

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

July 10, 2013

**Present:** Chairman Al Zgolinski; Members: Carolyn Bachan, Michael Bowman, Gretchen Dykstra and Kathleen Foley.

**1. Old Business:**

***a. Cold Spring Area Chamber of Commerce; Represented by Alison Anthoine***

The Applicant noted that a change was made to the material proposed at the April 10, 2013 meeting; the paintable pressure treated wood will be replaced by natural wood. Chairman A. Zgolinski noted the application was previously approved and called for a vote on the new material. The Board voted unanimously to approve the new material.

***b. Deirdre Mullane, 28 Parsonage St.***

Not present; moved to the August agenda.

***c. Morgan Rich, 34 Pine St.***

Mr. Scott Buckholz, contractor, reported on work done on the house in the last month, then made a new proposal:

- On the primary (south) façade, for which a porch restoration was approved in June 2013, the exposed balustrade does not meet current height codes and must be brought into compliance. The new balustrade height would meet the extant columns in a way that would disrupt their turned detailing, so the columns will be replaced with similar wood columns that will better accommodate the new balustrade height.
- After examination of the novelty board siding under the extant asbestos siding, the former is too damaged to salvage as he had originally wished to do.
- Three triangular attic vents will be added in the gable ends of the main mass.
- An existing shed addition on the rear (north façade) will be removed and replaced with new construction to accommodate an updated kitchen. The one-story rear addition will be visible from Parrott and Parsonage Streets.
- The new addition will have a gable roof and wood clapboard siding. After discussion with the Board, the applicant agreed to retain the corner board on the main mass and continue the addition from the corner board.
- A French door will be placed on the rear (north) façade of the addition, as well as a counter-height casement window. These will have multi-paned, snap-in muntins. On the east facade, two, two-over-two double-hung windows will be placed to match the historic muntin configuration on the main mass, and on the west façade a single two-over-two double-hung window (these will be visible from public rights of way). A double-hung window on the second floor of the main mass will be replaced with an awning window with snap-in muntins to accommodate the addition's roofline and the interior configuration of the space. The applicant

will attempt to get a snap in grill for that window as well. All new windows will be wood with snap-in grills, which is allowable in the local historic district.

- Gutters and leaders will match the existing aluminum k-style gutters.

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The Applicant asked about using a siding called "Smart Siding," which is a wood composite, and showed photographs of the material. After expressing concern about the texture of the material, the Board asked to see a sample before making its decision.

The applicant also will come back in the future to propose new windows in the main mass of the house.

The Chairman called for a roll call vote on the amended application.

K. Foley voted yes.

G. Dykstra voted yes.

M Bowman voted yes.

C. Bachan vote yes.

A. Zgolinski voted yes.

The amended application was approved 5-0. The Chairman noted that drawing needs to be revised and catalog cuts of the windows are needed.

***D. Andrea and Evan Hudson, 19 High St.***

Not present; moved to the August agenda

**2. Minutes:**

The minutes of June 12, 2013 were reviewed. M. Bowman moved to approve the amended minutes, including typo corrections; K. Foley seconded the motion. The amended minutes were approved 5-0.

**3. Correspondence:**

- Village of Cold Spring Board of Trustees, dated 6/27/13—notice that the Village Board is rescinding its intent to act as lead agency for SEQRA review in the redevelopment proposal for the Butterfield site
- The Putnam County News & Recorder, LLC, dated 6/28/2013—legal notice in the amount of \$17.70.
- Minutes from other boards for review.

**4. Board Business:**

- The Board discussed its comments on the Expanded Environmental Assessment Form for the proposed redevelopment of the Butterfield site. K. Foley will compile members' individual comments into a single document and add an introduction and conclusion, then email the new draft to all for review. A meeting was scheduled for Wednesday, July 31 at 8:00pm, in which that compiled draft will be discussed, modified as needed, and approved for submission to the lead agency.

K. Foley moved to adjourn the meeting and C. Bachan seconded. Meeting adjourned at 9:33 pm.

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Al Zgolinski, HDRB Chairman

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Date