

**VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION
MINUTES REGULAR MEETING
October 8, 2019**

CALL TO ORDER

Chairperson Pat Maxwell called the meeting to order at the Coxsackie Village Building at 6:02 PM.

ROLL CALL

The following members were in attendance: Pat Maxwell, Michael Rausch, Linda Deubert, Betty Cure, Wendy Warren, Diane Fausel, and Janet Gerrain. The Chairperson declared a quorum. Lia Post, Aaron Flach, and Karen and Julian Gunderson all attended at some point during the meeting to present renovation applications and/or application changes.

APPROVAL OF MINUTES

A motion was made by Betty Cure and seconded by Wendy Warren to approve the minutes of the meeting of September 10, 2019. The motion was carried.

NEW BUSINESS

Lia Post – 1 Mansion St.

Lia Post presented an application for a wrap around porch at the rear of 1 Mansion St. The porch will be constructed of pressure treated lumber with railings like the existing back steps at 45 Reed Street. The porch will wrap around to meet the back entrance of 45 Reed St. There will be one set of stairs leading to ground level from the porch to be used by both buildings. Diane Fausel made a motion, seconded by Janet Gerrain to accept the application for the porch as presented, in order to schedule a public hearing. The motion was carried. Lia also presented paint colors for the front of 1 Mansion St, including the reconfigured entrance way. The front of the building, including all wood facings and moldings, will be painted and/or repainted in the existing Charleston Green. The ship lap ceiling in the entry way will be painted mint green, but the entry walls will be Charleston Green. The iron columns will also be painted mint green to accentuate their historic character. The paint to highlight the detail at the top of the columns will remain as is. A motion was made by Janet Gerrain and seconded by Betty Cure to accept the paint colors as presented. Motion carried.

Aaron Flach – McQuade Cottage – 6 Mansion St.

At the September meeting Aaron Flach presented an application for renovations to the exterior of 6 Mansion St. which included using dark grey cement board siding to the upper and lower portions of the building. Aaron asked for a change to this application. He explained that in order to use the cement board siding all of the existing exterior siding would need to be removed. This would entail added expense and time and there is a tenant scheduled to move in for December 1, 2019 occupancy. He would like to use dark grey 4-inch vinyl Dutch Lap siding instead of the cement board siding on the upper story, and a dark grey shingle style vinyl siding on the lower portion of

the building. Pat Maxwell was not sure if the Village Historic District code would allow vinyl siding. Betty Cure made a motion, seconded by Michael Rausch, allowing the change from cement board to vinyl if the Village code allows, in order to schedule a public hearing. The motion carried. Aaron confirmed that there were no other changes to the application previously submitted at our meeting on September 10, 2019 besides the change in siding materials.

The committee was in consensus that they would not want vinyl siding on any of the buildings on Reed Street or South River Street, but since 6 Mansion St. is behind the Eagle Hotel property and not very visible from Reed St. or Mansion St., they would allow it.

Karen Gunderson – 38 South River St.

Karen Gunderson submitted an application for renovations to her “New Amsterdam Fine Art” studio located at 38 South River St. to include:

- Roof repair and replacement to preserve historic character
- Replacing the front door with a similar style 2 panel mahogany door. They hope to keep the beveled glass from the original door and insert it at the top of the new door if possible.
- Duplicate and/or restore the existing molding above the door and retaining the transom window already there
- Repair and restore or replicate, if necessary, the first-floor overhang (cornice located above the storefront windows) and restore the matching corbels at each end of the overhang (cornice)
- Restore wooden trim and sills on storefront windows
- Continue to repoint/replace bricks and remove loose stucco on the rear of the building, and to continue to repoint and/or replace bricks on the side and front of the building as needed.
- Restore the first-floor double doors on the rear of the building.
- Install a new 10 pane 32' by 80' back door on the second floor. This will be larger than the existing opening of 28".
- Install a dryer vent on the second floor exterior wall at the back of the building
- Install an air exchanger system (interior and not under our review) that will need vents attached to the exterior walls of the building on both the 1st and 2nd stories. The application sited the air exchanger vent for the 1st floor on the rear wall and the vent for the 2nd floor on the front of the building

The committee asked if the dryer and air exchanger vents, if the back of the building wouldn't provide proper venting, could be installed on the south side of the building instead of using the front. Karen will check with her contractor, Brian Bender, and let the committee know about the change in location recommended by us. Betty Cure made a motion, seconded by Janet Gerrain, to accept all renovations, with the recommendation that vents be located at the rear or side of the building if possible, and to accept the application in order to schedule a public hearing. The motion

was carried. Karen will let Pat Maxwell know, before the public hearing date, if the vents can be installed on the south side.

Aaron Flach – 48 South River Street (Patrick Henry’s)

Aaron Flach was unable to stay to present his plans for 48 South River St. Since the committee did not receive the application prior to the meeting and Aaron was unable to stay, all discussion was tabled until Aaron can present the information and the committee can review the application. Pat Maxwell relayed information from Delaware Engineering confirming what aspects of repairs and renovations could be approved by the committee without Aaron also needing to file a site plan application with the Village Planning Board.

Public Hearing – Pat will schedule the public hearing on these matters for Tuesday October 15th beginning at 6:00 PM. The committee will convene at 5:45 PM to review the specific repairs needed for 48 South River Street that the committee can approve in order to keep the building viable and to protect it from the elements before further HPC and Village Planning Board review and approval is needed.

OLD BUSINESS

A. Heermance Memorial Library porch and windows– no new updates

B. Cemetery Progress Report:

1. **Gravestone cleaning** – Wendy has scheduled cleanings for Saturday October 12, 19 and 26 from 10 to noon.
2. **Fencing** –The village signed the contract with Modern Metal Fabricators and the work, outlined in the September Cemetery Report, has begun. Dan Beachler is supervising the project and coordinating the work between the village and the contractor.

C. Pavers on Reed St. – Wendy asked about the possibility of using pavers on a section of Reed Street, when the work on the sewer lines is complete. The committee is interested in discussing this idea further at a later meeting.

PUBLIC COMMENT - none

ADJOURNMENT

A motion was made by Michael Rausch and seconded by Diane Fausel to adjourn the meeting at 7:45 PM. The motion was approved.

RESPECTFULLY SUBMITTED

LINDA DEUBERT, SECRETARY

ATTACHMENTS:

Coxsackie Village Cemetery Restoration Committee Report dated, September 2019