

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

**Regular Monthly Meeting
03/9/16**

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

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

Old Business:

a. D. Reeves & S. DeFranco (Contract Vendees) 230 Main Street, Nationally-Listed Area of the District. Front Stairs, Stoop and Site Grading.

The applicants were represented by architect Uzziah Cooper Jr., who presented revised plans for front stairs, a stoop and site grading. The grade change made possible the design of a stoop with fewer steps. No retaining wall is required. The applicant would still like to use brick risers, stone treads and wrought iron railings in the Colonial Revival style. The applicants and board members showed photographs of similar stairs around the neighborhood; the Board agreed that the materials for the step were appropriate to and compatible with the surrounding neighborhood. K. Foley moved to accept the application as submitted and C. Bachan seconded the motion. It was unanimously approved.

b. N&K Henricksen, 7 Fair Street, Nationally-Listed Area of the District; Removal of Aluminum Siding from House and Installation of Second Chimney Flue; Modifications to Carriage House

Following up on a site visit, Mr. Henricksen had removed a portion aluminum siding on the house to expose the historic clapboard underneath. Finding it in good condition, he now proposed to remove the aluminum completely and repair/replace the clapboard as needed. To accommodate a wood stove in the house, the applicant proposes to install a metal flue on the south slope of the roof. C. Bachan noted that several buildings around the applicant's house have metal flues, and the proposal would not be out of character with the neighborhood.

The applicant also proposed to replace the existing lancet-shaped hay door on the carriage house with a custom-built wood frame window and replace the existing, incompatible roll-up garage door with a PVC door. The door would be styled to look and function like an historic paneled carriage house door, opening out from the center on hinges. The change would require the removal of a large band of trim above the door, and infilling the surrounding board and batten to match the historic material.

K. Foley noted that PVC is not allowable in the Nationally-designated area of the District under the Design Standards, and referred to similar applications for its use on ancillary structures that have been declined by the HDRB. After discussion the applicant agreed to use wooden doors of the same style.

S. Conway moved to approve the application as amended; A. Connor seconded the motion. The motion passed unanimously.

c. Masonry Vernacular, LLC, 34 Kemble Avenue; Locally-Designated Area of the District; Restoration of Façade on Original Structure, Modifications to façades of additions, New Windows and Doors, New Retaining Wall and Stairs.

The architect representing the application, Beth Sigler, proposed the following modifications made since the project was reviewed in workshop session:

- Removal of aluminum siding on main mass; restoration and re-painting of masonry block; new concrete coping to match existing
- A façade of the north addition will be rebuilt of wood and parged in stucco to suggest masonry units as on the original structure
- two-over-two, aluminum-clad wood windows appropriate to a mid-20th century building are proposed throughout the structure (no ribbon windows will be used)

The Board expressed concern over the use of stucco on wood for the north addition. A discussion ensued over the possibility of a product that would look like concrete block or a concrete panel. The property owner agreed to withdraw this portion of the application to consider options.

K. Foley moved to accept the application, excluding the façade material on the north addition;
A. Connor seconded the motion. It passed unanimously.

d. Anne Impellizzeri, 15 High Street, Locally-Designated Area of the District; Modification of Door & Window Proposal, Addition of Solar Panels

The applicant's architect, Juhee Lee-Hartford, proposed the following:

- the flush placement of solar panels on the south façade
- the selection of a paneled wood door more appropriate to the design of the house and to the surrounding district
- the deletion of one basement window

C. Bachan moved to approve the proposal as submitted; S. Conway seconded the motion. It passed unanimously.

Board Business:

Minutes

All outstanding minutes were deferred until the next meeting.

Correspondence

Preservation magazine received and circulated.

The Board will next meet on Sunday April 3at 10am for a workshop to review the draft revised ordinance. K. Foley moved to adjourn the meeting; A. Connor. The meeting adjourned at 9:38pm.