

Standard Operation Procedure for Maintenance or Renovations to Historic Properties in the Village of Bath

Obtain a copy of the Certificate of Appropriateness (COA) Application from the Code Enforcer's Office in the Bath Village Hall.

Plan your project. Attend a meeting of the Historic Preservation Commission or call a member who you might know for advance help and to get answers to questions you have.

Complete the COA Application and submit it to the Code Enforcer before the First Monday of the month.

Attend the meeting of the Historic Preservation Commission (held the 2nd Monday of the month) following the date you submit your COA Application or send a representative to answer any questions the Commission might have.

After the Commission meets, a signed copy of your COA Application will be mailed to you indicating approval or denial. Reasons will be given if your application has been denied.

If your application was approved you may order materials and begin the project.

If your application was not approved, you can resubmit a new application with the necessary changes.



*A reminder that you are **required** to complete a **Certificate of Appropriateness (COA)** application prior to ordering materials or beginning any work on the outside of your building, including sidewalks, driveways and landscaping.* We have recently made changes to our COA application to make it easier to complete. If you are planning a project, submit your completed COA ahead of time. The work for an approved COA can be completed up to a year after approval is granted. There is no cost to submit a COA and additional copies can be obtained at the Village Code Enforcer's Office during business hours.

If your historic property is in the business district it is important for you to read the new additions to the signage law. If you lease your building to another party, it is your responsibility to inform them that they must complete the COA Application to install a new sign or exterior changes. Failure to comply will result in a fine to the property owner.



Village of Bath

Historic Preservation Commission

Of service to property owners and interested citizens in the historic districts of Bath, NY.

Meeting Second Mondays 6pm

Or otherwise announced

Village Board Room

Web site: www.villageofbath.org/historical

What is Historic Preservation and why should I care?

Our built environment may be ours while we are alive or while we own it, but it is really part of a perpetual legacy that has shaped generations before us and generations after us. This is what we preserve—as a community. Every property is affected by its neighbors; every property is an important part of the whole—it's what makes Bath, Bath! We have the option to preserve that, or ruin it for generations to come.

There are other benefits of preservation: historic preservation is also an economic development tool that has proven to be an effective way to revitalize neighborhoods and retail areas. **Preservation enhances property values for landowners and says to the world, that you care about the whole village and its economic future.** Developed properties attract future buyers and development. Our distinctive identity will give us a competitive advantage.

It is a proven fact that historically preserved buildings are ultimately cheaper than any new construction. Older buildings are better built and can be made “green” which also enhances their value.

Historically preserved properties attract people who care about the kind of community they may be considering for citizenship. Some studies have shown that property values rise faster in designated historic districts than in similar, non-designated neighborhoods. This may be because owners have the assurance that their neighbors will be unable to make changes that would be detrimental to property values.

There are financial incentives for the rehabilitation of properties in historic districts. Come and talk to your Historic Preservation Commission about that good news.

They say that if I live in a historic building I can't do anything to change it. Is this correct? The short answer to this question is "no". Preservation laws recognize that change is a necessary part of life. In order for older buildings to remain a vital part of contemporary life, they must be allowed to change. Historic preservation does not mean that buildings are to be frozen in time.

It is true, however, that there are limitations on changing certain older buildings. Your property has been listed as a historically significant property at the local level and perhaps at the national level.

Congratulations on owning a piece of community history!



In 2016, Christine Haar Kolo won an award from the HPC for her thoughtful renovation of a village landmark. The award included a \$500 cash prize.



Commission Members

Becky Stranges, Chair
J. Brad Benson, Vice Chair
Chad Faulkner
Bob Jeffery
Chet Wilcox
Terry Bilancio
Mike Skelly
and Jeanne Glass,
Village Board Liaison
