

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

Regular Monthly Meeting
10/14/15

Members present: Chair Al Zgolinski; Vice Chair Kathleen E. Foley; Members: Carolyn Bachan, Peter Downey and Jennifer Simard.

Chairman A. Zgolinski called the meeting to order at 8:04pm.

1. Old Business:

a. Jeanne Sison, 207 Main Street (Nationally listed area of District); Revision of previously approved stone wall.

The Applicant proposed a change in material to the previously approved retaining wall. Rather than a recessed joint fieldstone wall, a more regular pattern with a visible mortar bead will be used. Board members agreed that this change is more in keeping with the historic stone wall along Academy Street. K. Foley moved to accept the application as revised and P. Downey seconded the motion, it was unanimously approved.

b. Betsy Matos Carone and Alex Carone, 37 Paulding Ave. (Nationally Listed Area of District); Revision of previously approved porch stair.

The Applicants installed front porch stairs in a manner that was inconsistent with the Certificate of Appropriateness for the porch restoration project. Rather than installing two separate stairs on each side of the porch as was depicted in a provided historic photograph, the property owner installed wrap-around stairs in order to avoid installing a guardrail as required by code; a railing had not existed on the porch previously. The Board agreed that although the installation was not a restoration as agreed with the property owner, the stair configuration could be considered appropriate to the period and style of the house and the wraparound porch was deemed a preferable alternative to installing a railing where none had existed. C. Bachan moved to approve the revision and K. Foley seconded the motion. It was approved unanimously.

c. Janice and Jack Villetto, 15 Wall St. (Nationally-listed area of the District); Repairs to fire-damaged trailer—previously existing non-conforming structure.

The applicants began exterior repairs to the structure without a Certificate of Appropriateness; as a result, some work has already been completed and the board is reviewing already-installed materials:

- **Deck Railing-** replaced with pressure-treated 2 x 2 spindles; the board requested that the railing be painted
- **Roof**—the flat roof was replaced with a gable roof; it will have asphalt shingles

- **Main Entrance Door** - The entrance was moved from the top of the deck stairs to the north end of the trailer; it will be a sliding glass door. There is a small J channel around the door.
- **Siding** - The original siding was vertical aluminum but horizontal vinyl clapboard is proposed. Noting that the Design Standards call for replacement siding to match previously existing materials, the Board discussed the reuse of aluminum. It was decided that given the non-conformance of the structure, and the use of vinyl clapboard on structures in the immediate vicinity of the trailer, the use of similar vinyl in this application is appropriate.
- **Windows**—a mix of metal and vinyl double-hung sashes have been replaced with horizontal sliding vinyl sashes.
- **Lighting** – the applicant will use a metal flood light to be installed by the sliding door.
- **Gutters** – will be aluminum k-gutters.

P. Downey moved to approve the application as discussed and C. Bachan seconded the motion. It was unanimously approved.

2. New Business:

a. Andrea Connor, 120 Main St. (Nationally designated area of the District); proposal for public memorial

The Applicant proposed a public memorial for Charles “Charlie” Hustis, to be placed in the sidewalk. It will be a cast bronze pizza slice on a paper plate. It will be flush with the sidewalk and near a public bench. The Board agreed to send a memo to the Village Board stating that the memorial is not within the HDRB’s purview under the current Design Guidelines, but that the Board supports the memorial in principle. The board agreed that the question of public memorials should be addressed during the upcoming revision of the Design Guidelines.

b. Andrea Connor, 12 Garden St. (Locally-designated area of the District); infill of existing basement windows

The Applicant proposed to fill in the front windows on the basement level of the house. This portion of the basement is the foundation of a porch that has since been enclosed. Poor installation of the windows allows water infiltration and causes rot in the surrounding structure. The windows will be filled in with concrete block and the surface parged to match the surrounding foundation. P. Downey moved to accept the application as presented and J. Simard seconded the motion. It was unanimously approved.

c. Kathy Gordiner, 5 Fair St. (Nationally designated area of the District); replacement of original wood front door and decorative top and side lights.

The applicant proposed to replace the wood door in kind, and the top and side lights with double-paned glazing. The form of the top and sidelights will be nearly the same as the existing—the lowest panel will have a decorative raised wood panel. Hardware will be brass; the chair suggested a lever. C. Bachan moved to accept the application as submitted and P. Downey seconded the motion. It was approved 4-1. K. Foley lauded the applicant for the continuing care she takes with the property, but voted against

the proposal on the grounds that the addition of a raised wood panel introduces a decorative feature that was not an element of the historic door.

