

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

February 4, 2015

Members present: Chair: Al Zgolinski; Vice Chair Kathleen E. Foley; Members: Peter Downey and Michael Junjulas

The public hearing opened at 8:10 P.M.

Scenic Hudson

Meg Rasmussen and Leslie Berman represented Scenic Hudson. Ms. Rasmussen did not have the certified return receipts for neighbor notification of the hearing, but confirmed that notices had been sent; she will deliver the receipts to the Village Clerk for filing.

Meg Rasmussen introduced the project, which consists of the stabilization of the office building, full restoration of the cupola and bell tower; stabilization work on the casting shop wall and an additional interpretive signage at the battery pond. The work is expected to begin in late spring or early summer. The office building will not be open to the public until a later phase restoration.

Leslie Berman of Li/Salzman Architects reviewed the following, which have been based on extensive photograph and physical evidence analysis:

- Slate roof replaced in kind;
- Cupola will be restored and upgraded to meet current structural codes for wind sheer;
- Weather vane will be zinc-coated copper and will be painted;
- Masonry will be cleaned and repointed; original brick salvaged from the site will be used for replacement the exterior of the building as needed;
- Casting Shop wall will have vegetation removed, large loose stones reset and a parge cap poured to limit water incursion.

All repairs will be documented and photographed to repair as accurately as possible. All materials that can be saved and reused will be reused.

At 8:27 meeting was paused to allow the public review to drawings; at 8:33 the public comment portion of the meeting was opened.

Paul Henderson, 14 Stone St – will be a welcome change to see the cupola back in place and off the ground.

Anne Impellizzeri, PO Box 176 - believes the work reinforces the great value of the site; she is pleased with the proposal.

Stacy Matson-Zuvic, 19 Northern Ave and staff to the SHPO; noted that New York State awarded this project a third environmental grant and that previous work by the applicant has received top preservation awards. She is happy to support this phase of the project as well.

There was one email of support which was acknowledged from Patrick Martin.

8:37 Chairman A. Zgolinski closed the public comment portion and opened the meeting for board comments. M. Junjulas asked if the foundry bell is now located at Haldane School; the Applicants do not know for sure.

K Foley asked if the stump at the west bank retaining wall will remain because it is now integral to the wall. The Applicant answered yes. Foley also noted for the benefit of the public that this project has already been discussed by the board in workshop session and detailed questions posed to the applicant then. She registered her appreciation for the detailed level of research undertaken for this proposal and the degree to which the applicant is complying with the Secretary of the Interior's Standards.

A. Zgolinski asked if all deteriorated material will be replaced in kind. Leslie answered yes.

P. Downey - no comments.

M. Junjulas - great presentation and great job.

Chairman A. Zgolinski - commented on the careful and sensitive restoration of a truly national landmark in our community.

K. Foley moved to accept the application as submitted and P. Downey seconded the motion. It was unanimously approved.

Sean Kearney, 24 Paulding Ave.

The second public hearing started at 8:47 P.M.

Mr. Kearney presented the return request receipts and reviewed his project as follows:

- recreating the upper third story lost to fire in the 1950s or 1960s; basing design on historic image presented to board
- windows will be replaced with 2-over-2, wood simulated divided lights with round upper sashes on the upper floors and flat on the first floor
- restoring bay to south end of
- wood columns will be recreated in similar fashion to those in photograph, though decorative detailing will be simplified per drawing

- lattice porch skirting which was originally diagonal to be restored
- roof to be either fiberglass 3-tab shingles or slate; is requesting approval for both
- on lower and upper level to be fypon and similar in style to those in photograph
- Railing will be up to code

Chairman A. Zgolinski noted the board had many workshop meetings regarding this application The HDRB also wrote a letter of support of the variances to the ZBA.

At 8:51 the meeting was open for public review of the drawings; at 8:57 the meeting was open for public comments.

Lourdes Laifer – 22 Paulding, immediate neighbor; supports the project

Anne Impellizzeri, PO Box 176 – believes this is a fabulous project

Stacy Matson-Zuvic, 19 Northern Ave. - great, really nice to see

8:59 Chairman A. Zgolinski closed the public comment portion and opened the meeting for board member comments.

M. Junjulas – stated that his questions were reviewed at previous workshop meetings

K. Foley – noted that the detailed drawings for the columns had been provided but none were provided for the porch balusters, railings and handrails.

P. Downey – inquired whether the corbeling on the chimney will be recreated when the chimney is extended; Mr. Kearney stated that was not his intention at this time.

Chairman A. Zgolinski – asked that the applicant consider also recreating the fanciful chimney pot at the top of the chimney; the applicant stated that he will consider that detail at a later date but is not proposing to do that work now.

Chairman A. Zgolinski noted the following:

- A window and door on the rear kitchen addition will be removed, infilled with clapboard and a shadow frame remain; K. Foley and M. Junjulas commented that these have very limited visibility from any public right of way
- A cinderblock chimney on the kitchen addition will be removed
- Flat portion of mansard roof and north bay will be rolled membrane
- Flat portion of dormers will be copper
- Primary roof will be approved for either three-tab fiberglass or slate and the applicant can make the final selection
- Gutters will be re-placed when work is complete
- Profile and sections of guard rail, hand rail and newel post are needed—these elements will be withdrawn from the application pending a later, more detailed submission

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K. Foley moved to accept the application as modified. M. Junjulas seconded the motion. It passed unanimously.

K. Foley noted that this project is a gift to the Village. Mr. Kearney will return with detailed drawings of the guard rail, hand rail and newel post, including profiles and cross-sections.

K. Foley read a request from Mayor Falloon and Treasurer Mageean to submit budget requests by 2/20/15. The board discussed items to be included and K. Foley agreed to draft a request for board review.

P. Downey moved to close the public hearing and K. Foley seconded the motion. The public hearing closed at 9:29 P.M.

Al Zgolinski, Chair

Date