

VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
March 14, 2023

Chairperson Patricia Maxwell called the meeting to order at 6:03 p.m. Present were Historic Preservation Commission Members: Michael Rausch, David Dorpfeld and Wendy Warren. Lucas Baker and Diane Fausel were present via Zoom Video Conference. Nancy Harm was absent.

A motion to approve the minutes from the January 10, 2023, Historic Preservation Commission Meeting was made by Wendy Warren and seconded by Michael Rausch. Patricia Maxwell voted yes. Michael Rausch voted yes. Lucas Baker voted yes. David Dorpfeld voted yes. Diane Fausel voted yes. Wendy Warren voted yes. The motion carried.

Old Business

1. Patrick Henry's Tavern - Chairperson Maxwell stated that owner, Aaron Flach, has submitted paperwork for new signage at Patrick Henry's Tavern. Two items were missing from the original application. One of which is the addition of the awning colors. The other item that was discussed was removing what looks like an upside down "T" out of the painted Patrick Henry's logo on the side of the building, and replacing it with the "I" that will be in all of the other lettering that will be on the front of the building.

Aaron Flach stated that they just wanted to keep the lettering relatively simple. If you are looking at the front of the building, the logo will be on the left-hand side, and it will state, "Outdoor Dining" on the right side. He feels that it kind of represents what an old storefront would have in their windows. There will also be the street address on the transom above the door.

Chairperson Maxwell stated that the color of the lettering will be "Dusty Crystal", which looks like etched glass that is applied to the window. It matches the Heron that is on the front door of the Newbury Hotel. So, it would blend in with the hotel, and tie in with more historic colors.

Lucas Baker asked if Mr. Flach could clarify if that is a vinyl application that is on the inside of the glass, or what material it is.

Aaron Flach stated that it is vinyl, and it looks like a light silver color. If you drive by the Newbury Hotel, it looks like an etched glass, but it is not nearly as pronounced as white is. So, it is kind of understated. He stated that the orange "X" would be applied on the back side of the glass, to give it somewhat of a dimensional feel. The "X" would be on the back side of the glass, and the lettering would be on the top side of the glass.

David Dorpfeld asked if he understood correctly that the lettering would be on the street side of the glass.

Aaron Flach stated that that is correct.

David Dorpfeld stated that he wonders how the lettering will hold up to the elements.

Chairperson Maxwell asked if that is how the Herons on the Newbury Hotel are done as well.

Aaron Flach stated that the Herons are done the same way. He uses vinyl on exterior projects all of the time and have never had an issue.

David Dorpfeld asked if you can wash right over the vinyl when washing windows.

Aaron Flach stated that that is correct.

Michael Rausch asked if he is correct in understanding that the only thing that is going on the inside is the "X".

Aaron Flach stated that that is correct.

Lucas Baker stated that initially he was concerned about the use of laser cut vinyl, given that numerous businesses in the historic district use an applied material like gold leaf, something with a gold leaf effect, or even wooden dimensional signage, but to be fair, there are a number of businesses downtown that also use an applied vinyl. So, he is not going to be a stickler about that necessarily. He did want to flag that the color of the "X" is maybe a potential concern. He does appreciate that Mr. Flach is trying to keep a consistency with his brand, and sticking to his brand guidelines, which might specify a certain shade, or color. However, he did want to flag that the color of the "X" might be a little bit outside of keeping with the historic character of other buildings, which don't necessarily include a color such as a bright orange color. He would just urge his fellow Commission Members to think about this in conjunction with how they treat paint colors with facades, and trying to strive for not only historical accuracy, but also conformity of buildings within the district.

Historic Preservation Commission Member, Nancy Harm, joined the meeting at 6:10 p.m.

Aaron Flach stated that he took that orange, that is part of their branding, from a color called "Raw Umber", which is a Sherwin Williams color that is on the side door of 1 Reed Street, on the Betke Boulevard side.

Chairperson Maxwell stated that she knows that Derek from 3DeSigns said that the orange is one of Sherwin Williams' colonial colors.

Aaron Flach stated that the color is already being used in the district.

Lucas Baker stated that it doesn't quite represent the difference between paint and vinyl. It was hard to make out on the print outs. It also kind of looks like a condemned "X", which is another issue that he wanted to raise. He doesn't know if Mr. Flach has considered other options with a less saturated color, or perhaps one of the secondary colors from his brand palette for that graphic "X".

Chairperson Maxwell asked if there was a reason that Mr. Flach decided on that "Umber" color. She asked if it was just because it provides a "wow" factor.

