

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

**Workshop: 19 Garden Street**

**November 5, 2014**

**Members present:** Chair: Al Zgolinski; Vice Chair Kathleen Foley; Members: Carolyn Bachan and Peter Downey. Trustee Liaison Michael Bowman. **Medically Excused Absence:** Member Michael Junjulas.

Representing the Applicant: Beth Sigler and Paul Henderson, Sigler Henderson Architects.

Mr. Henderson and Ms. Sigler presented drawings for an addition on the south side of the structure at 19 Garden Street. As the proposal is preliminary, the drawings were not detailed, but served to demonstrate massing, rooflines and relationship to setbacks. The architects also presented a mass model of the proposal. The subject property already has been modified: the front porch has been infilled and two additions have extended the property to the rear.

In general, Board members agreed that the mass and scale of the addition does not meet the Design Standards for additions on extant historic structures. The size of the proposed addition overwhelms the original portion of the home, and renders its original cottage form almost unreadable. Further, the house is one of three Carpenter Gothic cottages, a row that is unique in the Village. Although all three have had additions, the additions defer to the rear of the structures; from the public right of way they can still be experienced as diminutive, companion structures. The board asked the applicant to consider a smaller, more deferential addition to #19. The architects expressed concern that a smaller addition would not meet the programmatic requirements of their clients, but agreed to discuss the board's recommendations with them.

On a related matter, Sigler Henderson demonstrated with drawings and photographs that a previous addition was not built as drawn and approved by the HDRB and yet was still issued a Certificate of Occupancy by a previous Building Inspector. This discrepancy—a clipped dormer peak that was approved by the HDRB and given a Certificate of Occupancy by the Building Inspector but was not constructed—was noted by the board but no action was taken related to it because it could be modified by a proposed new addition in any case. Addressing the discrepancy will be taken up at a later session when revisions to the current proposal are considered.

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Al Zgolinski, Chair

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Date