

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

August 13, 2014

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

1. New Business:

a. Alex Carone, 37 Paulding Ave. (porch)

The Applicant, Alex Carone, along with his contractor, Nathan Mawson, proposed to replace a side porch on the home's south facade that had been previously removed. The proposed porch will take up the same footprint as the former porch, and will echo the design of the primary porch, of which Mr. Carone provided an historic photograph. The design includes decorative wooden keel arches with a drop pendant at the center of each and a scalloped slate roof. To meet current building code, however, a wooden baluster and stair rail will be added on the new porch. The stairs and decking boards will be oak; columns will be of pressure treated lumber, wrapped in cedar. The historic photograph demonstrates that the primary porch had diagonal lattice skirting; Mr. Carone asked to match the historic material rather than to install square lattice as the Design Standards specify. Board members felt that this would be an appropriate choice given the demonstrated precedent. Lighting is unchanged and there are no gutters.

K. Foley moved to approve the application has submitted. A. Zgolinski asked to modify the motion to request that the applicant withdraw the handrail and balusters from the application and return in September with detailed drawings of those elements. Foley agreed to the modification and moved the amended motion. P. Downey seconded the motion. It was unanimously approved.

b. Gary D'urso, 15 Parrott St. (fence)

Architect Annie Mennes represented the applicant. The application is for the review of powder-coated aluminum fence gates which were installed without HDRB approval by the previous property owner.

K. Foley moved to approve the application as submitted; P. Downey seconded the motion. It was unanimously approved. The application was asked to submit three copies of photographs of the gates as well as three cut sheets for the gates.

c. Raymond & Christine Bokhour, 9 Morris Ave. (roof)

The applicants were represented by their roofing contractor, Ted Timmer. Mr. Timmer proposed to replace the extant, badly deteriorated stamped metal shingles on the upright portions of the house's Mansard roof with slate. The seams and Yankee gutters will be 20 gauge copper, as will the tops of the

dormers. The flat upper portion will be a rolled roofing material and will not be visible from public rights of way.

K. Foley questioned whether it would be desirable to replace the tin roof in-kind with a new stamped tin roof. She argued that this is the only extant stamped tin roof in the Village and therefore has merit as a unique historic material. She cited research that C. Bachan had done on the history of stamped tin roofs and the availability of similarly stamped replacement shingles on the current market. Bachan also called attention to the Secretary of the Interior's Standards, which encourage the retention of historic roofing materials or replacement in kind with the same or similar materials.

A discussion ensued regarding whether the original roof may have been slate and if the tin itself may have been a replacement. Foley felt that even if it were a replacement, it had been on the structure long enough to have gained its own significance. Other board members felt that despite the loss of the unique material, slate would be an historically appropriate and durable alternative to tin. M. Junjulas particularly noted similar Mansard-roofed houses around 9 Morris that have slate roofs.

P. Downey moved to vote on the application as proposed and M. Junjulas seconded the motion.

C. Bachan	yes
P. Downey	yes
Mike Junulas	yes
A. Zgolinski	yes

K. Foley abstained, stating that that compelling arguments had been made for both materials and she felt torn over the appropriate choice. She further stated that she appreciated the care the applicants are showing for the property and the investment they are making in it.

The motion was approved 4-0.

Chairman A. Zgolinski asked Mr. Timmer to document his findings regarding previous roofing materials during the process of demolition.

d. Cold Spring Apothecary, 75 Main st.

The Cold Spring Apothecary was represented by Chris Wesselman. The proposal was for vinyl lettering on windows on the front and side windows. K. Foley moved to approve the application as presented and P. Downey seconded the motion. It was approved unanimously.

2. Minutes:

The minutes of July 9, 2014 were reviewed; C. Bachan moved to approve the draft minutes as posted on the Village web site and P. Downey seconded the motion. It was approved 4-0; A. Zgolinski abstained since he was not present at the July meeting.

Following up on previous board discussion related to timely posting of draft minutes as required by Open Meetings Law, and the board's ability to edit minutes via email, the board sought the opinion of the Village Attorney. Member Junjulas had questioned whether such an exchange constituted a

“meeting” and would therefore be a violation of Public Officers Law. Vice Chair Foley read a memorandum of opinion from Michael Liguori into the public record. In summary, he opined that Board members may edit minutes via email to ensure accuracy in posted drafts, but no action can be taken on those minutes via email, only in a publicly advertised session. To prevent potential concerns over “collective decision making” via email, the board agreed that members with suggested edits would reply to the single member who is collecting edits, rather than replying to all. The same process will be used to edit monthly reports to the Village Board of Trustees.

4. Correspondence:

- New York State Office of Parks, Recreation and Historic Preservation dated July 11, 2014 regarding a public meeting on the nomination to the National and State Registers of Historic Places of the Valhalla Highlands Historic District.
- Affidavit of publication from the *Putnam County News and Recorder*.

4. Board Business:

- a) Trustee Liaison Mike Bowman requested the nomination of an HDRB member to the Zoning Advisory Committee; a seat is being held for a member of each of the four standing boards. C. Bachan volunteered; P. Downey nominated Bachan for the position and A. Zgolinski seconded the motion; the nomination was unanimously approved.
- b) The Certified Local Government grant contract has been reviewed by the Village Attorney and approved by the Village Trustees. The next step is to contact Bill Hurst to complete the Ordinance revision draft; A. Zgolinski agreed to contact Mr. Hurst. Then, an RFP must be prepared to seek consultants to update the Design Standards. In addition to publishing the RFP in the paper of record (the *PCNR*), the board agreed to post it on a state website on which the Village Clerk normally posts RFPs. Additionally, the RFP will be send directly to those consultants who prepared estimates as part of the grant application process, as well as to consultants on the State Historic Preservation Office’s list who practice in a reasonable geographic distance from the Village. K. Foley will ask SHPO for an updated consultant list; M. Junjulas and C. Bachan will review it. Additionally, K. Foley will set up a time sheet for board members and Village Staff to record the hours they spend on grant work as these can be used toward the matching portion of the grant and must be accurately tracked.

There being no other business, K. Foley moved to adjourn the meeting and M. Junjulas seconded the motion. The meeting was adjourned at 9:26 P.M.

Al Zgolinski, Chair

Date