

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

April 9, 2014

Present: Chair, Al Zgolinski; Vice Chair Kathleen Foley. Members: Carolyn Bachan. Trustee Liaison: Michael Bowman

1. New Business:

Mark Robohm, 194 Main St.

The Applicant proposed to replace windows. Like the windows approved in the rear addition of this property last year, all the windows proposed are double hung wood sash (except where indicated below), aluminum clad with clear glass and simulated divided lights. The proposed windows will match the muntin configurations of extant windows, which are a mix of original and newer windows that date to the period of additions to the house:

South (primary) façade:

- First story: Two over two replace two over two
- Second story: six over six replacing six over six
- Basement level windows will be wood awnings with six lights

East façade:

- Fixed attic windows remain
- First and second story windows replaced with six over six
- One small bath window on second floor will be four over four

West facade:

- Fixed attic windows remain
- The bay windows on the first floor will be two over two
- All other windows will be six over six

North (rear) façade:

- All windows to be six over six, except the salvaged decorative window on the façade. The applicant asked to leave the stained glass in the rounded window above, but to replace the lower section with a clad, wooden awning window. He also requested flexibility to remove the stained glass if its weather resistance cannot be improved.

K. Foley stated that although aluminum cladding is allowable in the National District, she examined the previously installed clad windows on the rear of the house and has concerns that the mitered joints of the cladding will give an inauthentic appearance, especially on the primary façade. C. Bachan agreed with this assessment. Foley stated that because of the existing window standard, she would vote to approve the application, but requested that the applicant consider using wood windows (non clad) on the primary façade. The applicant said that he would consider that proposal and asked for flexibility in the approval to allow either outcome. K. Foley moved to approve the application as submitted with the

understanding of flexibility on the cladding for the primary façade and the stained glass on the rear façade. C. Bachan seconded the motion. It was approved unanimously.

2. Old Business:

Hussein Abdelhady, 124 Main St.

Mr. Abdelhady was asked to return to the HDRB to resolve several issues. In his first approval, he agreed to expose the second floor of the structure, conduct an exploratory investigation of the original configuration of the windows and cornice, then return to the HDRB to discuss design options before completing the upper story work. Instead, his contractors enclosed the upper story and cornice in the same manner that it had been, using the approved materials. The board discussed with him:

- Pilasters that have been sided with short, horizontal lengths of clapboard should be sheathed in vertical lengths of board per original approval
- Although the original window hoods had been removed when the replacement siding was added, the revealed shadows of the hoods communicated their general shape (a photograph of the open façade confirmed this); Mr. Abdelhady was asked to approximate the hoods and drip edges with moldings on the new window trim (the sashes will not be replaced as part of this project)
- The same photograph of the siding removed confirmed that the original cornice had been removed, allowing Mr. Abdelhady some flexibility in its treatment. He and the board agreed that historic photographs of the building should be sought to get a better idea of what the cornice had looked like, and used to inform decisions made about a new design for it. K. Foley and C. Bachan agreed to assist with finding historic photographs and delivering them to the applicant for his reference. Mr. Abdelhady agreed to return for a workshop on April 30th to discuss options with the board.

Regarding other matters:

- The board noted that cornice between the first and second floor has been removed and replaced with a plain board that will attach the hardware for the awning. This is acceptable.
- The front porch area that is used by Mr. Abdelhady for seating is not yet in his ownership; he is working with the village attorney to arrange purchase. Until the ownership is transferred, the board cannot approve the modifications he proposes for the railing. The board did discuss the concept he intends to propose; his contractor presented photos of rail balusters systems similar to what they would like to use. The board agreed that in principal this concept was acceptable, but measured drawings and materials details would need to be submitted.

Final proposals for the porch rail, second floor window casings and cornice treatment were tabled until April 30th. At the Chair's suggestion, the meeting will be advertised as a regular session so that the board can vote on Mr. Abdelhady's application and he will not be delayed a full month.

3. Workshop:

Joe Barbaro, 14 Morris Ave. (windows on single-story rear addition) the Board discussed a proposal to replace two extant windows and one door with paired doubled hung wooden windows. The board made recommendations for the execution of the replacements, and agreed to hear this application on Wednesday, April 30, 2014 as well.

4. Board Business:

K. Foley read a letter from Marie Tompkins, 38 Pine Street, regarding her concerns related to a proposed addition at 26 Parsonage Street, which adjoins Ms. Tompkins rear yard. The letter stated her concerns regarding rainwater runoff from the addition, and the length of notice time she had been given. Foley reported that the Village attorney advised that proper notice procedures had been followed by the board, and that the issue Ms. Tompkins raised is not a matter of purview for the HDRB. The Chair asked Foley to draft a response to Ms. Tompkins indicating such and referring her to the Building Inspector.

5. Minutes:

- The minutes of March 12, 2014 were reviewed and amended K. Foley moved to approve the minutes as amended and C. Bachan seconded the motion; they were approved unanimously.
- The minutes of March 27, 2012 were reviewed. K. Foley moved to approve the minutes as presented and C. Bachan seconded the motion; they were approved unanimously.

The meeting adjourned at 9:27 and reopened at 9:27 to review correspondence

6. Correspondence:

- SUNY Ulster Continuing & Professional Education - Your Old House & Sustainability course April 12, 2014
- Putnam County News and Recorder – Affidavit of Publication: Public Hearing and regular monthly meeting held March 12, 2014
- Putnam County News and Recorder – Affidavit of Publication: Public hearing for Mueller March 12, 2014.

A discussion ensued over the budget, application updates, fees and notification. The board agreed to continue reviewing a revised application that K. Foley presented in February. Planning Board Chair Barney Molloy, attending as an audience member, engaged the board regarding the order of appearance that applicants with multiple reviews required should follow. Chair Zgolinski responded that although advise is given by the Building Inspector, ultimately it is the choice of the applicant how they will proceed.

K. Foley moved to adjourn the meeting and C. Bachan seconded the motion. The meeting was adjourned at 9:50 P.M.

Al Zgolinski, Chair

Date