

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

**Monthly Meeting
08/24/16**

The Village of Cold Spring Historic District Review Board held an additional regular meeting at the Cold Spring Village Hall, 85 Main Street on Wednesday August 24, 2016.

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

Chairman A. Zgolinski opened the meeting at 8:03pm.

OLD BUSINESS

1. Designer Karen Parks on behalf of Catherine Blanche, 2 Depot Square, Nationally-listed area of the Historic District.

Parks presented revisions to the project including: plans, elevations, photographs and specification sheets.

- *New Basement Windows* – proposed to be vinyl-clad wood with some windows sliding and others with awnings. Color will be consistent with the stucco above.
- *Exiting Upper Windows* – proposed to be aluminum-clad wood with PVC sill. Members expressed concern the wood and PVC elements may age differently and create inconsistent appearance.
- *Wood Porch Door and Enclosure (north façade, floor 2)* – Board had no objection
- *North Door* – proposed fiberglass fabrication with side lites, but Historic District design guidelines prohibit this material for doors. As a second option, Parks proposed a painted wood door with divided lites. Because of the limited visibility of the door from public rights of way, and the lack of weather protection, Board members were willing to make an exception to allow fiberglass.
- *Garage Door* – proposed to be wood with flat panels and eight windows. Panels and windows to be 16" wide; Board had no objection
- *Existing Wood Shed* – proposal to replace existing doors with French doors. A majority of the Board agreed that new doors should be wood.
- *Deck* – proposed steel fabrication for deck rail and stair; images provided.
- *Railing & Perimeter Fence* – proposed to be aluminum and similar in style. Chair Zgolinski felt that the metal should be consistent, or the that the porch rail should be wood.
- *Pergola* – proposed new wood structure. Board has no serious objections but noted that a variance from the Zoning Board of Appeals (ZBA) may be required due to change in lot

coverage. Board requested elevations and deferred vote on this element until ZBA review is complete.

- *Public Hearing* – Board consensus is that the proposed modifications would not be sufficient to require a public hearing.

Parks requested the HDRB vote on modified proposal. The results of those votes are noted below.

- K. Foley made a motion to accept the vinyl-clad basement windows on the house's basement and the garage. C. Bachan seconded and the motion passed unanimously.
- C. Bachan made a motion to accept the aluminum-clad upper windows. S. Conway seconded and the motion passed unanimously.
- K. Foley made a motion to accept the pressure treated wood porch on the alley façade, a wood doors on the south (Main Street) façade, and a fiberglass door with side lites on the north basement façade. C. Bachan seconded and the motion passed 3-0; Chair Zgolinski voted no, citing the use a fiberglass door in the National District.
- S. Conway made a motion to accept the wood French doors for the existing shed. K. Foley seconded and the motion passed unanimously.
- C. Bachan made a motion to accept the garage door design. S. Conway seconded and the motion passed unanimously.
- K. Foley made a motion to accept the garage and perimeter fencing. C. Bachan seconded and the motion passed 3-0; Chair Zgolinski voted no.

WORKSHOP SESSION

K. Foley made a motion to move into workshop session. S. Conway seconded and the motion passed unanimously.

1. Butterfield Realty Corp., Butterfield Redevelopment Site (Building 2), locally-listed area of the Historic District: modification to a previously approved including: entrance doorways, secondary entrances, window modifications, materials modifications and addition of railing

Ray Sullivan, architect for Butterfield Realty and Matt Moran, Project Manager for Unicorn Contracting, presented revised plans, elevations, photographs and renderings to illustrate the proposed changes.

During the workshop the following items were discussed and identified specifically:

- Members felt that the resigned entrance and sitting area on the west façade was appropriate and well-designed
- Board consensus is favorable to revised signage on east façade, using single, larger cementitious band to continue the banding of the main façade.
- Upper-level door, south façade – board had no objection to the change from a window to a door in this location

- a discussion ensued regarding the windows on the upper floor, south façade; they have been installed in different locations than approved and the symmetry of the design has been lost in this area; Board consensus was to leave the windows as is given their limited visibility
- first floor window, south façade—the window placement is different than was approved, having been installed out of symmetry; after lengthy discussion for possible correction and the applicant's explanation of material restrictions for moving the window, Chair Zgolinski recommended that the window be bricked-in; the applicant will investigate that option

HDRB members impressed upon Mr. Sullivan and Mr. Moran the importance of reviewing necessary design changes when they are discovered and before work is commenced. Butterfield Realty will present modifications based upon the workshop at the September 14, 2016 HDRB meeting.

2. Marissa Boisvert, 17 Parsonage Street. Locally-listed area of the Historic District, exterior modifications including: windows, siding, roofline modification and fence removal.

Applicant presented elevations and photographs to illustrate the proposed changes. The applicants wish to raise the roof to create more livable space on the second floor. Full-height, double hung windows are to be added to the second story on the main façade. The building footprint remains unchanged.

HDRB members discussed the historic significance of the property as foundry workers' cottages. Its character defining features are its diminutive scale and simple Greek Revival Vernacular lines. Its mass and scale are in keeping with the surrounding worker housing on Parsonage and Pine Streets.

HDRB consensus is that raising the roof, and effectively the overall height of the building will significantly change the appearance and character of the property. Board members noted that on similar properties dormers have been used to create additional living space without altering the proportions of the building. Noting that what was presented is not the only design solution to achieve more space, HDRB members indicated their willingness to work with the applicant to find a solution to meet their needs while following HDRB Design Standards. The Chair suggested that bringing the applicant's architect to the next workshop would be advantageous and would expedite exploration of possible design solutions.

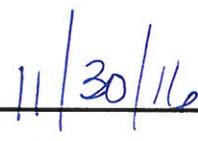
BOARD BUSINESS

Review of minutes was deferred.

C. Bachan made a motion to adjourn the meeting. K. Foley seconded and the meeting was adjourned at 11:40pm



Kathleen E. Foley, Vice Chair



Date