3. Public Comment:

A woman who identified herself as Olivia Emerson informed the board that she had attended to ask if a particular applicant had reported any problems with a particular roofing contractor. The Board suggested that she needed to speak to that applicant herself, and offered to provide her contact information to the applicant. She provided the name of her father, on behalf of whom she said she was making the inquiry.

4. Correspondence:

- The Putnam County News and Recorder, LLC – bill for public notice in the amount of \$47.00 dated 10/30/15.
- New York Metropolitan Transportation Council – public notice for comment period 10/5/15 – 11/4/15.
- Scenic Hudson - Proposed Conservation Easement for Campbell/Kemble 5 acre lot. Scenic Hudson is requesting the Board's opinion after being asked to meet with the HDRB regarding the Conservation Easement.

5. Board Business:

- Light fixtures – the light fixtures (fixtures only, not poles) on Main Street are going to be replaced as part of the Main Street update grant project. Trustee Early met with Chair Zgolinski for an initial conversation regarding guidance the HDRB might give based on the Design Standards. The Chair noted that SHPO had not made any comment on lighting upgrades when it reviewed the Main Street project.
- The Chair noted that an existing fixture in front of the firehouse is a good example of period-appropriate lights, and provided the board with research he had done and shared with Trustee Early. He read the following email from Trustee Marie Early to Victor Narkaj from Central Hudson (dated 10/11/2015) as followup to the discussion with the Chair.

Victor, there are a number of street lights in our village which have triangular-shaped support arms. Would it be possible to mount the LED lights on those support arms? It would give the appearance of a more period appropriate lighting scheme. Also, since only SOME of our street lights are mounted this way, could additional triangular-shaped support arms be used to mount street lights which have more modern looking support arm?

Also, is it possible to obtain LED lights in a teardrop shape? Again, some of our street lights are teardrop shaped and they also give the appearance of being more period-appropriate. If at all possible we would like to get street lights that are less modern.

Narkaj's Response (dated 10/12/2015):

Most likely we will utilize existing arms; whatever type they are. Where triangular arms exist, we will mount the LED'S to them, unless they are deficient in some manner. Installing additional triangular shaped arms is most likely not possible since we no longer stock them. LED tear drop are not possible at this time. We only offer the types indicated in the cut-sheets I sent last week.

- Member J. Simard noted that her husband is a Union Stagehand and Entertainment Lighting Technician, so has a high degree of familiarity of lighting in various scenarios. She offered that he would be willing to assist in identifying options for LED fixtures that might be proposed to Central Hudson. A. Zgolinski will follow up with Trustee Early.
- Fjord Trail Signage Proposal. K. Foley reported on a site visited conducted on 10/8/15 with Trustees Early and Murphy, Parking Committee Chair A. Phillips and Highway Supervisor E. Trimble, J. Nettlefield of Vox, and A. Kacala of Scenic Hudson. Mr. Nettlefield presented mockups of the finger signs proposed for around the historic district, as well as a mockup of the gateway sign proposed for the metro north walkway on the northbound tracks, for which he reported Metro North has given its clearance to install. The Fjord Trail would like to install a second gateway sign in the Village, and proposed placement in the stone plaza near the public bathrooms at the base of Main Street. The HDRB determined that although they support the design concept for the signs, they should be reviewed as part of the larger SEQR review for the Fjord Trail project, which will consider the trail's overall impacts on historic resources. Additionally, no application has been received from the Fjord Trail, so there is nothing for the board to actually vote on.
- Time sheets for CLG Grant Final Report– need to be submitted by November 1, 2015; members should tally their time and provide it to K. Foley who will draft the final report.

4. Minutes:

- The Minutes of September 9, 2015 were reviewed. C. Bachan moved to accept the minutes as amended and P. Downey seconded the motion. The motion was approved 4-0. J. Simard abstained as she was not on the Board at that time.
- The minutes of September 23, 2015 were reviewed. C. Bachan moved to approve the minutes as amended and P. Downey seconded the motion. It was approved 4-0. J. Simard abstained as she was not on the Board at that time.
- The minutes of workshops held 8/26/15 and 9/30/15 have not yet been prepared for review.

K. Foley moved to adjourn the meeting and P. Downey seconded the motion. The meeting adjourned at 10:25 P.M.

Al Zgolinski, Chair

Date