

Coxsackie NY Forward Revitalization Goals

Arts & Culture



Develop local arts & cultural activities

Open Space



Leverage open space and the Hudson River to provide an abundance of recreation opportunities for residents and visitors of all ages

Youth



Ensure the future of Coxsackie by integrating the needs of youth

Mobility



Improve accessibility and safety for pedestrians and bicyclists on public roads and sidewalks

Housing



Provide greater housing options and affordability to grow the full-time community

Food & Commerce



Support local food & beverage and commerce to reactivate the historic downtown buildings



Restore the Historic Hubbell House



Project Location:
24 Ely Street

Project Type:
Rehabilitation of an Existing Building

Project Sponsor:
The Hubbell House Hudson Valley, LLC

Property Ownership:
The Hubbell House Hudson Valley, LLC

Funding Estimate:
\$516,000
Total NYF Funds Requested
\$412,000
Total Project Cost
80%
% of Total Project Cost

Project Overview:

24 Ely St is a historic residence known as the Peter Hubbell House. It is on the Greene County Historical Register and is featured in the book, *Historic Places In Greene County*. The house is within the Coxsackie NYF grant boundaries. The home, originally constructed in 1820 underwent two additions in the 1800s. The home is 2962 square feet and sits on an 8712 square foot lot with views of the Hudson River from the ground and the first and second floors. There is a full basement and an attic that has the height to be finished to add additional living space. Because of its age, the house is in need of substantial repair, restoration, and renovation in order to maintain its safety and integrity. 24 Ely is used as a single family residence that will be listed as a short term rental; the Coxsackie Village Board has approved the house for this use.

Restore the Historic Hubbell House



Location: 24 Ely Street

What are the Existing Site Conditions?

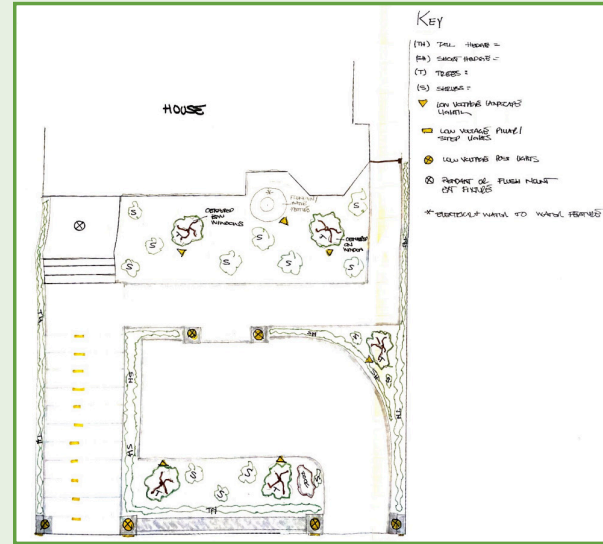
24 Ely was originally constructed in 1820. It underwent a series of additions over the years. The house is in need of substantial restoration and renovation to ensure that it is here for future generations. The house sits on a sloped lot with a view of the Hudson river.

How Does the Project Consider/Incorporate Resiliency?

N/A

What are the Anticipated Revitalization Benefits?

24 Ely, as a short term rental, supports many jobs within the community. The house will be managed by a property management company and will require cleaning crews, yard crews, maintenance crews, etc to ensure it runs smoothly and provides the best experience for its guests. In addition, bringing design savvy, high wage earners to The Village will result in revenue for restaurants and stores in the village, all which require consistent patrons with the means to spend money on food and beverage, retail, and services. By diversifying and increasing the tourist base, it will also contribute to the ability of new businesses to open and thrive. Additionally, it will expose visitors to all the beauty of the area which can lead to an influx of new residents and an increase in the property tax base.



Left: Front yard improvements sketch
(Photo: The Hubbell House Hudson Valley, LLC)



Left: Rear yard improvements sketch
(Photo: The Hubbell House Hudson Valley, LLC)

Project Category:



Rehabilitation of an Existing Building

Project Size:



Medium

NYF Funds Requested:



\$412,800