Aaron Flach stated that orange and black go well together, and it's part of the brand package. It is on their shirts and is part of the logo.

Chairperson Maxwell asked if she understood correctly that the only "X" that is not that color is on the north side of Patrick Henry's.

Aaron Flach stated that that is correct. He asked if the Board would prefer for the "X" to be the blue color.

Lucas Baker stated that honestly the blue color would be his recommendation. It is also closer in color to the large mural on the other side of the building. Although, he understands that that wasn't necessarily approved by the Historic Preservation Commission before that was installed. It is a little bit more subtle, and a little bit more tonal relationship to the vinyl itself.

Michael Rausch asked if the "X" is 20 inches.

Chairperson Maxwell stated that it is 20 x 20.

Aaron Flach stated that he prefers the "X" in the orange and thinks that it goes really well with the black.

Michael Rausch asked how much branding was done with the orange color already.

Aaron Flach stated that all of their shirts and all of their collaterals are orange and black.

Chairperson Maxwell stated that she does not disagree with Mr. Baker's comment, but she will

say that typically, the Board has not discriminated against colors. In the past, members of the Board have recognized that different people have different preferences, and the store owner would have to be the person to work and/or live with it. She is just throwing that out there for information.

Lucas Baker stated that that is helpful.

Nancy Harm asked what the meaning of the “X” is. She asked if it is referencing that “X marks the spot”, or if there is significance to the “X”.

Aaron Flach stated that it is two-fold. Susan at the Reed Street Bottle Shop came up with the “X”, and it does reference that “X marks the spot”, but part of the tin metal panels that they restored on the interior of the space has a series of small x’s that are part of the stamped tin design. So, she took that element of the original tin, and made that their logo.

Nancy Harm stated that she was just curious.

Wendy Warren stated that since it sounds like the paint color on the side of the building and the vinyl won’t exactly match. She asked if it

Aaron Flach stated that on the side of the building there is that same orange, it just says, “Wood Fired Oven”. Which, he would like it to say, “Waterfront Tavern”. He didn’t want to use that much orange on the side of the building. However, he feels like on the front side window next to the door, on a 20in. x 20in. “X”, that is totally appropriate.

Wendy Warren asked that since the “X” is on the side of the building if Mr. Flach had to have the “X” again on the glass on the front.

Aaron Flach stated that he would like to. He doesn’t see how it hurts or is inappropriate.

Lucas Baker stated that his concern is just with the choice of historic colors, but if Mr. Flach does indeed vouch that the color is coming from a historic palette, and this is in a reasonable facsimile of color palettes that are already out there in the Historic District, then he is ok with it. However, that is the one objection that he wanted to raise. That he felt that maybe it was a little bit not in keeping with the historic nature of other signage in the district. Again, if it’s coming from a palette that’s already in use, or considered acceptable by the fellow Board Members, then so it goes.

Chairperson Maxwell stated that she appreciates Mr. Baker giving his input and honest opinion. She said that before the Board approves the color of the “X”, or the signage in general, she thinks

that it would behoove the Board to have Mr. Flach show them the awning choices, because that might tie it in better in their minds, or may not, depending on what he is presenting.

Aaron Flach stated that the awning frame is an existing frame that has been there since the original Patrick Henry's days. So, he has the frame. He is just getting new fabric for the old frame. It is not going to have any lettering, or anything on it. It is a retractable awning. It is similar to the one at Mansion & Reed General Store. It will be up most of the time but will be down when sun is glaring in the window. One option he presented to the Board is a classic striped black and tan awning, with the stripes 4 inches wide. He feels that the tan kind of ties into the natural wood finishes that they put on the original doors, and it makes a solid statement. The second option that he presented to the Board is a pinstripe black and tan awning. He feels it is pretty classic for that type of building. The third option is a striped black and tan awning that also incorporates some orange.

Chairperson Maxwell asked if Mr. Flach has a preference of one awning option over another.

Aaron Flach stated that he likes the pinstripes the best, or the one without the orange that is just black and tan. He tried looking at some other ones that incorporated that "Steel Blue" color that is in the "X" on the side of the building, but nothing was really speaking to him. He feels that if you are not looking at the sign on the side, and you are just looking at the front of the building, the natural wood of the doors is a big element, surrounded by all of the black around the storefront. So, he thought tan was an appropriate accent color.

Michael Rausch stated that while the awning doesn't cover all three doors, all three doors match. Everything else is black.

Lucas Baker stated that he agrees that the pinstripes, or the one without the orange, would be the preference.

Diane Fausel stated that she agrees.

