

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

June 17, 2015

Members present: Vice Chair Kathleen E. Foley; Members: Carolyn C. Bachan, Peter Downey and Michael Junjulas. Absent: Chair Al Zgolinski.

**1. Anne Impellizeri, 15 High Street, New Construction**

Ms. Impellizeri and her architect, Juhee Lee-Hartford, presented draft drawings for new construction to replace a home lost by fire on the site. The design is contemporary, but intended to draw on design elements from the surrounding neighborhood and village, particularly in terms of massing.

The applicant intends to seek zoning variances to allow for the house to be built on the location of the previous structure. Board members agreed that this was preferable to retain the historic streetline of High Street and the spatial relationship among houses along the street. Board members unanimously supported writing a letter of support to the ZBA. As the ZBA would be meeting the following evening (6/18/15), Vice Chair Foley agreed to send an email to the ZBA Chair the next day.

In terms of the design, in principle board members supported the overall massing of the structure, including a small balcony on the second floor facing the street, simplified bargeboard trim on the primary façade. However, there was a consensus that the flat roof proposed for the structure was not compatible with the surrounding district, and did not reflect the lively rooflines common on High Street. Additionally, members felt that the window configuration on the north façade was somewhat chaotic. Ms. Lee-Hartford showed an alternate design with a gable roof, which board members felt did much to bring the contemporary design in line with the overall feel of High Street, and in particular the animated rooflines. The gable also seemed to create a more orderly and proportional arrangement for the north façade's windows.

The board additionally debated the vertical siding proposed for the house, and members felt that the using a mix of more traditional siding treatments, such as clapboard and shakes, would further help to integrate the design with the Village and the neighborhood. The architect will develop her designs and return to the July monthly meeting, in which the Board can determine readiness for public hearing.

**2. William and Marybeth Reed, 14 Pine Street, Entrance Overhang and Stoop**

Mr. Reed returned to the Board with photographs to demonstrate research he had done on compatible stoops for his contemporary Dutch Colonial Revival house. Members agreed that the selections he had made were more compatible and complementary than what he had proposed in the previous month. Mr. Reed explained how he was considering enlarging the stair and stoop to accommodate the new design, and members felt this was advisable and compatible with the house. The Board also discussed a

material palette for the design that would meet the requirements of the Design Standards. Mr. Reed will return with drawings and materials specifications at the July monthly meeting.

**3. Jason Hughes, 15 Main Street, Façade Renovation for New Café**

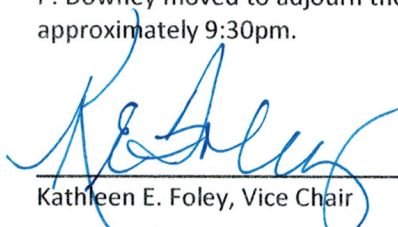
To accommodate seating in his new café, Mr. Hughes would like to replace the existing windows with a long accordion window along the main façade. He will additionally upgrade the door to one with more glass and a toplight. Signage will be on the glass. An attic vent will be placed in the gable end, and lattice along the side entrance will be replaced with wood, horizontal lattice. The side seating area (on the west) will be roofed in a corrugated polycarbonate material. K. Foley noted that the Board had approved the application of such roofing on an ancillary structure on Fishkill Avenue, across from the Butterfield Library.

In general, the Board felt the changes were an improvement to the structure, which is infill construction, but requested the following:

- the size of the attic vent be reduced
- the top light be made more proportional to the door (currently it is large and quite square)
- that the window and door trim be more clearly articulated on the drawings
- the building number on the door to be much reduced in size
- that the final submission include materials specifications, including hardware and lighting

Mr. Hughes will return with a formal application to the July monthly meeting.

P. Downey moved to adjourn the meeting; M. Junjulas seconded and the meeting was adjourned at approximately 9:30pm.



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Kathleen E. Foley, Vice Chair



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Date