

Town of New Paltz Historic Preservation Commission Meeting Wednesday December 21st 2016 7:00PM - 9:00PM at the Community Center

Commissioners attending: John Orfitelli (Chair), Caryn Sobel, Susan DeMark, and Dawn Elliot. Helen was not able to attend due to illness.

Agenda

1. Public Comment
2. Review/Approve November Minutes
3. Historic Landmark Signage
 - a. Circle C Comments/Design
 - b. Discussion w/Matt Maley
 - c. SUNY Ulster Design Class
 - d. CenTec Cast Metal Products Designs and Quote
4. Plaque Program in Elgin, Illinois
5. Incentives Presentation to the Town Board
 - a. Feedback from Joe Moriello
 - b. Review Latest Charts
 - c. Set Date for Presentation
6. Other Business
 - a. Reappointment to HPC Chair
 - b. Proposed Meeting Changes for 2017:
 - i. February No Meeting
 - ii. Move March one week to 3/22
 - iii. Move April one week to 4/26
 - c. Reminder: Financial Disclosure Updates Due into Town Clerk by 12/30
 - d. HPC Budget for 2017
 - e. Threat to Federal Tax Credit for Historic Properties

Minutes

The meeting was called to order at 7:20pm with a motion from Susan DeMark and seconded by Caryn Sobel. Motion carried.

Pledge of Allegiance

1. **Public Comment:** No public comments were received. Since Stacy Delarede was not able to attend, the topic of Public Hearing Guidelines will be discussed at a future meeting.
2. **Review/Approve [November Minutes](#):** Motion to approve meeting minutes from November as amended was made by Susan DeMark, seconded by Dawn Elliott. Motion passed. John Orfitelli agreed to post a pdf version with active links (once converted by Caryn Sobel from .doc file).
3. **Historic Landmark Signage**
 - **Circle C Comments/Design:** John Orfitelli spoke with Sue Kraft from Circle C who provided the following thoughts and description of her plaque concept:
 - She suggests bronze for the cemetery due to the more tradition appearance.. aluminum would be good for a modern structure since it evokes a more contemporary look.
 - Bronze plaque would have a single line polished border and consist of polished raised letters and images against a darker textured background.

- The Town seal would be a full color ceramic inlay.
- Recommended size is 30in (wide) by 24in
- Price for single sided bronze with post cap mount is about \$2,200 (she will be providing formal quote via email)
- Price for aluminum is about \$1,700.
- Double sided would be higher of course (don't have a number.. probably adds \$1,000)

The design provided by Sue Kraft which incorporates the concepts provided by John Orfitelli along with the Town seal is shown here.



- **Discussion w/Matt Maley:** John Orfitelli obtained an excellent reference for a local graphic design person from Kathy Preston, Assistant to the Town Supervisor, namely, Matt Maley, of [Visual Stuff Studios](#). John spoke with Matt who is very familiar with sign technology and has designed graphics for a number of signs. His familiarity of New Paltz makes him an ideal candidate to bring together a design that captures elements we have discussed. He described a couple aluminum core laminated signs that he created for the New Paltz Rural Cemetery (shown below). While Matt did not attend our meeting, the Commission will reach out to him for participation at our next meeting in January.



- **SUNY Ulster Design Class:** Dawn Elliott contacted, Sean Nixon, Associate Professor/Visual Art, at SUNY Ulster, and explained our historic landmark sign project. Sean indicated interest in involving graphic design students as part of a class project in the Spring semester. Dawn agreed to follow-up with Sean to share the Commission's enthusiasm for a project involving SUNY students and invite him to our next meeting in January.
- **CenTec Cast Metal Products Designs and Quote:** Susan DeMark received the following [designs](#) from Susan Mitten at CenTec along with a [detailed quote for a 30w x 22h aluminum plaque with post](#).



The Commission discussed not standardizing the landmark design but rather creating a unique design for each landmark that would reflect the attributes unique to the property or location. The landmark signage would be informative and be used with an individual houses, barns, cemeteries, commercial structures, and historic sites such as hamlets or areas of special significance to the community.

Susan DeMark agreed to examine the [HISTORIC ROADSIDE MARKER PROGRAM](#) from the William G. Pomeroy Foundation and provide the Commission with an overview at our next meeting..

- 4. Plaque Program in Elgin, Illinois:** Caryn Sobel discovered an interesting plaque program in Elgin, Illinois that has 500+ properties in the program and an interactive database somewhat similar to ours.

In this program, people can submit their home to the commission for consideration on receiving a plaque. Caryn has written to the city planner to see if the program entails local designation, or if it is just an honorary designation. If it's honorary, this might be a good way to get people involved positively with preservation.

Here's material from the Elgin web site that describes the purpose, fees, and criteria:

The purpose of the [Elgin Heritage Commission Building Plaque Program](#) is to identify and promote awareness and appreciation of those buildings in Elgin that have historical and/or architectural value.