Chairperson Maxwell stated that her personal preference would be the pinstripes. She likes the one with the orange, only because it ties in with the "Umber", but it is too much. She likes the pinstripes because it is more understated.

Michael Rausch stated that the Board doesn't have to tell Mr. Flach what awnings to choose, but rather Mr. Flach needs to tell the Board which awnings he wants.

Aaron Flach stated that he is leaning toward the pinstripes, but he was looking for some feedback from the Board.

Chairperson Maxwell stated that she has proposed to Mr. Flach that the “I” that looks like two upside down T’s put together in the “Patrick”, be changed to match the “I” in the other lettering that the Board looked at for the logos in the front. She asked if Mr. Flach is going to change it to “Waterfront Tavern” for certain.

Aaron Flach stated that he is changing it.

Chairperson Maxwell stated that the Board would still need the final approval from the State Historic Preservation Office (SHPO), which Mr. Flach has explained is now with the National Parks Service. Given that there is no objection from them, she would say that a part of the motion for approval would be to approve the north wall changes for the correction of the letter “I”, and to change “Wood Fired Oven” to “Waterfront Tavern”.

Lucas Baker stated that he thinks that it’s high time to change that “I”.

Michael Rausch stated that he doesn’t think it needs to be colored over and repainted, it just needs to be a little beefier.

Chairperson Maxwell stated that unless Mr. Flach can match that paint exactly for the “X” he might have to repaint some of it anyway.

Aaron Flach stated that they will be able to match it.

A motion to approve the signage that Mr. Flach has presented to the Board, including the “Crystal” etched look for the smaller lettering, and the “Umber Orange” on the “X”, with the placement, and the dimensions, to be exactly as are spelled out in the application and its attachments was made by David Dorpfeld and seconded by Nancy Harm. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Diane Fausel voted yes. Nancy Harm voted yes. Wendy Warren voted yes. Lucas Baker abstained. The motion carried.

A motion to approve the replacement awning color choice of the black and tan pinstripe with no lettering, as presented to the Board by Mr. Flach, was made by Michael Rausch and seconded by Lucas Baker. Chairperson Maxwell voted yes. Michael Rausch voted yes. Lucas Baker voted yes. David Dorpfeld voted yes. Diane Fausel voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

A motion to approve amending the previous conditional approval of the north wall sign, to have the letter “I” agree with the rest of the lettering and the logo on the front of the building, and to change “Wood Fired Oven” to “Waterfront Tavern” in the “Umber” color, with other colors to remain the same, was made by David Dorpfeld and seconded by Diane Fausel. Chairperson

Maxwell voted yes. Michael Rausch voted yes. Lucas Baker voted yes. David Dorpfeld voted yes. Diane Fausel voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

Other Items

David Dorpfeld stated that there is not much going on with the Cemetery Committee at the moment. He is going to suggest that this year that they spray the headstones. He doesn't think that they need to scrub them, but to keep them fresh, spraying may help. The cemetery continues to really look nice, and he thinks that it is great for the village.

Michael Rausch stated that he had the opportunity to attend Governor Hochul's presentation of the NY Forward Grant recipients at the Cohoes Music Hall. The Village of Coxsackie received a \$4.5 million grant. It is his understanding that the way the grant process works is that the Village utilized public input to identify what types of projects are wanted as part of the application. Then, these projects need to be sent to a group, different than the group who helped the Village submit the grant application. Then, whoever it is that doles the money out, tells the Village what projects are approved for funding. It is possible that everyone could get their hearts set out on certain projects, and the State may not approve them. It is a community's best interest type of plan. He also had an opportunity this past Saturday to speak with Senator Michelle Hinchey, her aide, and another gentleman who works for Lieutenant Governor Delgado's office, who were present to meet with the Village Board Members and take pictures regarding the NY Forward Grant. He took them to visit Patrick Henry's, the Wire Event Center, the Newbury Hotel, Sarah Gray Miller's antique store, and Shipwrecked. He also took them to visit the downstairs of 1 Reed Street, which is looking to receive a portion of grant money in order to turn it into an event space. He wanted to show them where grant money would be going, and where grant money is needed to work on these projects. Senator Hinchey was very receptive.

Chairperson Maxwell stated that part of that application originally was for realigning the traffic downtown. There again, it is up to the State to decide which projects they give priority to.

David Dorpfeld stated that the State can't do anything about the Village potentially having angled parking on Reed Street. If it is on a State road, they could say that you cannot have diagonal parking, but that is the Village's street. He would like to see diagonal parking on both sides of Reed Street, if the Village made it one-way.

