

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

May 13, 2015

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

1. New Business:

a. Zakkaya LLC., 103-105 Main St.; Replacement Windows

The Applicant was represented by Debra Nairn, who presented a proposal to replace the second and third floor windows on the structure. The proposed windows are wood, one-over-one with aluminum cladding, and require no changes to the existing window openings. P. Downey moved to approve the application and M. Junjulas seconded the motion. A vote was taken and the proposal passed 5-0.

b. Alberto Mora, 33 Fair St.; Perimeter Fence Installation

The Applicant proposed a split rail, black locust fence with galvanized steel mesh stapled to the inside of the posts and rails. The proposed fence would extend along the full length of the driveway and continue to the back of the house. K. Foley noted that split-rail fences are rare in the Village and not compatible with Village character; she specifically cited the agricultural look of the proposed fence as being out of character with the Historic District; other board members agreed. There was a discussion regarding the appropriateness of split rail fencing in the Historic District.

The Applicant asked if a split-rail fence might be approved for the rear portion of the property that is less visible from the street; using his property survey, he indicated that the split-rail might begin at the end of the driveway and extend around the back (river side) of the house. This would allow a compromise so that Mr. Mora could install a portion of the fence to enclose the play yard for his children, then consider other options for the street-facing portion of the property. M. Junjulas moved to approve the application as modified and P. Downey seconded the motion; it passed unanimously.

c. Old Souls, NYC, LLC., 63 Main St, represented by Tara Carroll; Signage

The applicant proposed two painted window signs and a wooden sign board to be installed over the decorative panels above the business's doors and windows. The wood sign will have painted letters and be trimmed with gold leaf. The Chair informed the applicant that she should confirm with the Building Inspector whether the application is within zoning limitations for square footage; Ms. Carroll noted that the Inspector had not raised this concern with her. The Chair also asked that the sign board be beveled or otherwise finished on its edges; the applicant confirmed that this is her intention. P. Downey moved to accept the application as modified and K. Foley seconded the motion; the proposal was approved unanimously.

d. Joseph and Andrea Keyser, 5 Market St.; New Front Stoop and Stairs

The Applicant was issued a stop-work order by the Building Inspector for installing a new front stoop and stairs without a Certificate of Appropriateness or a Building Permit. The stoop, stringers, risers and treads he installed are made of pressure-treated wood that the Applicant intends to paint. The installed

railing is salvaged wrought iron. The Applicant intends to install brick tile on the base, stringers and risers.

The Chair and other board members raised concerns related to the construction of the stoop and stairs, as well as the feasibility and compatibility of using brick tile. The applicant will consider the following comments and return to the HDRB in June for additional review:

- Board members approve in principle to the overall design of the stairs (two sets of stairs descending from either side of a low stoop)
- Determine if the pressure treated wood is paintable; assess whether it should be replaced or wrapped with other, paintable wood
- Stair treads and trim boards should overhang the treads
- Brick tiles are not likely to be approved because of their durability and compatibility with Design Standards in the National Register portion of the Historic District
- Confirm with the building inspector that the construction, and particularly the tread widths and hand rail height, is compliant with required building codes

e. James and Barbara Smith, 162 Main St.; New Front Stoop and Stairs

The Applicants were not present; their submission indicated a desire to install stairs and a landing that included elements wrapped in PVC. As part of application review, K. Foley contacted the Applicants to inform them that PVC wrap and decorative elements were not likely to be approved in the National Register portion of the Historic District, and they might want to modify their request. Additionally, the Building Inspector reported that he had informed the Applicant needed to modify the structural elements of the design to meet required building codes. The application will be put on the June HDRB agenda under old business.

f. Frank Bumpus, 45 Paulding Ave (represented by POA Vinny Tamagna); Rear Deck Installation

The property is within the locally designated portion of the Historic District; the propose deck will be located deck at the rear of the house and has limited visibility from public rights of way. The deck is 8 inches off the ground, custom-made of paintable pressure treated wood and will include balusters and rails for the safety of the elderly property owner. The porch will be accessed from the house by hinged doors. The Applicant has not yet decided whether to install stairs or a wheel chair ramp from the yard. As such, he asked to remove the stairs, balusters and railings from consideration at this time and return for final approval of those elements.

M. Junjulas moved to approve the application as amended and P. Downey seconded the motion. The motion was approved unanimously.

g. Theresa Corcoran, 5 Parrott St.; New Entrance Stair Rails, Deck, Deck Surround and Upper Story Juliette Balcony

The existing deck and entrance stair are in poor condition. The applicant would like to upgrade materials and design of these portions of the house.

- Juliette Balcony – the existing balcony is a replacement; a new wrought iron balcony and brackets will be fabricated from an image of another historic balcony that is in keeping with the style and decorative scheme of the house

- The railings and baluster at the front steps will consist of custom-made sawn-board panels that will incorporate design motifs from other portions of the house as cut-outs (one on the stair portion and one on the rail portion); the Applicant presented two possible designs
- Porch - The existing wrap around porch is sheathed in cedar shakes which are present in a 19th century photograph of the house; the Applicant feels that the shakes add a heaviness to the front of the house that doesn't suit its overall design. She proposes to replace the existing porch with one of paneled knee-walls that will have wooden lattice below, as well as mahogany decking. The slope of the site creates a number of construction challenges that will need to be considered by the applicant, but their resolution will not change the appearance of the proposal from public rights of way.
- Gate – to the rear (southwest) of the porch the Applicant proposes a wooden gate that will connect to existing yard enclosures. It will also screen a propane tank. The Applicant explained ways that the gate design is different than the drawings submitted; the Chair noted these changes on the submission.

The Chair requested that three copies of the drawings be submitted to the Board. K. Foley moved to accept the application as modified and noted on the drawings; P. Downey seconded the motion. It passed unanimously.

2. Board business:

- Whistling Willies, 240 Main Street – Board member M. Junjulas reported that he spoke to the owners of Whistling Willies regarding the bracket for the vent duct as discussed at the December 10, 2014 meeting. He reviewed new drawings at the April 8, 2015 meeting with the owners as well, and confirmed that the installation meets the approval granted by the HDRB.
- The RFP for a consultant to update the Design Standards has been submitted to the Village Trustees for approval at its next meeting.
- Butterfield Resolution vote on May 14, 2015 -- The meeting will start at 8:00 P.M. The Village Attorney will arrive late (~8:30) and the board will go into executive session to review legal aspects of their vote. The vote will be held in public following that session.

3. Minutes:

The minutes of April 8, 2015 were reviewed and M. Junjulas moved to approve the minutes as amended; P. Downey seconded the motion. The amended minutes were approved unanimously.

4. Bills:

Voucher from Board member K. Foley for color copies related to the Butterfield Application in the amount of \$26.70. M. Junjulas moved to approve payment of the voucher; P. Downey seconded the motion. It was approved 4-0; K. Foley abstained.

K. Foley moved to adjourn the meeting; P. Downey seconded the motion. The meeting adjourned at 10:27 P.M.

Al Zgolinski, Chair

Date