

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

June 12, 2013

Members present: Chairman Al Zgolinski; Members: Carolyn Bachan, Michael Bowman, Gretchen Dykstra and Kathleen Foley. Trustee Liaison Hustis was in attendance.

Chairman Zgolinski opened the meeting by welcoming new board members Michael Bowman and Gretchen Dykstra.

Public hearing

Stephanie Hawkins, 15 Academy St.

The Applicant presented the Board with receipt of notification signatures from adjacent neighbors. The Applicant proposed the following:

- To remove an existing dilapidated porch and proposed to replace it with a two story gabled addition and new rear entrance stoop.
- Siding will match extant novelty siding on the main mass of the house
- Windows will be wood, double hung, 2 over 2, true divided lights to match historic windows.

Ms. Hawkins also noted that the proposed addition will give her a code-compliant first floor rear entry, as well as a closet and reconfigured bath on the second floor

The chairman gave the public 5 minutes to review the drawings; at 8:14 the meeting was open for public comment.

Ms. Kathleen Duffett, 12 Rock St. - wished Ms. Hawkins good luck.

The public hearing was closed at 8:14.

The Meeting was opened at 8:15 for Board comments. The Board members discussed the following elements of application:

- Sky lights that appeared in earlier versions of the drawings will not be used, but an additional window will be added on the west side, second floor. Those three will not be centered.
- The corner board on the north façade will be retained and will continue to the sill.
- A window on the second story addition was shifted to accommodate plumbing and is not centered.
- The window on the south façade, second story will be a false window to accommodate interior design while maintaining façade symmetry.

K. Foley moved to approve the application as amended and C. Bachan seconded the motion; a roll call vote was taken and the motion approved 5-0:

M. Bowman - yes
C. Bachan - yes
K. Foley - yes
G. Dykstra – yes
A. Zgolinski – yes

Regular meeting

1. Correspondence:

- EAF for Butterfield project received from Butterfield Realty LLC
- Correspondence from Village Board of Trustees Related to lead agency for Butterfield project.
- Quanta panel insulated glass system – pamphlet

2. Old Business:

Jay Siegal and Kathleen Duffett,

The Applicant presented the Board with a photo of a door similar to designs from the Colonial Revival Period, in keeping with the design of her house. K. Foley thanked the applicant for her effort to respond to the board's request for a design modification on the door, then moved to approve the application and G. Dykstra seconded the motion.

A roll call vote was taken and the motion approved 5-0.

M. Bowman - yes
C. Bachan - yes
K. Foley - yes
G. Dykstra – yes
A. Zgolinski – yes

3. New Business:

a. Deirdre Mullane, 28 Parsonage St.

The Applicant proposed to remove a chain link fence and replace it with a picket fence along three sides of her property. The proposed fence will be in the west, south and east sides of the house, with a double gate at the driveway. The chain link fence along the north side will remain as it belongs to the neighbor who does not wish to remove it. The Board noted that the pickets must rest between the posts. The Board discussed hardware and the Applicant agreed to the strap hardware and agreed to return to the board if any other hardware were desired.

M. Bowman moved to approve the application as amended and K. Foley seconded the motion; a roll call vote was taken and the motion passed 5-0:

M. Bowman - yes
C. Bachan - yes
K. Foley - yes
G. Dykstra – yes
A. Zgolinski – yes

Screen door - The Applicant inquired regarding a screen door that had fallen off its hinges. The Chair recommended a temporary repair to hold the door in place until the applicant returned in July with a proposal for a replacement door. The applicant will be put on the agenda for next month.

b. Morgan Rich, 34 Pine St.

Mr. Scott Buckholz, contractor, presented an historic photograph of the house (circa 1925) and proposed the following:

- Remove infill on the front porch to expose remaining original members and match new members to the historic photograph.
- Remove extant windows and aluminum storms and replace with matching 2 over 2 wood and replacement windows.
- Remove extant asbestos siding and novelty board siding underneath; replace with hardy board siding to match novelty siding.
- The Applicant noted he has not yet filled out a building permit application.

K. Foley noted that the proposed Hardy board siding cannot be used in the district and suggested that the Applicant first remove a portion of the asbestos siding to determine the condition of the historic novelty siding to see if it can be salvaged before replacing it.

Chairman Zgolinski suggested that Board members approve a restoration to what is shown in the historic photograph. K. Foley recommended approving the application in a two-step process, the removal of the asbestos first, then treatment for the historic siding after a conditions assessment by the applicant. Chairman Zgolinski noted the application being considered is to approve restoration of the porch and siding to match the photograph. If there will be any changes the applicant must come back. The applicant will have to come back for the windows.

K. Foley urged the applicant to assess the condition of the windows and consider repairing the windows before replacing them; she noted that the windows are likely original to the house and that removing historic windows changes the appearance of a structure dramatically.

G. Dykstra moved to accept the application as amended and K. Foley seconded the motion noting that the revised application is for the removal and restoration of front porch and wood siding to match the photograph. The applicant will be put on the agenda for July regarding windows.

A roll call vote was taken and the motion passed 5-0.

M. Bowman - yes

C. Bachan - yes

K. Foley - yes

G. Dykstra - yes

A. Zgolinski - yes

c. Andrea and Evan Hudson, 19 High St.

