

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

**Monthly Meeting
01/13/16**

Members Present: Chair Al Zgolinski; Vice Chair Kathleen E. Foley Members: Carolyn C. Bachan, Andrea Connor, and Sean Conway.

Chairman A. Zgolinski opened the meeting at 8:03 P.M.

1. Old Business:

a. Sean Kearney, 24 Paulding Avenue, Nationally Designated Area; Project Documentation

The applicant was not present. The Board reviewed previously approved applications by Mr. Kearney and compared it to correspondence Mr. Kearney had with the Chair. Per HDRB requests, Mr. Kearney needs to submit documentation of the following changes to approved plans to document “as-built” conditions for the Building Inspector:

1. dormer modifications
2. front stair configuration
3. handrail and baluster design

The Chair will contact Mr. Kearney one more time before contacting the Building Inspector to request a stop-work order.

b. River Architects, 178 Main Street, Nationally-Designated Area, Re-Build of Existing Structure

The applicant had been placed on the agenda under old business should any further discussion be required prior to a public hearing scheduled for 1/20/2016, but none was required. The applicant was not present.

c. 230 Main Street; Nationally Designated Area; Construction of New Home

The applicant had been placed on the agenda under old business should any further discussion of their ongoing project be required; they cancelled their appearance this evening.

2. Workshop Discussion:

Masonry Vernacular, LLC, 34 Kemble Avenue, Locally-Designated Area, Exterior Modifications (removal of siding, replacement of doors and windows, replacement of stairs and retaining wall)

At the request of the applicant, this discussion is a workshop session to discuss design concepts for rehabilitating the exterior of the structure more in keeping with its 1950s utilitarian design. Sigler Henderson Studios represented the Applicants, Kim Conner and Nicholas Groombridge. The following were discussed:

- Removal of existing vinyl siding and restoration of painted masonry block exterior
- Replacement of front door with code-compliant metal door with glazing; side doors to be in similar style

- Replacement of existing windows with aluminum-clad wood windows; muntin configuration to be finalized but appropriate to mid-century
- Ribbon window to replace low windows on rear north façade
- Reconstruction of concrete retaining wall along front of property along new grade; signage to be integral to wall
- Replacement of concrete stairs; design to include metal handrail and integral lighting
- Relocation of kitchen exhaust fan and sewer vent stacks further back on
- Replacement of roof with architectural shingles

The Board was very support of the design concept. Members commented on the care that the applicant is taking to be true to the building's original design intent and its unique place in the architectural history of the Village.

3. Correspondence:

- a. Literature - from window conservation specialist for review.
- b. Budget – request due February 19th; K. Foley to speak with the Treasurer about a set-aside for the CLG grant in 2016
- c. SHPO/CLG Grant – the application has been received from SHPO with a revised deadline of February 29th; an application will be prepared in consultation with SHPO to determine if new bids are needed

4. Board Business: New Application Form

Copies of the revised application were distributed to new members for their review and discussion in February. A calendar of revised deadlines was prepared by the Building Inspector's office but has errors which need to be corrected. Drafts will be reviewed via email and a revised version discussed at the February monthly meeting.

5. Minutes:

- The minutes of November 11, 2015 were tabled pending revisions the Chair would like to propose
- The minutes of December 9, 2015 moved for acceptance as revised by K. Foley and C. Bachan seconded the motion; they were approved 3-0 with A. Connor and S. Conway abstaining as they were not members of the Board when the meeting was held.
- The minutes of December 30, 2015 moved for acceptance as revised by C. Bachan and seconded by K. Foley; they were approved 4-0. S. Conway abstained since he was not present at that meeting.
- The minutes of January 6, 2015 were tabled until the next meeting.

K. Foley moved to adjourn the meeting; and A. Connor seconded the motion. The meeting adjourned at 10:15pm