

**VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION
MINUTES PUBLIC HEARING & REGULAR MEETING
October 12, 2021**

ROLL CALL

The following members were in attendance: Pat Maxwell, Linda Deubert, Michael Rausch, Diane Fausel, Nancy Harm, and David Dorpfeld. Janet Gerrain attended via Zoom. Applicants Sarah Gray Miller and Aaron Flach were also in attendance.

PUBLIC HEARINGS

A. 48 South River Street – Patrick Henry Building

At 6:00 PM Pat Maxwell opened the public hearing regarding the application for the sign painted on the north side of the building. The application was submitted prior to the September meeting, but after the sign had been painted. Aaron Flach was previously notified that this was not proper procedure. There were no comments from the public. At 6:15 Janet Gerrain moved to close the public hearing. Michael Rausch seconded, and the motion was unanimously approved.

B. 33 South River Street – Apartment house

At 6:15 PM Pat Maxwell opened the public hearing regarding the application for exterior painting using Sherwin Williams Dark Room. There were no comments from the public regarding the paint color. Aaron Flach did, however, mention that his application for tax credits was denied by SHPO since the building had been permanently altered from the original when the third story was removed many years ago, and not enough of the original character was left to warrant extending credits. At 6:30 Linda Deubert moved to close the public hearing. Nancy Harm seconded and the motion was unanimously approved.

C. 8 Reed Street – Shipwrecked

At 6:30 PM Pat Maxwell opened the public hearing regarding the application for the small sign hanging above the sidewalk. The application was received at the October meeting, but the sign was hung prior to this public hearing. Katlyn was previously notified that this is not the proper procedure. There were no comments from the public. At 6:42 Janet Gerrain moved to close the public hearing. David Dorpfeld seconded, and the motion was unanimously approved.

CALL TO ORDER REGULAR MEETING

Chairperson, Pat Maxwell called the regular meeting to order at 6:42 PM.

APPROVAL OF MINUTES

Janet Gerrain moved to approve the minutes of September 14, 2021. David Dorpfeld seconded, and the minutes were unanimously approved.

NEW BUSINESS

A. 47 South River Street – DM Hamilton Firehouse

Sarah Gray Miller submitted an application for a sign for an antique shop opening in the DM Hamilton Firehouse. The sign will be black and white, 20" by 30", and will be hung from a wrought iron bracket to the left of the door and in accordance with building code regulations. Linda Deubert moved that the application was substantially complete for purposes of scheduling a public hearing in November. Nancy Harm seconded the motion, and it was unanimously approved.

B. 48 South River Street – Patrick Henry Building

The size and the lettering of the sign which has already been painted on the side of the building without HPC approval was discussed. Pat Maxwell advised the members of the commission that approval must be in accordance with the regulations and not our personal opinions as to style and that in this case SHPO has the final word. Aaron Flach expressed his opinion that SHPO had already approved this when Part 2* plans were submitted and that all that is left is Part 3*. Linda Deubert then moved that the application be approved when SHPO has signed off on Part 3*. Janet Gerrain seconded the motion, and it was unanimously approved.

C. 33 South River Street- apartment house

Michael Rausch moved that the application, as submitted, be approved and ready for work to begin. Nancy Harm seconded and the motion was unanimously approved.

D. 8 Reed Street – Shipwrecked

Nancy Harm moved that the application, as submitted be approved. It was noted that the sign as hung (see above) is in accordance with the specification in the application. David Dorpfeld seconded, and the motion was unanimously approved.

OLD BUSINESS – old business was tabled until the next meeting since the Village Board needed the meeting room.

PUBLIC COMMENT – none

ADJOURNMENT

Meeting adjourned at 7:02 PM in a motion by Michael Rausch and seconded by Nancy Harm

* Per the National Park Service, Department of the Interior website.

<https://www.nps.gov/tps/tax-incentives/application-process.htm>

*A **three-part application** is required to qualify for the 20% tax credit. Historic preservation easements and the 10% credit use only Part 1 of the application.*

***Part 1** presents information about the significance and appearance of the building. **Part 2** describes the condition of the building and the planned rehabilitation work. The proposed work will be evaluated based upon the Secretary of the Interior’s Standards for Rehabilitation—a set of 10 rules of practice. **Part 3** of the application is submitted after the project is complete and documents that the work was completed as proposed. National Park Service approval of the Part 3 certifies that the project meets the Standards and is a "certified rehabilitation."*

Working with the State Historic Preservation Office (SHPO)

All parts of the application are submitted to the SHPO where staff members review the application for completeness and accuracy. They may request additional information necessary for their review. They may visit the property. When they have finished their review, they send the application to the NPS with a recommendation as to whether the project meets the Standards for Rehabilitation.

Respectfully submitted,
Linda Deubert, Secretary
Village of Cocksackie Historic Preservation Commission