

**VILLAGE OF COXSACKIE  
HISTORIC PRESERVATION COMMISSION  
MINUTES REGULAR MEETING  
September 8, 2020**

**CALL TO ORDER**

Chairperson Pat Maxwell called the meeting to order at the Coxsackie Village Building at 6:00PM.

**ROLL CALL**

The following members were in attendance: Pat Maxwell, Wendy Warren, David Dorpfeld, Linda Deubert, Diane Fausel. Chairperson, Pat Maxwell, declared a quorum. Jim Warren and Nicole Bliss were in attendance, representing the National Bank of Coxsackie. Aaron Flach was in attendance representing Flach Development & Realty.

**APPROVAL OF MINUTES**

A motion was made by Wendy Warren and seconded by David Dorpfeld to approve the minutes of the meeting of August 11, 2020. The motion was unanimously approved.

**NEW BUSINESS**

**National Bank of Coxsackie** – since our August 11<sup>th</sup> meeting the bank has provided the following information regarding the provisionally approved changes to the 2<sup>nd</sup> story windows for the 16 Reed Street front elevation:

1. Arch - The bank confirmed that the glass in the replacement windows does not extend into the arch. There is an inside header supporting the brick arch which cannot be moved. The top of the glass will extend to the bottom of the arch; the space above the window (the arch) will be trim. The windows are squared off at the top, with trim in the arch, and a curved 1 ½ trim piece at the top of the arch.
2. Colors – The window frames have been delivered from the manufacturer in black instead of the Windham Cream previously approved. Therefore, the bank proposed to also use Black (HC-190 from Benjamin Moore Historical Colors) for the trim color on the 1<sup>st</sup> floor windows, and as highlights in the corner brackets on the 1<sup>st</sup> floor and 2<sup>nd</sup> floor, instead of the Windham Cream previously approved. Remaining colors are unchanged from those approved at our July 14, 2020 meeting.
3. Withdrawal of color choices – In email correspondence before our meeting, Pat Maxwell asked for clarification on the extent of the black trim proposed, as opposed to the original Windham Cream. This led to the bank's further review of our authority to dictate color choices, and the subsequent proposal to withdraw all references to exterior color choices in the application, citing our lack of authority to approve said choices. They asked for final approval of the front elevation without color choices being specified.

Jim Warren spoke further on color choices at our meeting. It is his opinion that Historic Preservation law (Village Code Chapter 75) does not delegate color choice approval to the Historic District Commission. Such approval is implied but not specified, and therefore lacks enforceability. Therefore, the bank is rescinding the section of their application amendment relating to color choices for the front of 16 Reed Street. Chairperson, Pat Maxwell, stated in response that she would ask the Village Board for permission to consult the Village attorneys, and possibly Delaware Engineering, regarding the Historic Preservation Commission and their authority in this issue. It was her position that the Village Code, specifically Chapter 75-24, 25 and 30, did grant such authority. Until the issue was resolved, she further stated that the HPC could not move forward on final approval of the front elevation changes.

To avoid an impasse that would halt work on the front elevation, a compromise was reached stating that the 2<sup>nd</sup> story windows would be installed as depicted in the drawing attached to the amended application, with no reference to color, and that wording in the proposal's narrative be changed to say that no other colors would be used on the 1<sup>st</sup> floor wooden windows or other architectural detail, except for primer, until the issue was resolved. A few other changes to the narrative were also requested to reflect the compromise. Our approval would be conditioned on the bank making the changes to the detailed narrative as requested by the HPC and confirmed by a follow-up email from the bank. Linda Deubert made the motion to approve this compromise, it was seconded by Diane Fausel and it was unanimously approved by the HPC.

**Patrick Henry Building:** Aaron Flach presented his final drawings for Patrick Henry's, as approved by SHPO. SHPO approved a smaller upper and lower deck size than Aaron originally submitted. The original front doors will be stripped and stained, with black trim. The replacement doors on the south side of the building will also be stained with black trim. At the back of the building there will be wood siding over the cement block addition. Wendy Warren made a motion to approve Aaron's application for changes to Patrick Henry's as complete enough to schedule a public hearing. David Dorpfeld seconded the motion and it was unanimously approved. This will be a joint public hearing with the Village Planning Board.

**PUBLIC COMMENT -OTHER-** none

#### **ADJOURNMENT**

A motion was made by Diane Fausel and seconded by Wendy Warren to adjourn the meeting at 7:09 PM. The motion was approved. Our next meeting is scheduled for October 13, 2020.

**RESPECTFULLY SUBMITTED**

**LINDA DEUBERT, SECRETARY**