

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

August 14, 2013

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

1. Old Business:

A. *Deirdre Mullane, 28 Parsonage St.*

---- Not present-----

B. *Stephanie Hawkins, 15 Academy St.*

The Applicant requested an extension of the existing Certificate of Appropriateness for a porch restoration. There are no changes to the originally approved application. M. Bowman moved to approve the extension and G. Dykstra seconded the motion. It was approved unanimously.

C. *Morgan Rich, 34 Pine St.*

The Applicant presented an updated drawing and a sample of siding called “smart siding” which it is a composite wood product. The applicant noted the product’s reported durability and wood-like appearance; it is paintable. He also noted its sustainability because it is made of recycled wood. He would like to install the product on the addition that was previously approved by the HDRB, as well as on the main mass of the house at a later date, once the extant asbestos there is removed. Under the guidelines for the local district, “siding of man-made materials is acceptable.” A discussion ensued over the sample siding. G. Dykstra noted she will always go with sustainable material. C. Bachan expressed concern over the deep grooves in the material’s grain pattern and its artificial appearance; she requested to see a sample of competitors’ composite siding. K. Foley noted that she would support the application because she the product seemed to be of good quality. She felt that, given the flexibility with man-made materials in the local district, and increasing requests to use such materials, it would be good to establish a local case study for the performance of composite materials. K Foley moved to accept the presented material and G. Dykstra seconded the motion. It was approved 4-1 C. Bachan voted against the application because she would have preferred to see a sample of another, similar product.

Chairman Zgolinski noted that the following items are still needed from the applicant:

- Three copies of catalog cuts for siding material.
- Updated drawings.
- Catalog cuts of windows and gable vents.

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

---Not present---

E. Peter Sanders, 200 Main St.

The applicant proposed a wooden post cap for the existing wooden fence. The applicant noted the post cap is consistent with architecture of the home. G. Dykstra moved to approve the application as presented and K. Foley seconded the motion. It was approved 5-0.

2. New Business:***A. Constance Duncan, 30 Wall St.***

Sliding glass doors were replaced without getting a Certificate of Appropriateness. K. Foley read an email from the Building Inspector, dated August 14, 2013. "Please be advised that the Applicant in this matter will be unable to appear on her own behalf. She is a mid-80's senior with very limited mobility. In consideration of this the application has been presented with photos by this office. The installation was performed by a family friend who enclosed the porch area. The residence is a 1960's ranch style house that sits back from the roadway. In your consideration of the application, I suggest that the circumstance of that installation be part of the process and modifications be minimized accordingly. Contact me with any questions."

The Board members discussed the application. K. Foley noted that the most incompatible aspect of the installation was the muntins in the doors, which appear to be interior, surface-applied muntins. She suggested that the applicant remove these muntins but leave the doors in place. Following discussion, M. Bowman moved to approve the doors with the stipulation that the muntins be removed if possible. G. Dykstra seconded the motion. It was approved unanimously.

B. Daniel Dillon (Knights of Columbus – 536 Club Inc.) 81 Main St.

The Applicant proposed to replace two windows and repair wooden sills at the 1st floor of the building's rear façade. In his assessment, the extant wood sills are damaged beyond repair, and as long as the sills were being replaced the owner wished to replace the sashes at the same time. He noted that the windows have limited visibility from a public right of way. The replacement windows would be vinyl, 6 over 6 with the muntins between the glass. The replacement window is a standard size window. The sills would be wood. A discussion ensued over the use of vinyl windows, with K. Foley noting that they are not allowable in the National District. The Board recommended using vinyl clad windows which are allowable in the national district. The Board agreed to vote to approve either vinyl clad or wood windows so that the applicant had budget flexibility. K. Foley moved to approve to replacement windows to match the existing, using either vinyl clad or wood. G. Dykstra seconded the motion. It was approved 5-0. Chairman Zgolinski noted three copies of catalog cuts and 3 copies of the application are needed.

The Applicant noted the windows are in good shape and may not need to be replaced. It might be possible to fix the wooden sills and put the same windows back in. Chairman Zgolinski noted that if that course was followed, the work would then be a repair and would not have to come back before the Board.

C. Alberto & Laura Mora, 33 Fair St.

The Applicant presented the Board with drawings for a second floor addition. The addition would match the footprint of the extant single story addition, as well as the siding and existing roof on the rest of the structure. The Applicant proposed two small "eyebrow" windows on the north façade, as well as fixed

pane fire egress window in the proposed addition. The Applicant noted the addition would follow the same roof line as the main roof and gutters would be added.

The Board reviewed the drawings and discussed the location of the proposed windows. Board members felt the two small windows appeared awkward on the façade and recommended changing their location. The Applicant noted he proposed the windows to match the height of the sills, and would need to reconsider their placement. The Board discussed voting on the massing of the building and other materials details, then having the applicant come back later for approval of the windows. The Applicant agreed. K. Foley moved to approve the application as submitted except for the three windows on the second floor. Chairman Zgolinski recommended holding off on the full vote until the next meeting. K. Foley withdrew the motion after asking the Applicant if he agreed with A. Zgolinski's recommendation. The Applicant will come back in September with a revised full application.

