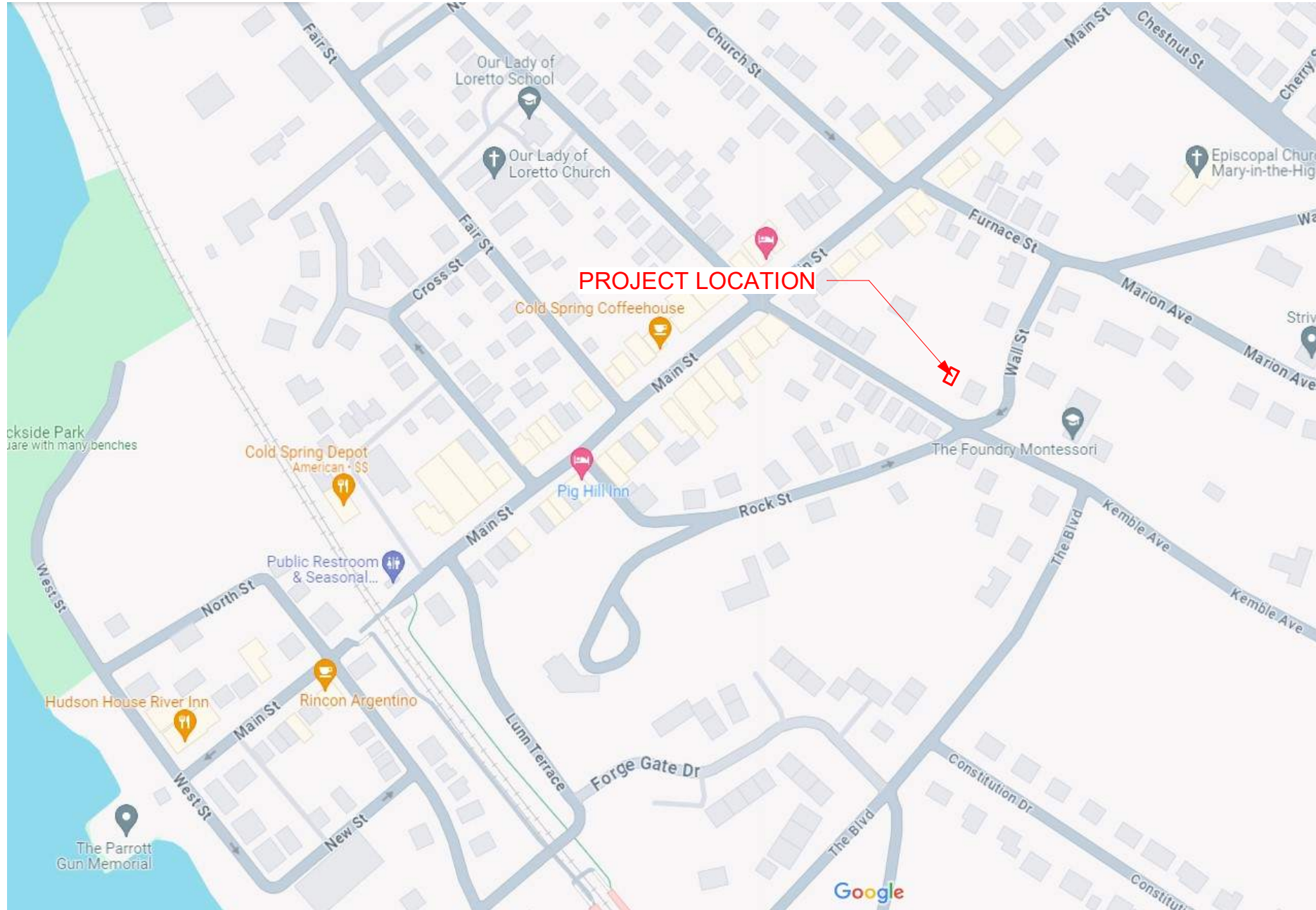
Juhee Lee

Date

5/4/24



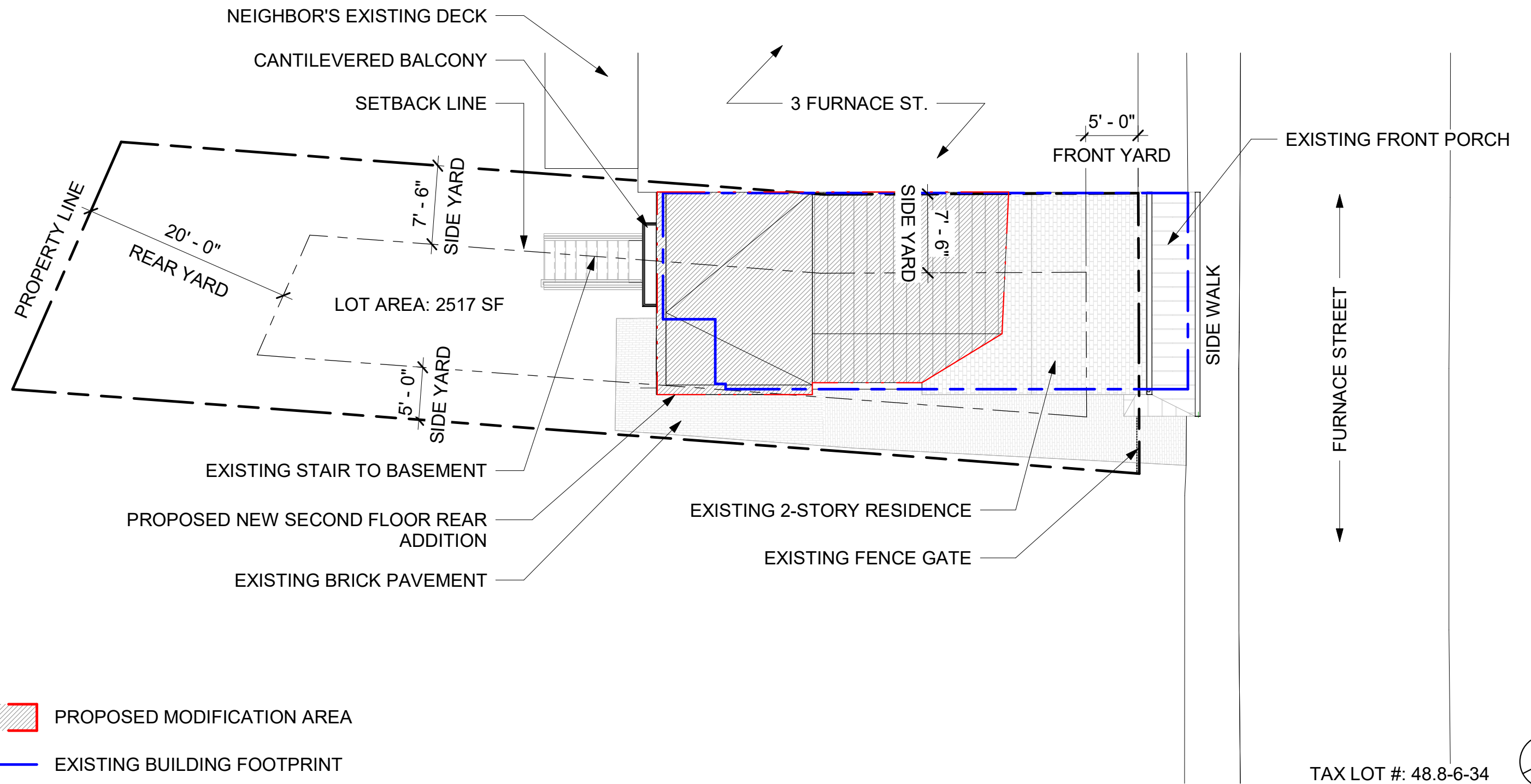
TAX LOT #: 48.8-6-34

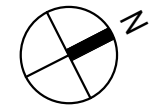
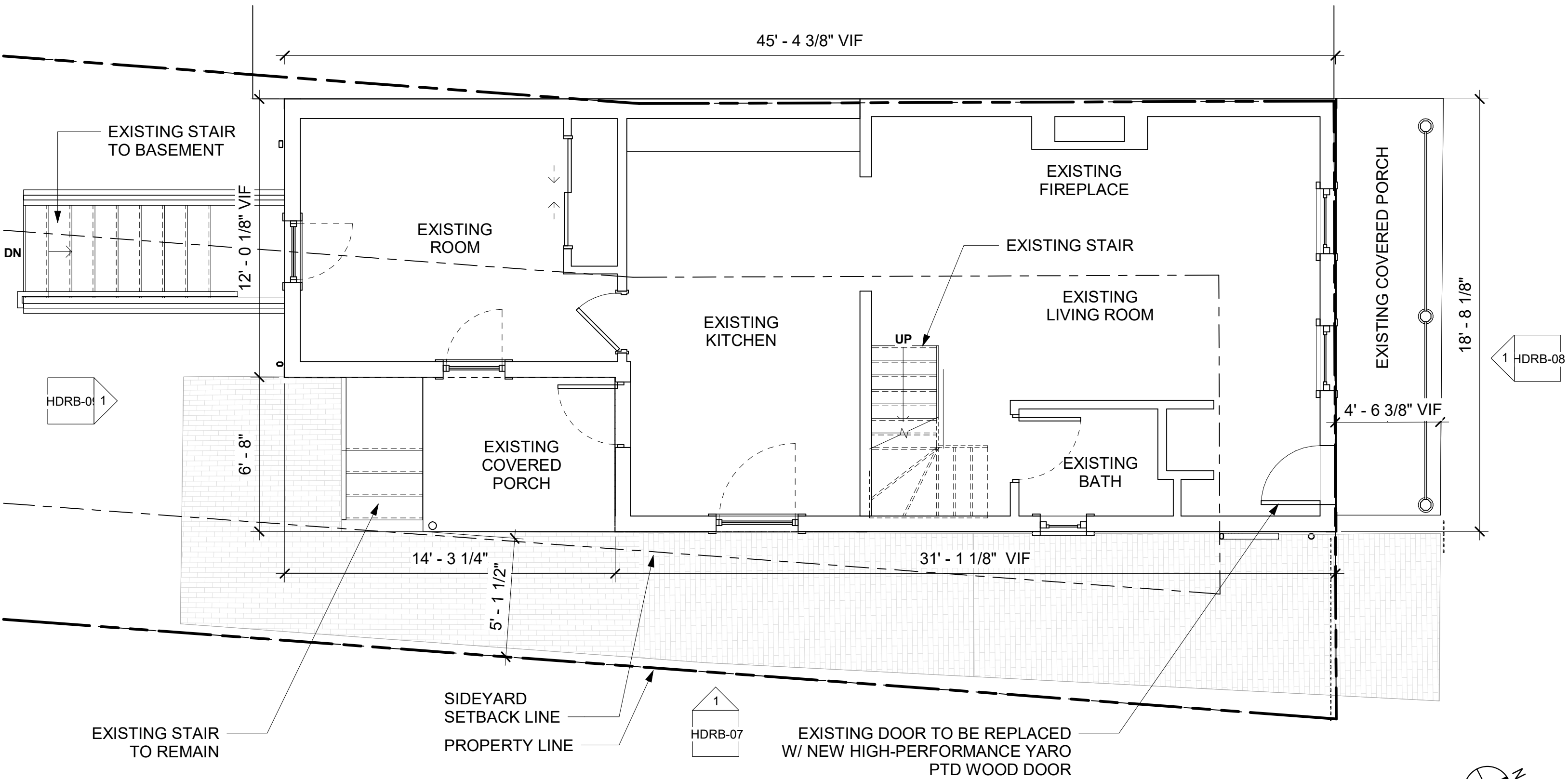


DRAWING LIST-HDRB	
Sheet Number	Sheet Name
HDRB-01	TITLE SHEET
HDRB-02	SITE PLAN
HDRB-03	PHOTOS OF THE EXISTING HOUSE
HDRB-04	EXISTING FIRST FLOOR PLAN
HDRB-05	EXISTING SECOND FLOOR PLAN
HDRB-06	EXISTING ROOF PLAN
HDRB-07	EXISTING SOUTH ELEVATION
HDRB-08	EXISTING EAST ELEVATION
HDRB-09	EXISTING WEST ELEVATION
HDRB-10	PROPOSED FIRST FLOOR PLAN
HDRB-11	PROPOSED SECOND FLOOR PLAN
HDRB-12	PROPOSED ROOF PLAN
HDRB-13	PROPOSED SOUTH ELEVATION
HDRB-14	PROPOSED EAST ELEVATION
HDRB-15	PROPOSED WEST ELEVATION
HDRB-16	PERSPECTIVE VIEW FROM STREET
HDRB-17	PERSPECTIVE VIEW FROM BACKYARD
HDRB-18	PRODUCT - ROOF PANELS
HDRB-19	PRODUCT - CORTEN STEEL WALL PANEL
HDRB-20	PRODUCT - WINDOWS
HDRB-21	PRODUCTS - CABLE RAILING & DOOR

NOTE:

- 1. REFER PROPERTY LINE TO SURVEY
- 2. ZONING CODE 134-2 DEFINITION OF "AREA BUILDING" DEFINES AREA AS TAKEN AT GRADE PLANE





REMOVE WINDOW, PREPARE
OPENING FOR NEW ADDITION

9' - 6 3/4" VIF

9' - 5" VIF

10' - 3 1/2" VIF

EXISTING
BEDROOM

EXISTING
STUDY

EXISTING ROOF TO BE REMOVED

18' - 8 1/2"

