

**VILLAGE OF COXSACKIE
HISTORIC PRESERVATION COMMISSION MINUTES
March 12, 2024**

Chairperson Patricia Maxwell (“the Chair”) called the meeting to order at 6:00 p.m. Present were Historic Preservation Commission Members: Michael Rausch, David Dorpfeld, Chris Fisher, Nancy Harm, and Wendy Warren.

A motion to approve the minutes from the February 13, 2024, Historic Preservation Commission Meeting was made by Michael Rausch and seconded by Wendy Warren. Patricia Maxwell voted yes. Michael Rausch voted yes. Nancy Harm voted yes. Wendy Warren voted yes. David Dorpfeld and Chris Fisher abstained. The motion carried.

New Business

1. 38 South River Street-New Amsterdam Fine Art, LLC- Chairperson Maxwell stated that Karen Gunderson, of New Amsterdam Fine Art, LLC at 38 South River Street, has submitted an application for the replacement of windows. Both Ms. Gunderson and her contractor, Bob Braine, are present tonight to discuss their project. Chairperson Maxwell asked Mr. Braine if he was also the contractor who did the brick work on the outside of the building.

Bob Braine stated that he re-did the back of the building completely, and used Potassium Silica mineral paint. They are going to take the paint off the south face, and west face of the building, and re-point the brick. That is all happening this year, but he understands that they will have to come before the Historic Preservation Commission (HPC) again before they do that work.

Karen Gunderson stated that she thought that that work was already previously approved by the Board.

Chairperson Maxwell stated that the work will have to be re-approved because she thinks that it has been over the 2 year mark for permits. She will have to double check.

Nancy Harm asked if they are still going to re-paint the building.

Bob Braine stated that they will be using the Potassium Silica paint. The problem with latex paint is that it doesn’t have any permeability and really locks in the moisture. So, instead, they are using a breathable, mineral, masonry paint, that becomes part of the brick and has the same passage of vapor. That is what you want on brick.

Chairperson Maxwell stated that the current application to be discussed tonight is for the

replacement of all windows at 38 South River Street. There is a total of 11 windows, with 1 smaller window. They happen to be the same windows that she has put in her house. The proposal is for an aluminum clad exterior, with interior primed wood. They will all be roughly 73" or 74" x 37". The point being, they will not be smaller than what is already there in terms of the outside diameter.

Bob Braine stated that he is actually going to try and move more in the direction of what they would have been. He has a lot of examples of that so that he can kind of match the glazing there. Which is what they would have done when they had 2 panes over 2 panes in there in any case. So, he is going to try and match that, and push the windows against the 2 brick fins, because those were the stops back when there were counterweights in there. He is going to work at it so he can get as much window in there as he can. The bottom windows are 37" x 74", and the top ones are 37" x 70". So, the top is a little bit shorter.

Nancy Harm asked if she understood correctly that Mr. Braine is replacing all of the windows in the building.

Bob Braine stated that he is replacing all of the windows in the building. He is going to do a windowsill and apron for each one as well, which is the way they are supposed to be.

David Dorpfeld asked if this is the building at the end of the Dolan Block.

Chairperson Maxwell stated that that is correct. 38 South River Street. She said that if you look through the packet that was provided, there is a picture of her own house. She provided this picture because the windows on her house are the same style of 2 panes over 2 panes, with black aluminum exterior. Hers were actually measured to fit what was there, so they go up against the old trim as well. Hers are roughly 67" x 32". That is the only reason the picture of her own house is included, since the applicant has not had a chance to get a picture.

Bob Braine asked if the Board knew what kind of brick mold Ms. Gunderson could get. He was looking at mid-century brick mold patterns for the trim on the outside.

Chairperson Maxwell stated that on her house, they had to take the aluminum off of the wooden frame that was there, and they just painted it. Her house isn't brick though; it is wood.

Michael Rausch stated that Mr. Braine can look at his building across the street as an example. Some of the brick molding is still there, and that building dates back to 1896. There is still brick molding intact. It needs to be painted badly, and it will be, but there is brick molding, and that's a brick building from 1896, so if you are trying to get an idea of what people were doing back then at roughly the same timeframe, you can use that as an example.

Bob Braine asked if he could take a profile off of it with a profile gauge.

Michael Rausch stated that Mr. Braine can meet him down there. The first floor windows were added later on, because they put metal plates in instead of stone, but the rest are stone above that in the front. The front was done a little differently because the front had picture storefront windows and a porch. He took some of the brick molding off, but to be honest, he may have a piece that was taken off in the garage that he would have saved if it was in good shape. He said that Mr. Braine is more than welcome to take a look at whatever he has to see what is what.

