

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

**WORKSHOP
12/30/15**

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

230 Main St.; Nationally Designated Area; Construction of New Home

Representing the Application: Contract Lesees D. Reeves and S. DeFranco; Architect Uzziah Cooper and Vincent Leto, Engineer for Westchester Modular Homes.

Chairman A. Zgolinski called the meeting to order at 8:03P.M.

Mr. Cooper reviewed the modified design for the proposed new construction at 230 Main Street. The style of the re-design harkens back to the Colonial Revival period, with a ridgeline parallel to the street, central hall design, symmetrical fenestration and a covered stoop at the front entrance door, as well as gabled dormers on the south-facing roof slope. In response to the previous Board critique that the rear and side facades of the original design had too little fenestration and visual interest, the architect added windows and attempted to accomplish larger windows and greater symmetry on the side facades, including placing windows in areas where they are not needed in the interior floorplan. The rear façade includes a permanently covered and railed deck, as well as a mudroom door and sliding doors onto the deck from the dining room.

In general, the Board felt that the Applicants had made many positive compromises in their design which well integrates it into the surrounding Historic District. Some discussion was had related to the placement of windows on secondary façades, with the Chair feeling that placement on each façade was important to avoid “dead spaces” on the facade. The other members felt that after discussion of window placement and shifts in size and placement based on that discussion, absolute symmetry on each side is not necessary to be compatible with surrounding architecture.

The question of whether windows should be simulated divided lights or could be one-over-one double-hungs was debated. K. Foley noted that a number of houses in this largely early-20th century neighborhood have their original one-over-one windows. She also noted the precedent of recently-approved windows without muntins on new construction at 15 High Street. The applicant will consider options for windows. Board members did agree that windows should be wood or aluminum-clad wood in keeping with the Design Guidelines for the Nationally designated area of the District, not vinyl windows.

Revisions were made to raise the pitch of the rear deck roof to fill a spatial void on the façade. The applicant agreed to consider a smaller kitchen window on that façade, as well as French-style doors or

sliding doors with simulated divided lights. The applicant will consider door options. Additionally, the Chair suggested that the orientation of the deck stairs needs to be modified to work with the deck's design.

The Board requested that the applicant consider a method for enclosing the lower portion of the deck on the rear façade – perhaps a combination of planters and lattice. It was recommended that the applicant consider screening HVAC compressors, electric meters and similar utility appurtenances in this area; the Applicant was open to this recommendation.

In terms of material palette, several Board members indicated an openness to the use of cementitious clapboard, citing the fact that this project is new construction, as well as the Board's recent approval of the material in the locally-designated area of the District at 15 High Street and at ___ Pine Street. Emphasis was placed on a smooth or low-texture material that more closely mimics wood siding. The Chair expressed concern that the material should meet the Design Guidelines for the Nationally-designated area of the District and be natural wood. In terms of trim and decorative features, the Board requested that these elements be of the same or similar material to the siding so that they weather evenly. All members agreed that vinyl siding would not be allowable.

The Applicants requested the use of stucco on exposed foundations; because of grade shifts on the site, much of the foundation will be exposed. As with recent new construction, the Board asked that actual stucco be used and not an insulated polymer stucco as Dryvit. The Chair expressed concern for the durability of stucco in such large exposed areas, and proposed brick as an alternative material for the foundation. The Applicants agreed to consider brick or stone but would need to weigh budgetary requirements.

The Chair noted that the design for the proposed detached garage will also need to be submitted for review by the HDRB.

The Applicant's Architect will consider options and revise drawings. The project has been placed under old business for the HDRB monthly meeting on 1/13/2016. If the Applicant is ready, they will join for another workshop discussion that evening.

Al Zgolinski, Chair

Date