HDRB-01 1

1 HDRB-08

6' - 8 1/4" VIF

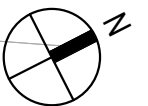
EXISTING
BEDROOM

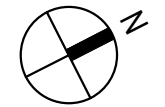
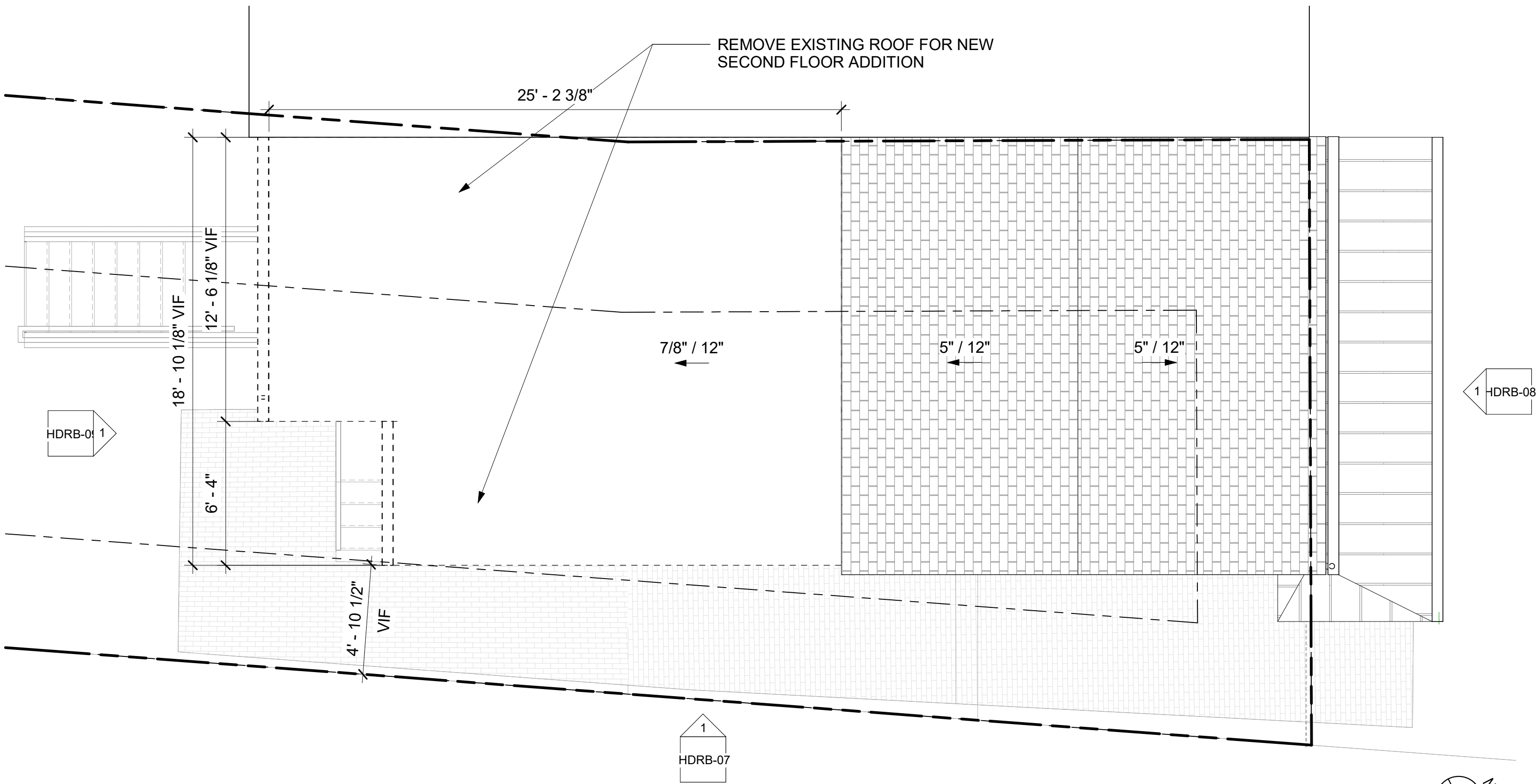
DN