Chairperson Maxwell stated that the dimensions before them in the application are a little bit approximate, but the most important part is that the windows are not going to be reduced in size.

Karen Gunderson stated that they are still trying to figure out what they will be doing with the front and south of the building. This will deal with the front glass windows and the door.

Bob Braine stated that in that regard, nothing will change. They will still have 2 large windows. The only discussion is around the doors, and he is thinking that 2 doors with a small bottom panel is what they are looking at.

Chairperson Maxwell stated that that work will require another application, but that is ok. Whenever they get to it, they can come before the Board again.

Michael Rausch stated that for a time reference, what you see on the first level of the building at 38 South River Street, is basically what it has been since probably the 60's. Maybe even the 50's to be honest. It has been that way since at least the 70's when it was a pizza shop. There really hasn't been much change.

Bob Braine stated that the doors are not original, but it looks like the frames around the windows are original.

Michael Rausch stated that it was an abandoned building, which then became a pizza parlor in the 70's for probably 15 years. Before that it was a bar or two.

Karen Gunderson asked if when it was abandoned was it the same as when it was first built.

Michael Rausch stated that when it was abandoned it was just what was left of a former store. As a child, he remembers it as a pizza shop with an apartment upstairs. It was cleaned out and renovated. So, it always seemed to have living space on the second floor for generations, and some sort of a shop on the first floor.

Chairperson Maxwell asked if there was a big, black, massive bar in there.

Karen Gunderson stated that that is correct. There was a back bar. They took it out and her son sold it.

Chairperson Maxwell stated that that may have been from the bar before the pizza shop.

Michael Rausch stated that that is quite possible. Honestly, you would have to talk to someone in their 80's now to know what different versions of bars were in there, because it was during the 40's and 50's.

Chairperson Maxwell asked Ms. Gunderson if she knows the Village Historian, Betty June Cure.

Karen Gunderson stated that she has met Ms. Cure before.

Chairperson Maxwell stated that Ms. Cure is in her 90's, and if anybody might know about the history of the building, it might be her.

A motion to approve the application received from New Amsterdam Fine Art, LLC for the replacement of windows at 38 South River Street as presented, with the caveat of a final submission of a picture be made once the windows are in place, was made by David Dorpfeld and seconded by Nancy Harm. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

2. Signage in Historic District – Chairperson Maxwell stated that at the last meeting, the Board talked about some changes to be made to Appendix D-Standards of Visual Compatibility, of Chapter 75 of the Village Code-Historic Preservation Districts and Landmarks. Some changes that she has made after last month's discussion are to section A. Definition-A., where she added, "...and Neon Style", so it now reads, "Neon and Neon Style Signs...", section A.1., where she added "... (style)...", so it now reads, "Small neon (style) "OPEN" signs in a storefront window may be acceptable on a case-by-case basis", section B., where she added, "...architectural...", so it now reads, "Examples include goose neck, carriage lamps, or another style appropriate to the architectural style of the building, and section C. which has been removed, which previously stated, "Any other external lighting will be reviewed on a case by case basis."

David Dorpfeld stated that he saw that the Board had a lot of discussion about this at the previous meeting that he was unable to attend. He thinks that the revisions to the Appendix are fine.

Michael Rausch stated that one of the reasons that there was such a long discussion about the signage last time is because there are just so many different styles. You can kind of narrow down the color scheme, but then there are so many designs. The Board also talked about neon, but there is almost no true neon anymore. You can buy an expensive neon style sign that does anything you want it to by pulling a chain.

Chairperson Maxwell showed Mr. Dorpfeld an example of some vintage signs that she found online.

David Dorpfeld stated that he likes the way the draft Appendix D ended up.

Michael Rausch stated that it is happening downtown already, because Ravish Liquors has white neon on their sign. That is a true neon sign.

Chairperson Maxwell stated that that is something that was talked about at the last meeting, that some other cities allow an already existing sign to be grandfathered in. However, you cannot go and put a beer company advertisement in a window, or something to that effect.

David Dorpfeld stated that he understands the need for signage downtown, because those businesses downtown are all open at different hours.

Michael Rausch stated that the newest business open downtown already has a sign in their window.