Aaron Flach stated that the Village Board could do that on their own.

Michael Rausch stated that Reed Street would have to be one-way. That is the only way that it would work. He said that during Governor Hochul's speech, she mentioned the Riverside Park

rehabilitation, the Wire Event Center, and the Newbury Hotel.

Aaron Flach stated that it was nice to get a big shout out from the Governor. He said that she is supposed to come to their ribbon cutting.

David Dorpfeld asked when the ribbon cutting will be.

Aaron Flach stated that it will be in June.

Michael Rausch stated that \$4.5 million sounds like a tremendous amount of money, but it goes quick. Especially with prevailing wage, and what material costs are on everything now. If the Village does the 14 South River Street building over, and puts bathrooms in the back, that could easily be \$750,000.00, believe it or not. He is not just talking about the bathrooms, but to do a full rehabilitation on that building, with a community center, or welcoming center, where people can go in, and you have a small museum, and meeting hall, that will cost. He said that it was just by happenchance that he ran into the Senator while he had time.

Aaron Flach stated that he would like to give the Board an update on the Dolan Block. He submitted a Part 1 Determination of Historic Significance, which was approved by SHPO and NPS. He is working with his architect on the Part 2 portion of it now, and also the design for the approved use, which is storefronts on the first floor, and apartments on the second and third floor. So, once they have all of that design work, and all of the restoration stuff complete for SHPO, then he will give the Board all of the details so it can be reviewed.

Chairperson Maxwell stated that it would be smart to coordinate with the Planning Board.

Aaron Flach stated that he does not have to go before the Planning Board. It is all part of the approved Site Plan. He said that construction would not be until the early part of 2024.

Chairperson Maxwell stated that she knew that it was a part of the Site Plan, but she didn't know if Mr. Flach had to do a separate Site Plan for the interior improvements.

Aaron Flach stated that he thinks that that would just require a Building Permit, so long as he is doing 10 apartments and storefronts, which is what was approved.

Chairperson Maxwell stated that the HPC Board would review the exterior, but they are not going to go against SHPO unless there is something that they think is really out of whack. Again, it will probably come down to paint colors and signage.

Aaron Flach stated that once they finish construction on the hotel, and they have their employees

pretty much in place in June, they'll wrap up their \$2 million grant with Empire State Development (ESD), and ESD is looking forward to them getting finished, and all of that squared away. ESD encouraged Mr. Flach to apply for a Restore NY grant, so he applied for a \$2 million grant for the Dolan Block restoration. So, that's pending, and they are reviewing it now. It looks good.

Michael Rausch asked if that is separate monies.

Aaron Flach stated that it is separate from all of the other grants. Restore NY is basically for main street revitalization, and keystone buildings.

Michael Rausch asked if Mr. Flach would be putting decks on the back of the second and third floor apartments.

Aaron Flach stated that he intends to, depending on as much as he can get them to approve. There was a third-floor access, so he doesn't know if they will approve of having a deck across the whole back of the building. Some of it was windows, and not doors.

Chairperson Maxwell asked Mr. Flach what his priority is in terms of the Dolan Block building and former Cumming's Hotel building.

Aaron Flach stated that the architect is actually working on both of them at the same time because he has to address the storefront issues.

David Dorpfeld asked if Mr. Flach could make it look like the old Cumming's Hotel.

Aaron Flach stated that he could get the building pretty close to the original look. He asked the Board if they would like to see that happen, versus just cleaning up what is there.

Chairperson Maxwell stated that she personally would like to see it restored as much as it could be. That is a very visible corner, and especially if the Village does have a change in the traffic pattern on Reed Street that flows towards the river, it would be right there in everybody's viewpoint. With it being next to the Dolan Block, she feels that it would be more so in keeping with the Dolan Block restoration.

Michael Rausch stated that the Dolan Block is the anchor of the whole district.

Aaron Flach stated that the Dolan Block is certainly the priority. Especially with the tax credits, and if he can land this Restore NY grant. He has developed a pretty good rapport with the people in charge of the ESD. He feels that the fact that they were instrumental in helping him with this

application is good.

Public Comment Period

No public comments were offered.

A motion to adjourn the Historic Preservation Commission meeting was made by Michael Rausch and seconded by Wendy Warren. Patricia Maxwell voted yes. Michael Rausch voted yes. Lucas Baker voted yes. David Dorpfeld voted yes. Diane Fausel voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

The meeting was adjourned at 6:48 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Nikki Berezna". The signature is written in black ink and is positioned above the printed name and title.

Nikki Berezna
Clerk