20' - 8 1/2" VIF

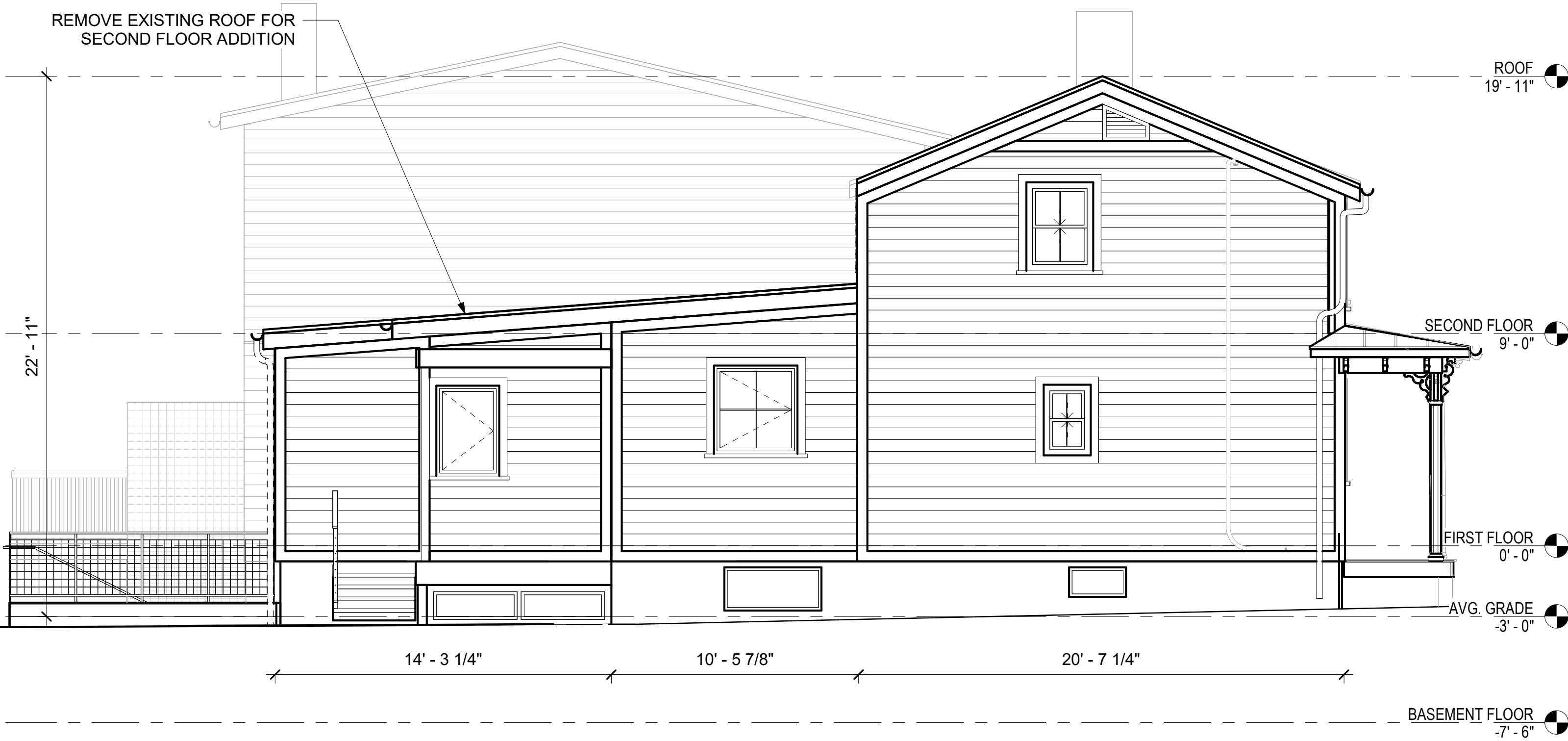
EDGE OF EXISTING ROOF

1
HDRB-07



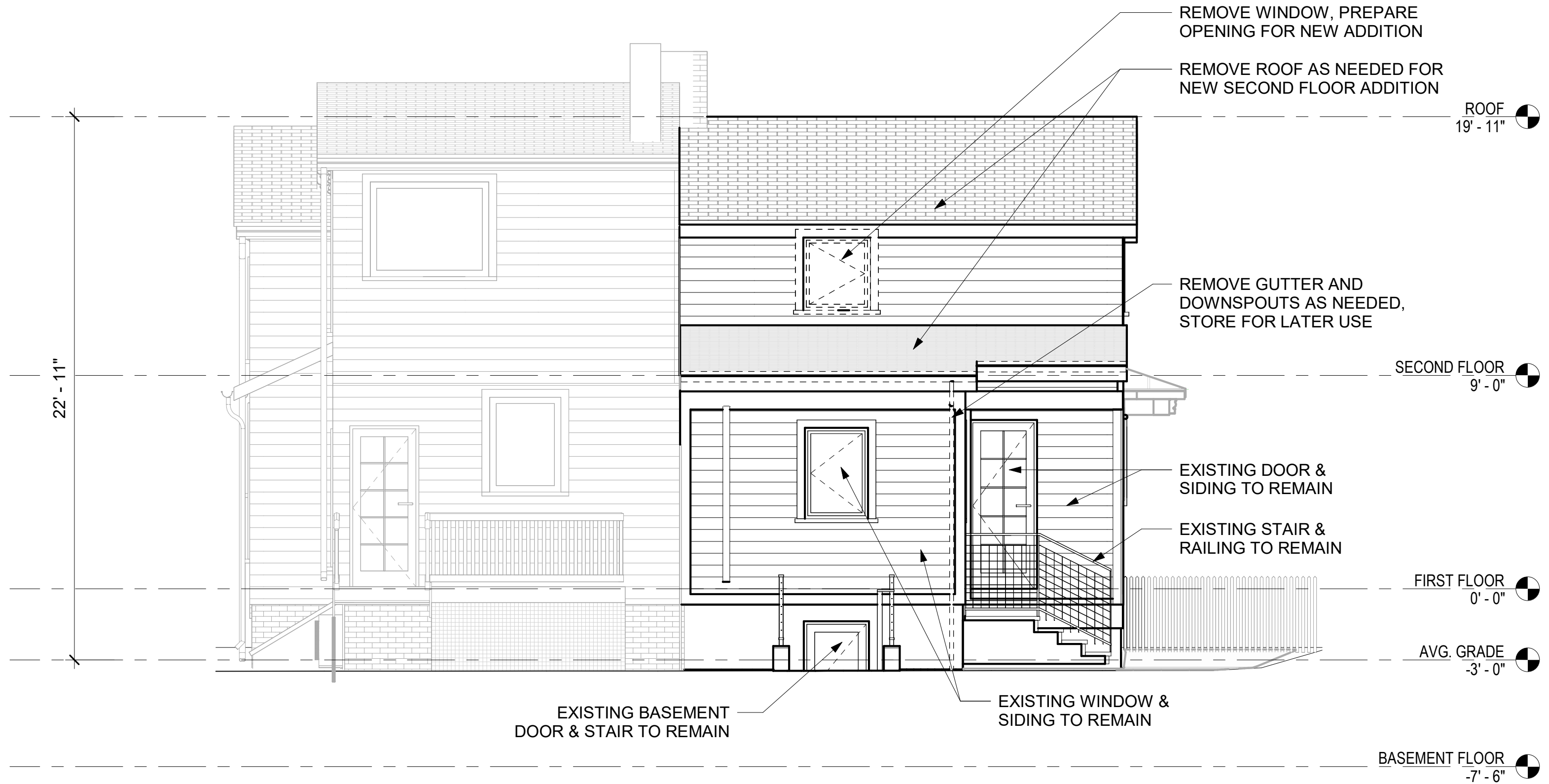


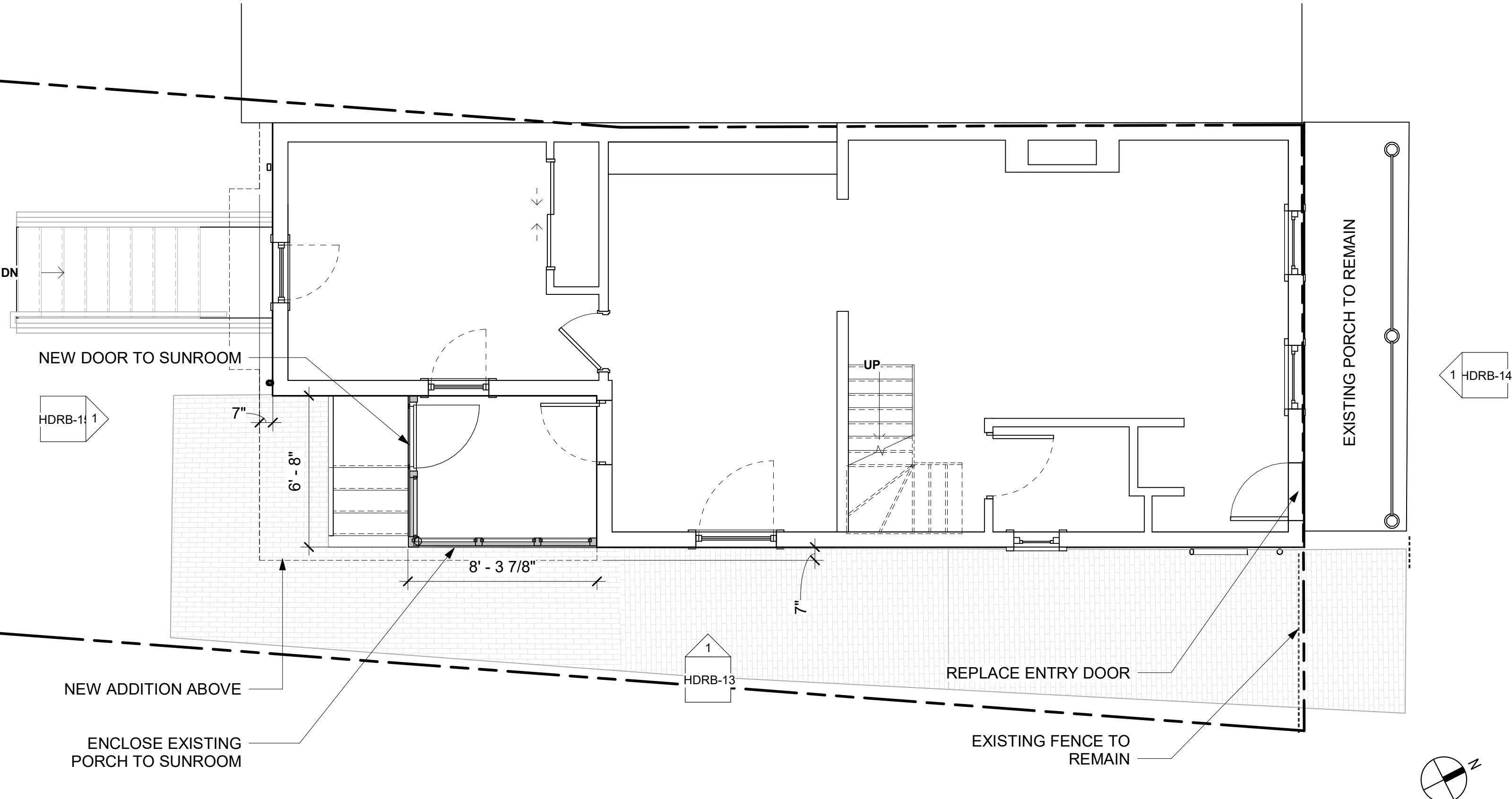
REMOVE EXISTING ROOF FOR
SECOND FLOOR ADDITION





ENTRY DOOR TO BE REPLACED, NO OTHER CHANGES TO FRONT ELEVATION