Chairperson Maxwell stated that she has already spoken to the building owner, Amy Bennett. However, she has not heard back yet. She previously had let her know that anything done on the exterior of the buildings downtown has to be approved by the HPC. She thinks that the storefront is beautiful, it is just that they should have come before the HPC for the sign. Ms. Bennett left it up to the tenant, Donna, but it seems that she either didn't connect with Chairperson Maxwell, or didn't realize that she was supposed to. Chairperson Maxwell stated that she had written back to Ms. Bennett stating that she will need to speak to her tenant, Donna, because if it is a permanent sign, and not a temporary sign, the HPC will have to discuss it and either approve or deny it.

Nancy Harm asked what the sign looked like.

Michael Rausch stated that it is just hanging in the window. It is not illuminated, or spot lighted, or on the exterior glass, it is just hanging on the left side if you are facing the building.

Chairperson Maxwell showed a picture of the sign to the other Board Members.

Nancy Harm asked if she understood correctly that the sign is still an issue though because it is hanging in an exterior window. She said that she has not even noticed the sign.

Chairperson Maxwell stated that the sign is very unnoticeable. When the stores lights are not on, it is very dark.

Michael Rausch stated that that is because it is not illuminated. There is no spotlight on it.

Chairperson Maxwell stated that the background is dark because it is not lit, and the sign itself is dark.

Michael Rausch stated that whether it is on the glass, or lit, or hanging outside, or inside, any signs have to come before the HPC for review.

Chris Fisher asked if hypothetically the sign would have been approved if it came before the HPC.

Michael Rausch stated that hypothetically, everybody is supposed to get approval first.

Nancy Harm asked if she understood correctly that if a business had a neon ice cream cone, or cup of coffee, if that would not be approved because it is an image, rather than an "Open" sign.

Chairperson Maxwell stated that that would be a neon style sign, so the HPC would have to discuss it.

Wendy Warren stated that she knows that Chairperson Maxwell stated that she talked to Amy Bennett, who owns the building, and was told to reach out to the tenant and store owner, Donna. However, the tenant is not technically responsible. The HPC application just mentions obtaining a preservation work permit for exterior changes to the building or property. She asked what can be done in this instance. She should be filing an application for signage.

Chairperson Maxwell stated that she has already sent her the signage language addendum, and let her know that the HPC is in the process of tweaking it, she sent her the Village's signage regulations, and she sent her Chapter 75 of the Village Code, which says that anything in an exterior window that shows to the outside of the building has to approved by the HPC. That is in the Village Code. She has provided this information in both hard copy, and directed her online. Chairperson Maxwell stated that the only thing that she sees that the Board Members can keep doing, is to say something once they see something.

Chris Fisher stated that Amy Bennett, for lack of a better term, has already been put on notice about signage, since she owns several buildings downtown. So, she should already be aware of the regulations.

Chairperson Maxwell stated that if the Board wishes, she has no problem letting Ms. Bennett know that this is the second time that this has happened, and at the third time there is a fine for not following the rules. It is only \$25.00, but at some point, the fine needs to be enforced.

Michael Rausch stated that the HPC has to stay on the same page with everyone.

Chairperson Maxwell stated that the changes to Appendix D-Standards of Visual Compatibility, has to go before the Village Board for approval before the HPC can enforce it. If the changes get approved tonight, the earliest it would get approved by the Village would be at their April meeting on April 8th.

Michael Rausch asked if anybody has any problems with the way that the draft is written right now.

David Dorpfeld stated that he did not have any problems with it, and thinks that it is good.

A motion to accept the draft Appendix D-Standards of Visual Compatibility, and recommend to the Village Board that it be included in Chapter 75 of the Village Code was made by Michael Rausch and seconded by David Dorpfeld. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

Old Business

1. 2-6 Reed Street/33 South River Street- (former Cumming's Hotel) – Chairperson Maxwell stated that there are no updates on this project at this time.

2. Training- Chairperson Maxwell stated that she has received webinars from the State, which are free to attend, and she will forward them to members as they are received. She reminded the Board Members that they need to complete 4 hours of training by the end of the year.

Public Comment Period

No public comments were offered.

Adjournment

A motion to adjourn the Historic Preservation Commission meeting was made by Wendy Warren and seconded by Nancy Harm. Chairperson Maxwell voted yes. Michael Rausch voted yes. David Dorpfeld voted yes. Chris Fisher voted yes. Nancy Harm voted yes. Wendy Warren voted yes. The motion carried.

The meeting was adjourned at 6:37 p.m.

A handwritten signature in black ink, appearing to read "Nikki Berezna", with a long, sweeping underline that extends to the right.

Respectfully submitted,

Nikki Berezna
Clerk