D. Tania Drinnon, 212 Main St.

The Applicant proposed a two-story addition over previous additions on the rear of the house's historical mass. The addition would achieve two second-floor bedrooms and a bath. The proposed third floor, which would rise above the roof line of structure's main mass, would be used as storage, not living space. The Board reviewed the drawings and discussed the mass of the proposed new construction. It was noted by the Board that the house is a corner lot and can be seen fully from three sides and partially from the fourth, so it is experienced in the round. The house is one of the oldest in this part of the village, and is a classic small Greek Revival worker house. It is located in the National District, and modifications to it will therefore be subject to strict standards. The applicant expressed concern for the degree to which she would be allowed to modify the house. Board members explained that the goals for additions to houses in the National District are that the original character of the house still be understood and recognizable after the work is complete, and that the addition fits within the visual character of the village. The design guidelines help to accomplish these goals. The Board noted that the design as submitted is unlikely to be approved by the HDRB.

The applicant stated that she was under a strict timeline for the project because of her bank funding package. The Board noted the whole process from beginning to end, including zoning review, will be a lengthy process and not likely to meet the timeline that the applicant expected. The chairman stated that the HDRB and ZBA are willing to have joint meetings to simplify review if needed. The Board noted they will work with the Applicant as much as possible, but must at the same time work within the law and local codes. Chairman Zgolinski gave the Applicant the following suggestions to move forward:

- Table the application to schedule a workshop with the architect and to come up with a more acceptable application.
- Have a meeting with the ZBA.
- Schedule a public hearing if the Applicant wishes to pursue the application.

The applicant withdrew the application as submitted. A workshop meeting was scheduled for August 28, 2013 at 8:00 PM.

E. Putnam History Museum, 63 Chestnut St.

Representing the Putnam History Museum were Mindy Krazmien and Jodi Sayler. Ms. Krazmien noted the Putnam History Museum received a Government grant, a key part of which includes the development of a signage program to stimulate interest in history for visitors to the museum and to Philipstown. Ten signs to identify various historical facts throughout the Village were proposed. The design of the proposed signs recalls the county and the river; Krazmien described the design as “retro.” The size of the sign is to be seen by drivers as well as walkers. It was noted by Ms. Krazmien that Libby Pataki loved the concept of the signs. The Board discussed the look and size of the signs and asked if DOT or the Village Highway Department would have any purview regarding permanent signage. A. Zgolinski suggested that given the next application which was also related to signage, as well as work of another committee on village/hiking trail signage, that it might be advisable to table this application, then work toward a more comprehensive strategy related to signage. Krazmien agreed but noted that she hoped that process would not drag on for too long.

G. Dykstra volunteered to inform the trustees of this decision, convene a meeting of stakeholders to participate in a way-finding working group regarding signage. The group would report to the HDRB and the trustees with recommendations.

F. West Point Foundry Museum (Scenic Hudson)

Mr. Keirnan represented West Point Foundry Museum. The current signage for the West Point Foundry site are confusing as they do not actually properly direct visitors to the site. The Applicant proposed to move the signs from their current locations, placing one at the corner of Route 9D and Route 301 and the second one on Kemble Ave. The direction of the arrows will point to the entrance to the museum. Given this more urgent need for correct directional signage, the board agreed to approve this application right away, and then consider the WFPF further as part of the way-finding working group.

K. Foley moved to accept the application as presented and G. Dykstra seconded the motion. It was approved 4-1. A. Zgolinski voted against the application, noting that he felt the Foundry signs should be included in the overall sign plan. Mr. Keirnan was advised to contact the DOT regarding the change of location in sign since the DOT has posts that can be used for signage. The chair also asked that Mr. Kiernen submit an actual application for the proposed sign location change as one was not received.

F. Tara Carroll of Old Souls, 61 Main St.

The Applicant proposed to post a bracketed projecting wood sign to hang over the front stoop. The Applicant noted other bracketed signs along Main St. G. Dykstra moved to accept the application as submitted and K. Foley seconded the motion. It was approved unanimously.

3. Minutes:

The minutes of July 10, 2013 were reviewed. G. Dykstra moved to approve the minutes as amended and M. Bowman seconded the motion. The amended minutes were approved 5-0.

4. Correspondence:

- Constitution Island Association - copies of a letter sent to elected officials related to the proposed building purchase of the “Chickadee Building” by the Constitution Island Association, using New York State Economic Development Funds. A public hearing was scheduled to take place in Carmel. C. Bachan noted that a legal notice must be in a local publication within the municipality impacted; this was not done. She also noted that the public hearing must take

place in Cold Spring, which it will not. C. Bachan noted she called the General Counsel's office to notify them of these deficiencies; she will attend the hearing in Carmel.

- Village of Cold Spring Planning Board regarding SEQRA Review dated 7/26/13 including a Letter of Intent to Establish Lead agency from Planning Board dated 7/17/13.
- New York Metropolitan Transportation Council – July 24 July 30 and August 7. Notice of executive committee meetings for NYMTC Transportation coordinating committees.
- Butterfield Realty, LLC dated 7/19/13 letter of affirmation that Butterfield Realty LLC is the applicant regarding the Butterfield Hospital Development prosed B4 zoning change to B4A currently being reviewed by the Village of Cold Spring.

5. Bill:

The Putnam County News and Recorder, LLC dated 7/31/13 in the amount of \$38.87 publication of notices.

K. Foley moved to adjourn the meeting and G. Dykstra seconded the motion. The meeting adjourned at 11:00 PM.

Al Zgolinski, Historic Review Board Chairman

Date