

**Village of Cold Spring  
Historic District Review Board  
85 Main Street, Cold Spring, New York 10516**

March 13, 2013

**Members present:** Acting Chair Kathleen Foley; Members Carolyn Bachan, Peter Downey and Marie Early

**Member absent:** Chairman Al Zgolinski

**Public Hearing**

***Danielle Locastro and Michael Musso, 19 Parrott St.***

Madeline Sanchez, Architect, reviewed the project. The Applicant proposed a one-story, 625 square foot addition which would include a set back side entry porch and mudroom, a family room, bathroom, kitchen, and fireplace. The addition would extend 8 ft. to the side and 20 ft. to the rear, and is compliant with zoning setbacks and lot coverage.

The applicant noted he received 4 responses out of the 6 return request receipts that were sent to neighbors regarding the public hearing.

Ms. Sanchez noted that the following items were changed since the last submission based on feedback from the previous meeting:

- window crowns, frieze board and shutters have been removed
- the columns on the side porch will be changed from fiberglass to wood

Ms. Sanchez noted the design goal was to keep in character with the existing houses in the neighborhood, and to make the addition look like it was always there. The house is an American four square. The addition has been kept to a small scale so as to not overwhelm the main house and to keep the existing house as the primary and principal mass.

**Materials:**

- the new siding will be fiber cement siding
- mudroom door will be wood with divided lites
- windows will be wooden, double hung, with divided lites to match existing wood windows
- storm door on side porch will be a wooden screen door
- below-grade basement door will be fiberglass
- light fixtures will be period-appropriate metal with art glass shade
- gutters will be added to existing house and to the addition, and will be a half-round aluminum
- columns on the porch will be non-tapered square wood
- newel post baluster will be square wood with a cap, the railings will be wood
- side porch skirt will be painted wood bead board
- roof for the side porch will be a hipped roof using asphalt shingles and will match an existing porch roof; the gable roof will be incorporated into the rest of the addition to match the house

- basement windows will be divided lite, 6 over 1 double hung, where space permits; where there is not sufficient height, the basement windows will be awning
- screens on new windows will be wood framed
- decking and stairs for side porch will be a composite material
- some existing windows will be replaced with smaller windows to allow for the new roof lines
- an existing window will be shifted because the interior of the addition requires a non-windowed wall
- a transom has been added above the French doors

Ms. Sanchez presented the board with a sample of composite decking.

At 8:20 P.M. five minutes was given for the public to review the proposed drawings. The meeting resumed at about 8:25 P.M.

Ms. Sanchez noted she will add the following to a new drawing and will submit three revised copies:

- show the revised date
- indicate asphalt shingle on the overhang above new rear entry door
- indicate awning where appropriate for particular basement windows
- add bead board to the list of materials

The Board discussed the following concerns:

- C. Bachan noted that the location of the fireplace and the location of the chimney do not line up. Ms. Sanchez said that was required by code – the chimney must be placed in a position where it clears the primary roof by ten feet; to accommodate this code requirement, the flue actually jogs so that on the elevation drawings the fireplace and chimney do not line up.
- C. Bachan noted she thought the roof plan in the back was complicated although it makes sense.
- K. Foley asked what the materials were for the brackets in the rear. Ms. Sanchez said they were urethane, and were decorative not structural.
- K. Foley asked about the composite materials for the deck and stairs and what the material is for the current front entrance. Ms. Sanchez said that the current front entrance has brick stairs. Since the new side entrance is less formal, the composite material was chosen by the applicant. The entrance will be used primarily by the family, it will sound like wood when walked upon. K. Foley said she was comfortable with the composite material in this application since it was being used for the new construction.
- K. Foley asked for clarification of the basement windows. Ms. Sanchez explained the different types of basement windows – double hung and awning based on available height.
- C. Bachan noted that the drawings do not correctly reflect a window placement on the second floor. Ms. Sanchez noted that that was a recent change; she will submit corrected drawings.
- M. Early asked about the screens on the new windows. For the awning windows, the screens will be on the inside; for the double hung windows, the screens will be on the outside.
- P. Downey suggested that the bead board should not go directly to the ground for ventilation. It was also suggested concrete curb be added below the bead board to prevent capillary action.

The meeting was opened for public comment.

Christopher Wasitynski, 24 Parrott Street – asked if the house had a basement and if the addition would also. Ms. Sanchez confirmed there will be a basement in the addition.

P. Downey moved to accept the application as revised and C. Bachan seconded the motion. It was approved 4-0.

K. Foley noted that 3 copies of the revised plan need to be submitted.

P. Downey moved to close the public hearing and C. Bachan seconded the motion. The public hearing was closed at about 8:35 P.M.

The Regularly scheduled meeting opened at 8:36 P.M.

**Correspondence:**

New York Metropolitan Transportation Council dated March 6, 2013 – On line workshops scheduled for March 19, 2013

**Minutes:**

The minutes of February 13, 2013 were reviewed. M. Early moved to accept the minutes as amended and C. Bachan seconded the motion. The amended minutes were approved 3-0. P. Downey abstained since he was not present at the meeting.

P. Downey moved to adjourn the meeting and M. Early seconded the motion. The meeting adjourned at 8:48 P.M.

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Kathleen E. Foley, Acting Chair, Historic District Review Board

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Date