DN

NEW DOOR TO SUNROOM

HDRB-1: 1

7"

6' - 8"

8' - 3 7/8"

7"

1
HDRB-13

REPLACE ENTRY DOOR

NEW ADDITION ABOVE

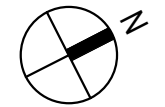
ENCLOSE EXISTING
PORCH TO SUNROOM

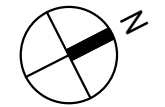
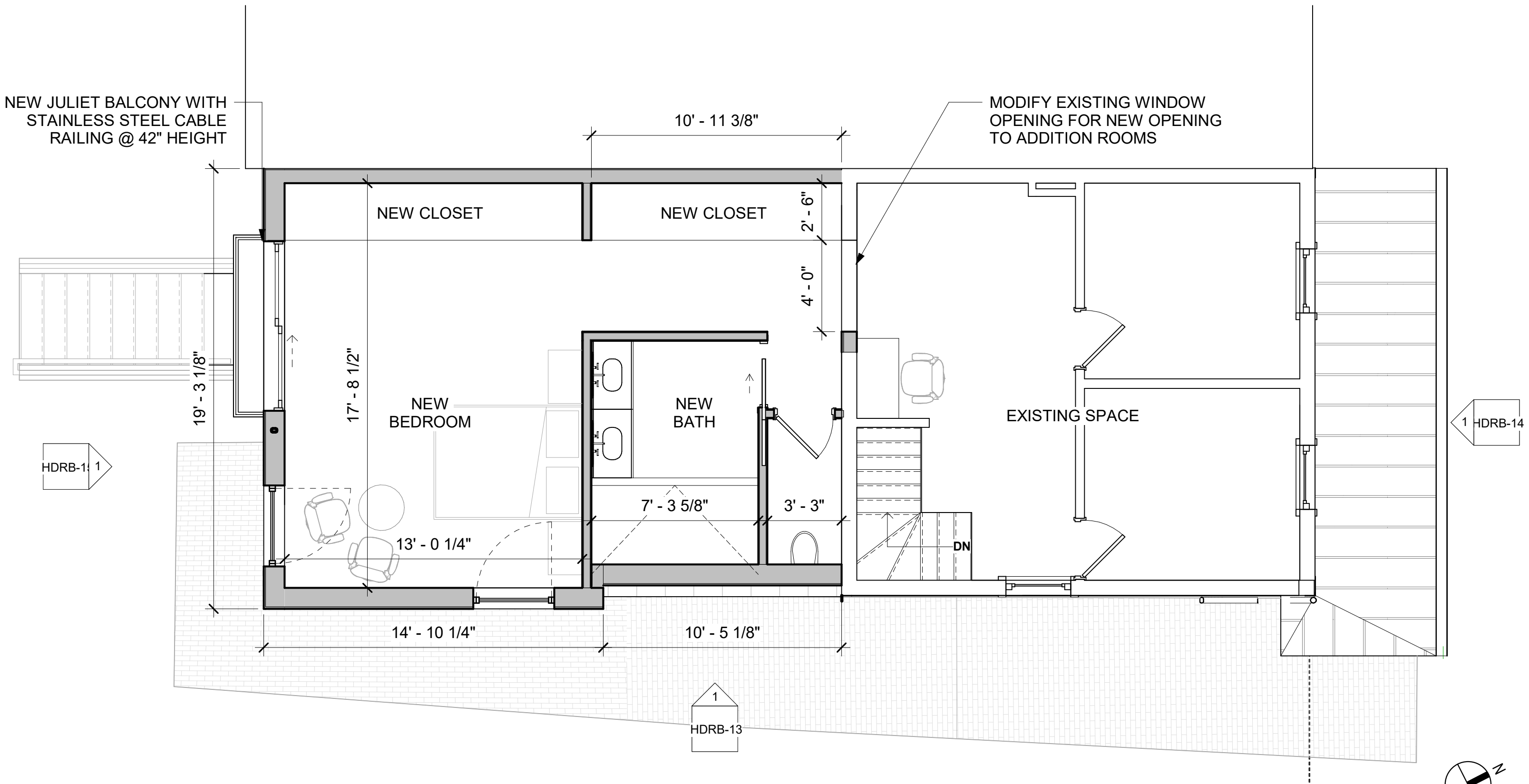
EXISTING FENCE TO
REMAIN

