

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

**WORKSHOP
2/3/2016**

Members present: Chair Al Zgolinski; Vice Chair Kathleen E. Foley; Member: Sean Conway.

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

Representing the Application: Contract Lesee Sarah DeFranco; Architect Uzziah Cooper and Stephen Ross, Engineer for Westchester Modular Homes.

Chair A. Zgolinski called the meeting to order at 8:05P.M.

Mr. Cooper reviewed design modifications that reflected discussions in previous workshop sessions, including:

- modified dormers on main façade
- inclusion of a frieze board
- modified window placement on east and west facades
- modified windows sizes and placement on north façade
- a wider landing on the front stoop and use of square pilasters with chamfers
- re-orientation of stairs on rear deck
- increased roof pitch on rear deck
- landscaped lower portion of rear deck area; no lattice to be incorporated
- a sample of a mostly smooth Hardy Plank was presented for the siding, as well as a sample of Hardy trim

The following elements were discussed at length:

Windows

The applicant proposed vinyl clad wood windows. Board members present felt that although they were willing to compromise with Hardy Plank in new construction, they were hesitant to compromise on vinyl clad windows in the Nationally-designated area. Particular concern was expressed over the quality and appearance of the windows in relation to the improved design and material quality. Particular concern was expressed by K. Foley and S. Conway for the precedent of approving vinyl-clad windows in such a prominent location in the Nationally-designated area, however, Conway was open to looking at specific catalog cuts for higher-end vinyl-clad windows described by Mr. Cooper.

Exposed Foundation

Because of grade changes on the site, large portions of the foundation will be exposed. The applicant brought samples of two materials to be considered: brick tile and a masonry brush-coat stucco. The brick tiles are ~1/2 inch in depth and include corner pieces for a more traditional appearance. The Chair expressed a concern over the durability of the brick tile and preference for the stucco. K. Foley and S. Conway felt that the brick would be more in keeping with the surrounding district and help to visually tie the new construction into the neighborhood. After having seen the tile samples, K. Foley does not have concerns about their durability. The applicant will consider costs, particularly on balance with the window discussion, and return with a final proposal.

Front Stoop and Stairs

The applicant proposes wrought iron railings. Members expressed preference for wooden balusters and hand railings, in keeping with the surrounding neighborhood. However, they were open to wrought iron given its use in the Colonial Revival Period, from which this design takes its inspiration. The Chair made clear that metal will be acceptable if it is in fact wrought iron, not aluminum. The applicant will consider options.

Mr. Cooper inquired whether a compromise could be made siding the stringer in brick and the using stucco on the balance of the foundation. Both Ms. DeFranco and Board members expressed concern about the aesthetics of this option. Members agreed to look for precedent in the District, but were not supportive of the idea in concept.

Rear Porch Materials

A. Zgolinski requested that all wood on the rear deck be natural wood and that any pressure-treated lumber be wrapped in natural wood. K. Foley questioned whether the pilasters holding up the rear porch needed to be wrapped if painted pressure treated wood were used; she cited contact with the ground. Members agreed this was acceptable.

Outstanding Items to be Addressed at the 2/10/16 Monthly Meeting for Determination of Readiness for Public Hearing

- revised dormer drawing to incorporate raised pediment
- potential further increased in rear deck roof pitch
- placement of gutters and leaders (square or half-round to be used)
- final material for foundation
- final materials for front stoop, stairs, balusters and handrails
- final proposal for windows, including cut sheets for selected option
- cut sheets for doors and lighting

Drawings have not yet been presented for the garage on the site. Mr. Cooper reported its size and materials to be used (matching the main structure). Details are needed for door design and window placement. The applicant will attempt to bring in a design for the 2/10/16 meeting, but if that element is not ready for public hearing it will be withdrawn from the application.