The program is indicative of the pride Elgin has in its past and its desire to preserve the history for future generations. Under the auspices of the Elgin Heritage Commission, the program was initiated in 1985 in celebration of Elgin's 150th anniversary.

A \$50 application fee, payable to the City of Elgin, must be submitted with your application. You will be informed by mail if your building has qualified, and the letter will confirm the wording on the plaque. The information will be given to our sign painter, and the plaque will be forwarded to you upon completion.

If your building does not qualify, your application fee will be refunded with an explanation of additional information needed.

The following criteria are utilized by the Elgin Heritage Commission, in conjunction with your documentation when reviewing the application. To qualify for a plaque, a building must meet the following criteria and be at least 50 years old.

The building must score an average of six points in each of the following categories:

- 1. Architectural value - 10 points*
 - Is the building a good example of a particular architectural style and/or construction technique, such as cobblestone, post and beam, paneled steel, or pre-fabricated housing?*
 - Have the distinctive architectural details which originally contributed to the aesthetic character of the building been preserved or re-fabricated as closely as possible?*
 - Do additions / alterations detract from or obscure the original architectural style, detailing, and/or construction technique?*
- 2. Maintenance - 10 points*
 - Are the building and its surrounding buildings and grounds well maintained?*
 - Consider the condition of any siding, paint, roofing, fencing, sidewalks, drive, landscaping, and shrubbery.*

3. *Historical value - 10 points*

- *Is the building associated with people, groups, or events that contributed to historical, economic, cultural, or social development of the city, state, and/or nation?*
- *Is the building associated with organizations, such as fraternal organizations, clergymen / congregations, doctors, educators, artists, merchants, factory workers, builders, and/or political activists?*
- *Is the building associated with local, state, and/or national settlement or development patterns?*
- *Consider, for example, churches, schools, and commercial buildings, as well as neighborhoods or housing that resulted from such patterns as ethnic grouping, the location of business or industry, economic boom periods, and/or upward mobility.*

The Commission agreed that an honorary program for New Paltz based on the Elgin model would be a terrific way for owners of historic properties to be involved in preservation without the burden of a formal local landmark designation. Caryn Sobel agreed to lead the Commission in shaping a program for the Town HPC.

5. **Incentives Presentation to the Town Board:** John Orfitelli contacted Town Attorney, Joe Moriello, regarding creation of a fund for historic preservation that would be used by the HPC to provide support to owners of properties designated as local historic landmarks. John provided an outline of the key elements and explained how the fund would be supplied through a fee of 0.1% on the portion of residential real estate transactions over \$100,000. Joe Moriello felt that there could be a number of issues with our current proposal and suggested requesting that the Town Board approves funding for him to complete research and provide recommendations based on his findings. The cost for his services was estimated to be \$800-\$1000. The Next Steps chart at the end of our presentation has been updated to state our request for further a study by Joe Moriello.

The Commission discussed additional edits to shorten the presentation and maintain focus on the core objective, namely, creating incentives for owners of locally designated historic landmarks. The [full 'deck' of charts with material on several stone houses](#) will be provided to the Board in hardcopy form and a subset of the charts will be used for the actual presentation.

The Commission agreed to target the presentation for the March timeframe. John Orfitelli agreed to contact the Town Supervisor's office to determine the best date in March and reserve a 15 min slot for the Commission.

6. **Other Business**

- **Reappointment to HPC Chair:** A motion to approve appointment of John Orfitelli as Chair to the Commission was made by Caryn Sobel and seconded by Susan Demark. Motion passed.
- **Proposed Meeting Changes for 2017:** The Commission agreed to the following changes to our 2017 meeting dates:
 - February: No Meeting
 - Move March meeting one week to 3/22
 - Move April meeting one week to 4/26

John Orfitelli agreed to contact Town Clerk, Rosanna Mazzaccari, with these changes

- **Reminder: Financial Disclosure Updates Due into Town Clerk by 12/30**
- **Threat to the Federal Tax Credit for Historic Properties:** The Preservation League of New York issued a [Public Policy Action Alert regarding the threat to the Federal Tax Credit for Historic Properties](#) through tax reform legislation by the upcoming Trump administration. Susan DeMark agreed to examine this issue and draft a letter for the Commission to provide in support of continuing the tax credit.

Representative Tom Reed of Corning (R-NY23) sits on the Tax Policy Subcommittee of the House Ways & Means Committee. We (PLofNY) are asking you to contact him immediately to express your concern that the federal Historic Tax Credit may be eliminated, and to ask for his commitment to work to retain it.

- [The HPC Budget for 2017](#) was presented by John Orfitelli and reviewed by the Commission.

Motion to adjourn was made by Susan DeMark and seconded by John Orfitelli. Motion carried. Meeting adjourned at 9:05pm.

Next meeting is scheduled for Wednesday January 18th at 7:00pm at the Town Community Center.