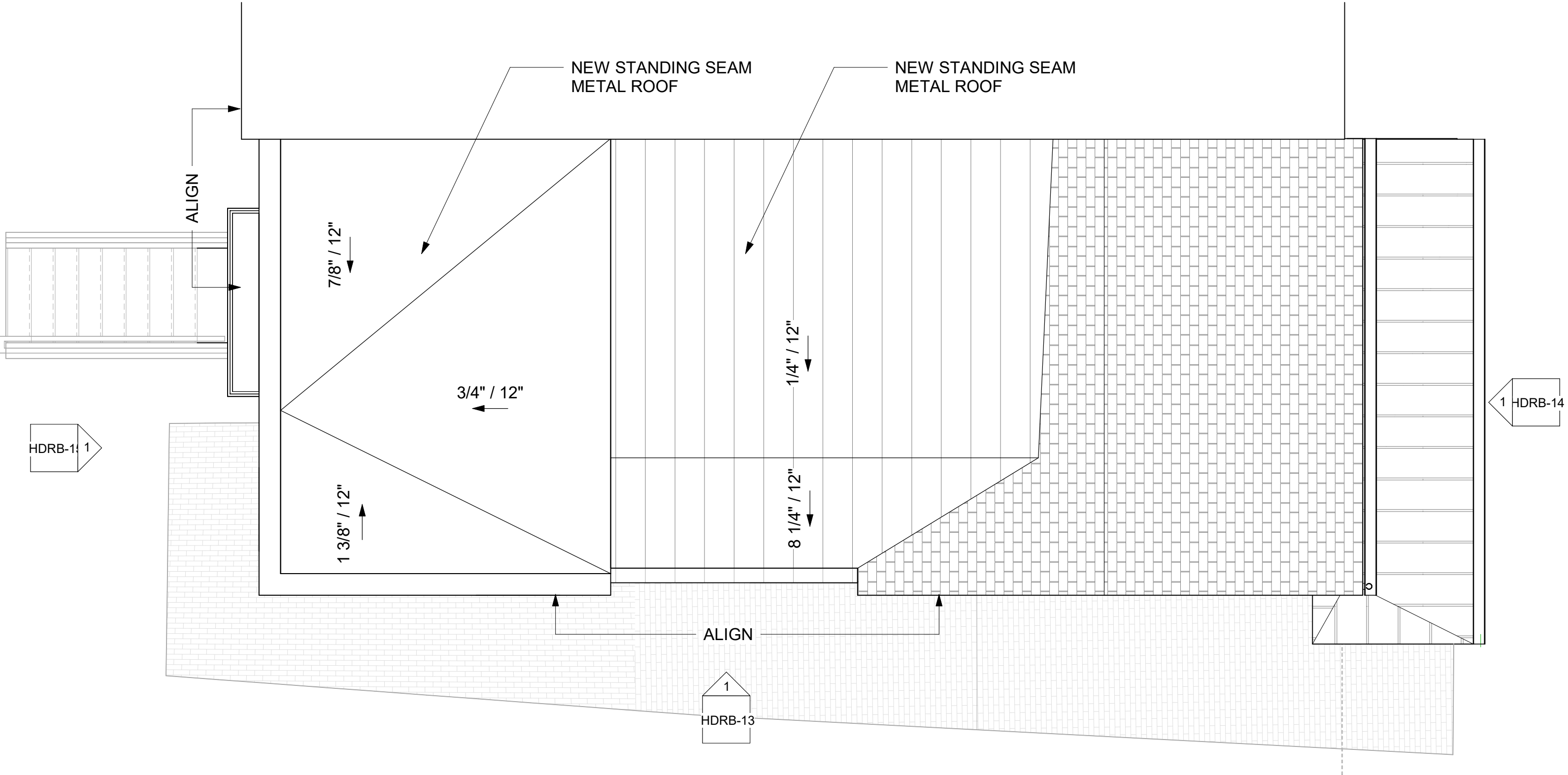
EXISTING PORCH TO REMAIN

1 HDRB-14

UP



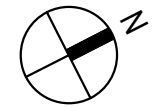




HDRB-1: 1

1 HDRB-14

1
HDRB-13



NEW TRIPLE-GLAZED HIGH PERFORMANCE WINDOWS

CORTEN PANEL

ANGLED WALL - 5 DEGREE TOWARDS INTERIOR SPACE

ALIGN W/ EXISTING ROOF EAVE

EXISTING STAINED SIDING

ROOF
19'-11"

EXISTING WINDOW (TYP)

SECOND FLOOR
9'-0"

FIRST FLOOR
0'-0"

AVG. GRADE
-3'-0"

1'-6" V.I.F.

7"

9 3/4"

ENCLOSE COVERED PORCH TO BE ENCLOSED TO CREATE NEW SUNROOM. LOWER PANELS TO MATCH EXISTING FRONT PORCH - ALL TRIM TO BE PAINTED WOOD

EXISTING BASEMENT CLERESTORY WINDOWS (TYP)

NEW SECOND FLOOR ADDITION BEHIND,
NOT VISIBLE FROM STREET ELEVATION



ROOF
19' - 11"

SECOND FLOOR
9' - 0"

FIRST FLOOR
0' - 0"

AVG. GRADE
-3' - 0"

REPLACE EXISTING DOOR WITH NEW
HIGH-PERFORMANCE YARO DOOR. PTD
WOOD FIN. (REFER TO PRODUCT PAGE)

EXISTING PANEL TO BE USED AS
REFERENCE FOR SUNROOM









PROPOSED STANDING SEAM METAL ROOF AT REAR ADDITION



Product Description

TwinLok™ metal roof panels offer an economical option for building owners. This mechanically double-locked standing seam roof system is available with a 1-1/2" or 2" seam and 12", 16" or 18" coverage width.

Design Characteristics

- Available with 1½-inch or 2-inch seam
- Mechanically double-locked interlocking seam
- Designed for use on slopes of 2:12 and above (with a solid deck and underlayment)
- Heavy concealed clips allow thermal movement
- Factory-applied hot-melt seam sealant
- Center of panels can be striated or flat
- Available widths for TwinLok 1.5: 12, 16 and 18-inch
- Available widths for TwinLok 2.0: 12, 16 and 18-inch

