

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

April 30, 2014

**Members present:** Chair, Al Zgolinski; Vice Chair Kathleen Foley **Members:** Carolyn Bachan. Trustee Liaison Bowman was not present.

The meeting was called to order at 8:05.

**ADVERTISED MEETING**

**A. Joe Barbaro, 14 Morris Street**

Mr. Barbaro presented the Board with measurements and cut sheets of replacement proposed for a single-story rear addition. The Applicant proposed 3 paired wooded sash, multi-muntin simulated divided light, double-hung windows with wood casings K. Foley moved to accept the application as presented and C. Bachan seconded the motion. It was approved unanimously.

**B. Hussein Abdelhady, 124 Main St. (Silver Spoon),**

Representing the applicant, Lane De Muro of Economy Blueprints presented the following:

- A paintable pressure treated railing with squared balusters, rails and columns is proposed for the outdoor seating area in front of the building. A pyramidal classical cap is proposed for the columns
- Although C. Bachan and K. Foley had delivered historic photographs of 124 Main, as well as photos of .examples for redesign of the cornice and second floor window casings Mr. Abdelhady had not prepared proposals for these elements as discussed on April 30<sup>th</sup>. Mr. De Muro reviewed the photographs with the board and discussed options. The board confirmed that above eight feet composite materials are allowable for decorative elements under the design standards, but Chair Zgolinski noted the that composites against the wood siding may seem discordant and may not age well together. Mr. De Muro will follow up with Mr. Abdelhady and they will return to the HDRB with those plans.
- K. Foley moved to approve the application for the seating area railing and to table the matters of the cornice and window surrounds. C. Bachan seconded the motion; it was approved unanimously.

**WORKSHOP**

**A. Ron Karabinos, 70 Main St. Work shop.**

Mr. Karabinos had begun to demolish and replace the porch floor, columns and brackets at 70 Main Street without a building permit or Certificate of Appropriateness; the Building Inspector directed him to stop work and make an application to the HDRB. As the application was submitted too late for the public to be noticed, the Board agreed to workshop the application with Mr. Karabinos and take up a final discussion and vote at its May meeting.

The Applicant proposes to replace extant rotted wood porch planks with composite plastic deck boards. He proposes composite wood columns. A discussion ensued related to the Design Standard's requirement that natural materials be used in the National Historic District. When the Building Inspector had stopped the work (Monday 4/28) no composite decking was in place, only plywood; after 4/28 a section of composite decking was installed without required approvals.

The applicant stated that composite wood columns had already been purchased which matched the design of the columns that were in place, and he provided a tag with installation instructions but no materials specifications. Foley and Bachan expressed a willingness to entertain paintable wood composite columns, but no plastic composite materials because of their artificial appearance, particularly as they age. The applicant agreed to return

with materials specifications for the columns. C. Bachan inquired what had become of the brackets at the top of the columns, and asked that those elements be located and replaced in kind or with the same material that would be proposed for the column. K. Foley asked if the railing, iron railing would be replaced. The applicant stated that it did not meet code and would need to be replaced. Foley requested that when he returns to the HDRB he submit a proposal for railing that would be suitable for the period of the house and comply with the Design Standards. The applicant agreed. The board noted a temporary railing can be used per the direction of the Building Inspector.

The Applicant stated that he cannot make the 5/14/2014 monthly meeting but will attempt to have his contractor attend in his stead.

**Board Business:**

- The Board discussed the Village Attorney's direction to review signage applied to glass (larger than 4' square). Chair Zgolinski asked what standards the Board would use since there is no real material to assess; the HDRB does not review color or content. Foley will seek clarification from the attorney
- 15 Wall St. – although the Building Inspector has copied the HDRB on correspondence to the property owner, there is currently no application to the HDRB, therefore any discussion by the board is premature
- CLG grant application – per Lorraine Weiss of SHPO, announcements have been shift from March to May
- Trustees are currently interviewing applications for the open positions on the HDRB; it is not clear whether standing HDRB members will be allowed to comment on those candidacies before appointments are made

K. Foley moved to adjourn the meeting and C. Bachan seconded the motion. Meeting adjourned at 9:38 P.M.

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Al Zgolinski, Chair

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Date