

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

January 14, 2015

Members present: Chair: Al Zgolinski; Vice Chair: Kathleen E. Foley; Members: Carolyn Bachan, Michael Junjulas. Absent: Peter Downey and Trustee Liaison Michael Bowman.

**1. Correspondence:**

- Bill from the Putnam County News and Recorder dated 12/31/14 in the amount of \$34.63 as follows:
  - Workshop notice for Butterfield including affidavit \$13.85
  - Regular monthly meeting including affidavit \$20.78

**2. Old Business:**

**a. Sean Kearney, 24 Paulding Ave.**

Sean Kearney is the property owner; the permit is sought by Tern Construction Company. As discussed in previous workshops, the Applicant proposes a third floor with a mansard roof and dormers to create close facsimile of a third floor lost to fire sometime in the 1950s or 1960s. Yankee gutters will be used. Most windows will be replaced with 2 over 2, wood sash, round-top windows. A bay will be restored at the south end of the front porch. Porch columns will be similar to those shown in an historic photograph presented by the applicant, but they will have a simpler decorative pattern; pointed elements found near the center of the columns will not be replaced because of maintenance concerns. The column reconstruction will be informed by a single engaged column that remains near the north end of the porch. The Applicant presented samples of the Fypon brackets proposed for the porch and upper story; their profile is similar to the original brackets in the historic photograph. The applicant will reinstall the diagonal lattice under the porch, also shown in the photograph.

The application was determined to be ready for public hearing with the exception of the following, which the applicant agreed to prepare and present at the hearing:

- a window detail showing the rounded tops;
- the side elevation and detail of dormers and window hoods;
- a detailed drawing of the proposed columns; including profiles;
- detail of hand rails and porch rails.

M. Junjulas moved to go to a public hearing and C. Bachan seconded the motion. A public hearing will be held on February 4, 2015 at 8:00pm; location to be determined.

**b. Scenic Hudson (West Point Foundry) 80 Kemble Ave.**

Meg Rasmussen represented Scenic Hudson, presenting a proposal to restore the campanile to the Administration building in the West Point Foundry Preserve, as well as the stabilization of some masonry ruins and the addition of signage. Details of the application were discussed in a previous workshop.

K. Foley moved to declare the application ready for public hearing; M. Junjulas seconded the motion and it pass unanimously. A public hearing was scheduled for February 4, 2015 at 8:00pm; location to be determined.

### **3. Workshop meeting:**

***K Foley moved to suspend the regular meeting to go into a workshop session; C. Bachan seconded the motion and it was unanimously approved. The workshop opened at 9:06pm.***

#### **a. Butterfield Redevelopment LLC.**

Present for the applicant: Paul Guillaro, property owner; Matt Moran, Project Manager, Unicorn Contracting and Ray Sullivan, Sullivan Architectural Group.

The Board reviewed the drawings of Buildings 1 and 2, focusing on materials and entrances in particular. Members were divided over the degree to which brick was desirable on Building 1, and whether that structure's material palette should relate more to the commercial Building 2 or the multi-family structures on the site. The applicant agreed to present the building in the next round of drawings with differing degrees of brick on the facades. K. Foley referred to a comment that had been made in the HDRB's last joint session with the planning board, in which planning board member Karn Dunn registered concern for the emphasis of entrances on the rear facades, accessed from upper level lots. Foley asked the architect to develop the designs for these rear entrances more specifically in the next workshop.

Chair Zgolinski and Vice Chair Foley noted that the board had not yet been presented images that showed how the buildings on the site relate to each other, but had only seen individual structures in isolation. A. Zgolinski requested that in the next workshop the board be presented with views that demonstrate the buildings in relation to each other and in relation to accurate grades. K. Foley requested a mass model for the site, recognizing that the public had not yet been presented with an updated model that represents building shifts on the site made since Planning Board and HDRB deliberations. She noted that although a model was prepared during the VBOT B4-A hearings, the public was not given the opportunity to comment on it.

Following up on a request from the Building Inspector for comments on the applicant's required submission for the demolition permit for Butterfield Hospital, K. Foley reviewed the three conditions: (1) to document the building in narrative and image—the Board and the applicant are reviewing drafts of a report from the applicant's consultant; (2) placing the report in a publically accessible archive—the board and applicant agree on the Putnam History Museum, the Butterfield Library and Village Hall; (3)

the submission of a plan to remove, preserve and re-mount the Timme Memorial Arch in a publically accessible space in the redeveloped site--the applicant has not yet developed a plan for the arch, and may not have one for some time until final space organization decisions are made. The board and applicant discussed the possibility of creating a set of site selection criteria to be agreed before the arch is removed. The applicant will return with such a proposal. The Board and the Applicant agreed that the conditions of the demolition permit have not yet been met.

**b. Christopher and Jennifer Daly, 19 Garden St. (addition)**

Architectural Designer Paul Henderson represented the applicants. The Applicants have revised their proposal for an addition to their home from an "L" or "T" shaped structure into a secondary structure to be placed alongside the main mass, echoing the original roofline and massing. The addition will be connected via a rear breezeway, where a secondary entrance will be located. The board felt that the revised proposal addresses many of the impact concerns that previous variations raised, and was more deferential to and compatible with the historic structure and the surrounding neighborhood. Design and decorative detailing is still to be developed.

ZBA member John Martin attended the session to observe HDRB concerns and confirmed that the new proposal may need variances. Chair Zgolinski proposed sending the ZBA a letter of support for the granting of a variance once an application is received; board members supported that idea.

***M. Junjulas moved to return to the agenda items and K. Foley seconded the motion. The regular meeting went back into session at 10:59 P.M.***

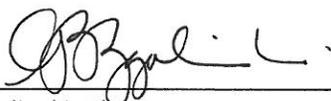
**4. Board Business:**

- The Board reviewed a packet from the building inspector regarding the demolition of the Butterfield Hospital. The Board will notify the building inspector that the application for the Butterfield Redevelopment LLC demolition of the hospital is not complete due to them acknowledging they do not yet have a place to preserve the arch.
- Board members believe that the Certificate of Appropriateness for the Butterfield Hospital demolition expires on January 16, 2015. If that is the case, members agreed that they would support an extension of the Certificate. The Board will follow up with the Building Inspector.
- SHPO/CLG Grant—based on conversations with CLG staff, the Chair believes that the CLG Grant will be sufficient to complete the Chapter 64 revisions and the design standards update. Therefore, the HDRB updates do not need to be included in the NYSERDA grant for code updates. The Chair will contact the Chair of the Code Update Committee to inform that board to remove HDRB work from the NYSERDA scope.
- Mike Junjulas will design an excel spreadsheet for tracking members' work on the CLG grant projects.

**5. Minutes:**

- The minutes of January 6, 2015 were reviewed and revised. M. Junjulas moved to approve the revised minutes and C. Bachan seconded the motion. The revised minutes were approved unanimously.
- The minutes of December 3, 2014 were reviewed revised. M. Junjulas moved to approve the minutes as revised and C. Bachan seconded the motion. The revised minutes were approved unanimously.
- The minutes of December 10, 2014 were reviewed. K. Foley moved to approve the amended minutes and C. Bachan seconded the motion. The revised minutes were approved 3-0. M. Junjulas abstained because he was not present at that meeting.

M. Junjulas moved to adjourn the meeting and C. Bachan seconded the motion the meeting adjourned at 11:33P.M.

  
Al Zgolinski, Chair

3/11/15  
Date