Available Materials

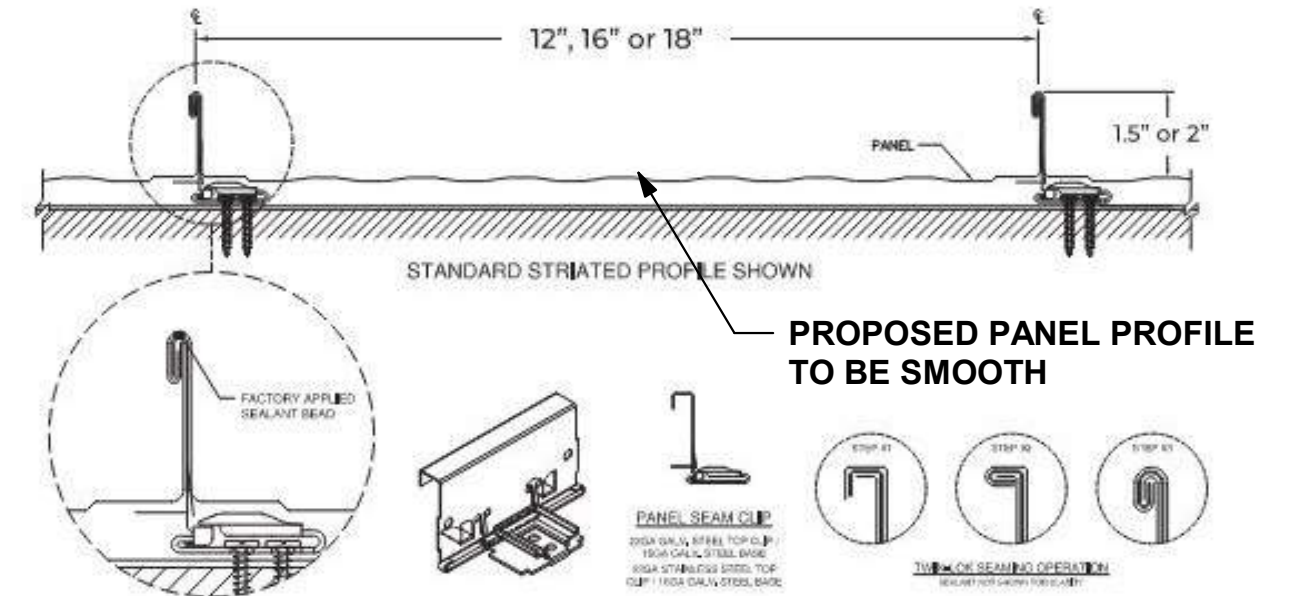
- Steel: 24 and 22-gauge
- Aluminum: .032" and .040"
- Zinc: 0.8mm and 1.0mm

Product Testing

- UL-580 Class 90 windstorm rating
- ASTM E-283 air infiltration
- ASTM E-330
- ASTM E-331 water penetration
- ASTM E 1592 uniform static air pressure

Warranties

- 20-year finish warranty for Kynar® coating
- Materials and workmanship warranty
- Weathertight warranty on qualifying applications



IMETCO is a registered trademark of Innovative Metals Company, Inc.

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www.imetco.com • (800) 646-3826



PRODUCT CUTSHEET FROM WESTERN STATES METAL ROOFING

WESTERN REVEAL®

Horizontal or Vertical Installation. Available in A606-4 (aka Corten®) or Bare Cold Rolled Steel



MIX AND MATCH DIFFERENT REVEALS, FACE SIZES, AND WIDTHS

SPECIFICATIONS

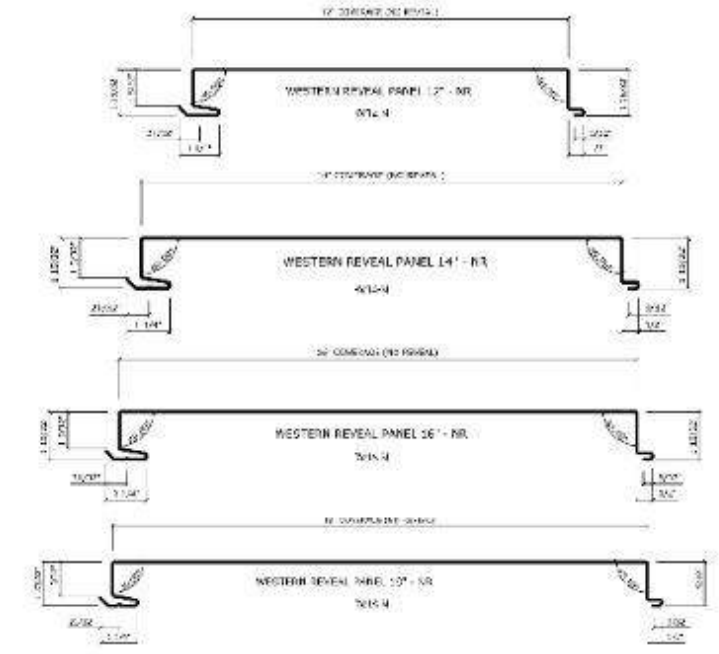
- Material Type: Western Reveal®
- Rib Height: 1.5"
- Panel Face: 12", 14", 16", 18"
- Panel Reveal: 1", 2", 3", or No Reveal
- Available Gauges:
 - A606-4 (aka Corten®): 22
 - Bare Cold Rolled: 22
- Substrate: A606-4 or Bare Cold Rolled
- Fasteners: Concealed
- Panel Length: 1' to 35'
- Installation: Over a solid substrate

Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel fasteners with a painted brown screw head.

RECOMMENDATIONS AND CAUTIONS

- A606-4 and Bare Steel performs best in environments with low humidity
- Load calculations and load tables DO NOT APPLY TO ANY A606 OR BARE STEEL PRODUCT.
- A606-4 should not be used with dissimilar metals other than stainless steel. This will decrease the lifespan of the product.
- Screws and clips for A606-4/Corten MUST be stainless steel. Screw head will be painted brown.
- Underlayment should be a HIGH TEMPERATURE UNDERLAYMENT.
- Not recommended near salt spray environments and frequent rain locations as it will shorten the life expectancy of the products.
- Acid washing will degrade steel performance.
- Rust runoff will likely stain the surrounding surfaces.

No Reveal



When the panels are installed side-by-side horizontally, the reveal forms a vertical gap between panels - making your project even more fascinating. Mix and match panels for a unique design.