The Applicant proposed a raised deck on the west facade of the house. It will be built on new footings over an existing concrete slab. The material proposed was pressure treated wood that will be painted. Stairs will descend westward from the south end of the deck; the staircase will extend beyond the corner of the house to accommodate the slope of the yard. The Board discussed the location of the proposed stairs; M. Bowman recommending moving the stairs along the west side of the deck so that they more logically connect the basement and deck doors and conceal some of the support structure for the deck. A. Zgolinski suggested placing caps on the deck posts and recommended knee braces to add decorative detail to the posts more in keeping with the style of the house. Chairman Zgolinski noted the guardrail is not code compliant. The applicant withdrew the application for further consideration and will be added to the July agenda.

D. Tara O'Sullivan, 26 Garden St.

The Applicant proposed to remove a portion of an existing chain link fence and the existing, non-functional gates. The proposed fence will be an open picket in the front and on the gates and a tight picket fence in the back of the property. The Applicant noted she had not decided on a picket design. The proposed arched gate will be convex and custom-made to match the front. A extant portion of 6 ft. chain link fence along the south property line will remain. K. Foley expressed concern over the use of a one-sided fence. The Board reviewed the design guidelines and determined that they are silent on the use of one-sided fences and K. Foley withdrew her concern. The board confirmed that the panels should be placed between the posts and that the back side of the fence must face into the property. For visual balance, 6x6 posts were recommended by the Board rather than the 4x4 proposed.

After a discussion related to the mid-century design of the house and the selection of a simple picket to compliment its horizontality and simplicity, the Applicant selected a square dog-ear picket. Continuing in that vein, the Applicant decided that the driveway and sidewalk gates will be straight and the back gate will be arched to designate the garden entrance. In the rear the new fence will be 48" high and tight picket; along the sidewalk and driveway the fence will be 36 inches high. The applicant selected square finials and black iron strap hardware from the cut sheet she provided.

G. Dykstra moved to accept the application as amended and M. Bowman seconded the motion.

A roll call vote was taken and the motion approved 5-0.

M. Bowman - yes

C. Bachan - yes

K. Foley - yes

G. Dykstra yes

A. Zgolinski - yes

Following a reference to a recently installed or repaired fence at the corner of Garden and Northern Avenue, K. Foley requested that the building inspector be contacted to confirm whether it was a new installation or a repair.

e. Sal Gashi, 182 Main St.

i Cornice:

Raul Juarez from Juarez Construction represented the Applicant. Mr. Juarez reported that the cornice is rotting.

A plastic composite material was proposed to replace the existing wooden entablature at the cornice. Mr. Juarez noted the composite material was proposed because the owner of the building does not want to do maintenance on the cornice in future. The proposed composite material is solid and will not be painted. The sections will be bonded together with glue and counter sinks will be used.

The Board discussed the use of composite material on this building. K. Foley said that although the guidelines seem to allow composite material for trim higher than 8 feet, she questioned the wisdom of its use on this building. Because 182 Main is an important public building in the village, is highly visible at a primary intersection, and is within the National District, she felt that it was not an appropriate use of man-made materials. M. Bowman agreed. C. Bachan questioned the wording in the guidelines relating to trim; in her opinion they relate to decorative details and do not refer to trim. The board noted the necessity of clarifying the wording of the guidelines in this regard.

K. Foley said that she had not seen sufficient evidence to indicate that the existing original wood entablature could not be repaired and retained. She also questioned how the composite material would appear as it aged in situ, as opposed to natural wood. A. Zgolinski said that he felt comfortable with the composite material as long it can be painted. He noted that the manufacturer's specification indicated the necessity of painting the material.

K. Foley moved to reject the synthetic material and C. Bachan seconded the motion; after a roll call vote it passed 3-1 with one abstention:

K Foley - yes
G. Dykstra - abstained
C. Bachan - yes.
Michael -yes
A. Zgolinski - no.

A. Zgolinski noted if the applicant decides to repair the extant wood entablature, he does not have to come back before the board.

ii Brick work:

The repointing of the brick had been discussed at the May HDRB meeting, but the board reviewed the need to use soft mortar and match the dominant mortar color on the facades. Mr. Juarez noted the brick is salvageable.

4. Board Business:

- Notice from the Mayor and Village Board regarding the Village Board being lead agency in the SEQRA process for the Butterfield Realty LLC proposal.
- The EAF for the Butterfield site was received, but the timeline for returning comments on the document was not clear. As Trustee Liaison Hustis had left the meeting prior to the discussion, K. Foley agreed to contact him regarding comment deadlines and report back to members; once deadlines are known, members will individually review the EAF and send comments to K. Foley, who will compile comments for board approval before submission to the trustees.
- To assist the chair with administrative duties, the Board voted unanimously to name K. Foley Vice Chair.

- Enforcement of guideline violations - G. Dykstra raised the question of achieving more effective enforcement and suggested a possible solution might be to deputize board members for the duty. She suggested setting up a workshop regarding this issue.

5. Minutes:

The minutes of May 8, 2013 were reviewed. K. Foley moved to accept the minutes as amended and C. Bachan seconded the motion. The minutes were approved 3-0, with G. Dykstra and M. Bowman abstaining as they were not present at that meeting.

C. Bachan moved to adjourn the meeting and M. Bowman seconded the motion. The meeting adjourned at 11:05 P.M.

Al Zgolinski, HDRB Chairman

Date