1" Reveal



2" Reveal

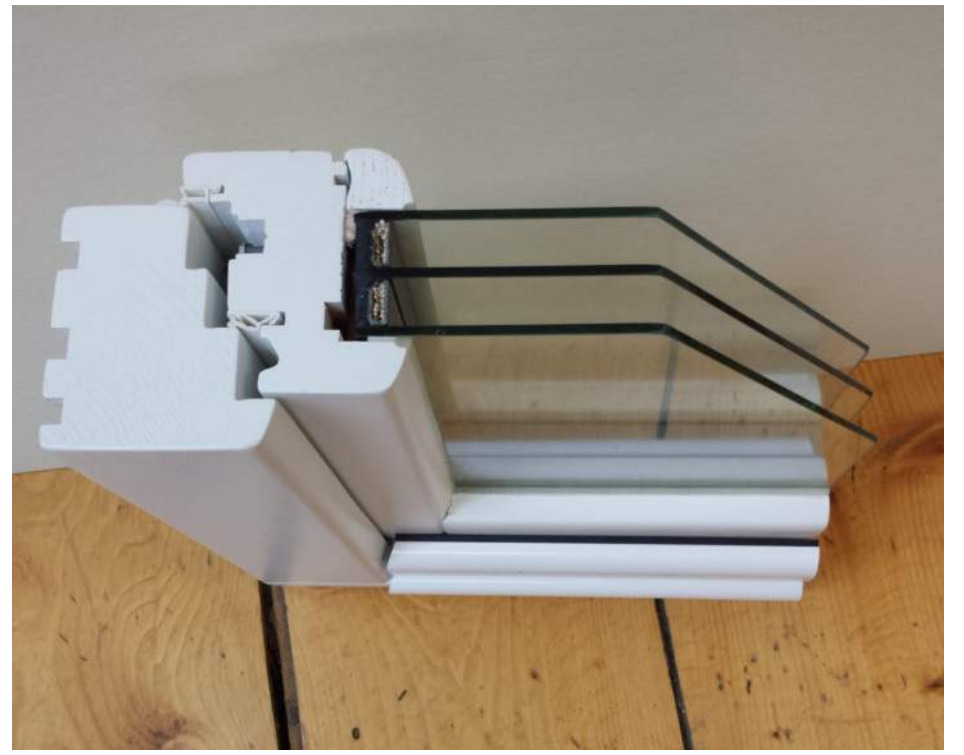


3" Reveal



No Reveal

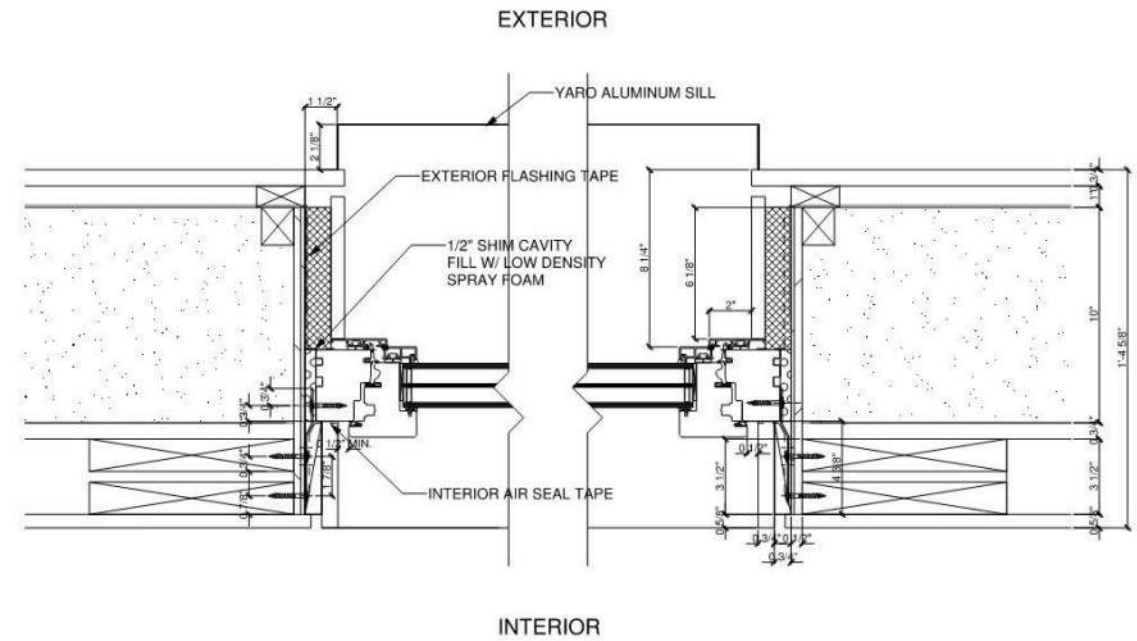
EXAMPLES OF CORTEN STEEL PANEL APPLICATIONS



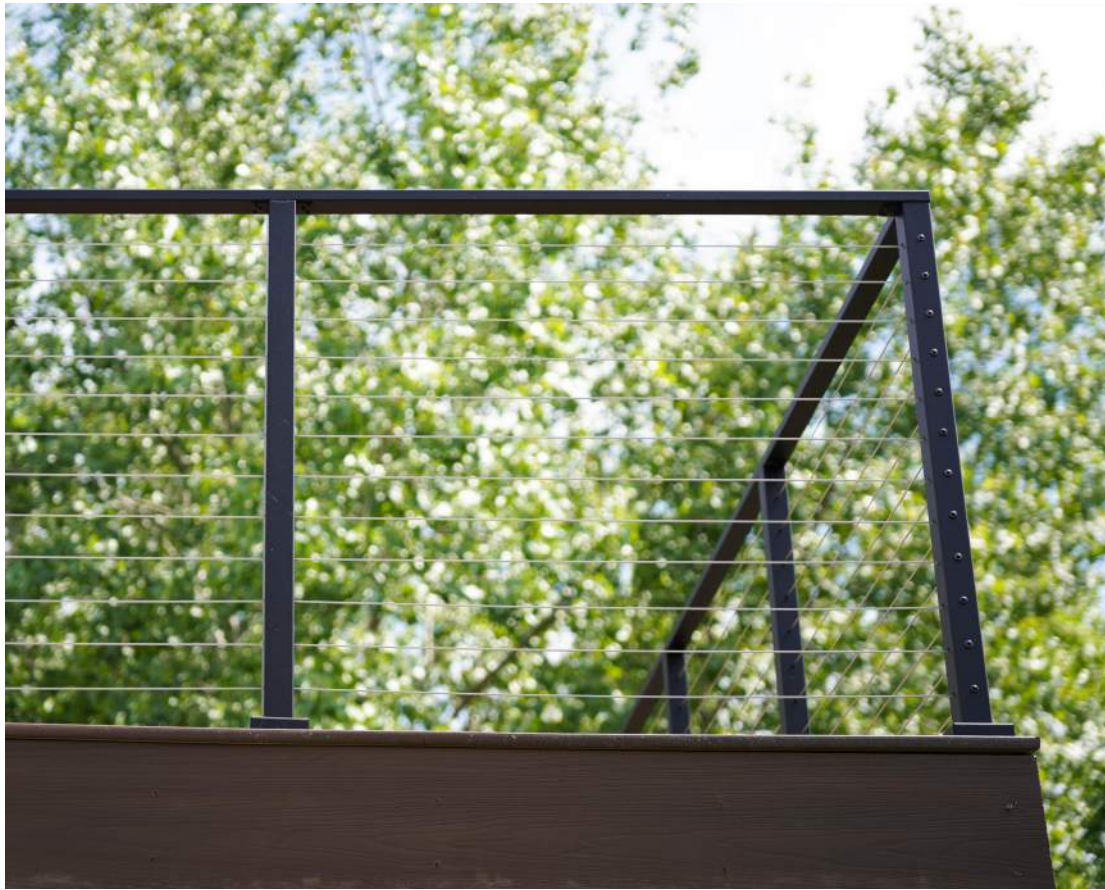
YARO WOOD TILT & TURN SAMPLE



EXIST'G YARO HIGH-PERFORMANCE WINDOWS WITH PTD WOOD FRAME



TYP. YARO JAMB DETAIL AT HIGH PERFORMANCE WOOD WINDOW



PROCESSED STAINLESS STEEL CABLE RAILING WITH PTD
MTL FRAME



EXIST'G DOOR AT 5 FURNACE ST



PROP HIGH-PERFORMANCE FRONT DOOR FROM YARO
(PRECEDENT EXAMPLE FROM 15 HIGH STREET)