

**Village of Kinderhook**  
**Historic Preservation Commission**  
**Regular Meeting on May 18, 2017**

**Present:** Ken Neilson - Chairperson, Ruth Piwonka, Rod Blackburn, Randal Dawkins, Jim Dunham - Mayor Liaison, Glenn Smith - Code Enforcement Officer

**Absent:** Tim Husband

**Others Present:** Michael Allen, Connie Chase, Sigrid Gray, August Gresens, Stanley Gresens, Carol Knaus, Steve Knaus, Renee Shur

**Workshops:** *7 Hudson St/Signage/Connie Chase - Flammerie*

Connie Chase, owner of “The Flammerie”, presented the Commission with a photo of a proposed sign to be placed on the west side of the restaurant building, facing the Post Office/Village Municipal Parking Lot. Placement of the sign would be horizontally centered, between the upper and lower windows.

Proposed Sign style: “Classic”, black letters on white. Corners of the sign would have “cut outs” similar to other signs in the Village. It was suggested by the Commission to consider an “off-white” background color to better suit the existing colors on the building, Ms. Chase was in agreement.

Proposed Sign Size: 2 ft. x 15 ft.: (Current Village Sign Regulations allows 24 sq. ft with maximum horizontal of 12 ft.) Signage greater than the regulation would have to go before the Zoning Board for a variance, per G. Smith, Code Enforcement Officer. Otherwise, the sign dimensions would need to be adjusted within the current regulations.

Proposed Lighting: Ms. Chase provided two lighting styles for review. One type of fixture had adjustable light placement and the other was a fixed gooseneck fixture. Possibly 2 or 3 lighting fixtures will be needed to illuminate the sign. Sign height may have to be less than proposed for placement of fixture on the building. Other suggestions were to mount the fixtures on the sign itself or possibly mounting from below the sign, casting the light up.

K. Neilson to provide Ms. Chase with the current sign/size regulation. Ms. Chase will then submit an application to G. Smith for review. Should Ms. Chase decide to appear before the Zoning Board for a sign variance, the Commission request J. Bujanow to write a note to the Zoning Board expressing the Commission’s agreement that the proposed sign by Ms. Chase would be a favorable addition to the building.

**2-4 Hudson St/Window Replacements/Carol Kraus**

Ms. Kraus expressed the need for 25 windows to be replaced on the 2nd and 3rd floors of the building due to deterioration - rotted wood and loose glass.

Proposed Windows: Windows manufactured by Lincoln Wood Products, Inc. Double pane, two over two, same size glass and frame as existing - custom made insert to fit opening, tilt-in for cleaning, pine wood with an aluminum covering on the exterior, and screen on lower half of window. Existing arch over windows will be untouched. R. Dawkins stressed the importance of true divided lights in appearance, muntins to be visible on the outside of the windows.

R. Piwonka recommended Ms. Knaus contact the Historic Preservation Office in Albany for a possible tax credit since this is a business in a historic district. R. Piwonka to provide Ms. Knaus with contact information. Grants may also be available for this project. (It was noted by R. Shur that the "Main Street Grant" previously presented at an HPC Workshop and of interest to Ms. Knaus for window replacements, had fallen through.) R. Dawkins also noted that he had windows made locally, Mike Young of Redrock, which were more reasonable than going elsewhere. R. Dawkins to email J. Bujanow with contact names to forward on to Ms. Knaus.

Ms. Knaus to complete application and submit to G. Smith for review.

**Village Municipal Parking Lot/Village Lighting Project/Renee Shur**

Commission member, R. Dawkins assisted Kinderhook Village Economic Developer Director, Renee Shur in selecting a lighting fixture and pole to be used in the lighting of the Village Municipal Parking Lot, perimeter only since it has been determined there is not enough space to install lighting in the middle of the parking area. Paul Calcagno has agreed to place matching fixtures along his property that borders the parking area. In the future, additional lighting may be installed in the Village Square, along the Anderson Agency side.

Proposed Lighting Fixture: Manufactured by ELA based out of California (Environmental Lighting for Architecture, Inc.) who specialize in authentic historical reproduction lighting for civic properties. Selection, based on a State grant, is an LED fixture called the "Delaware" - convex fork, to be installed on a 12-15 ft. pole. Fixture size is 36" from base to top. Lighting source is housed in the top of the fixture. As LED technology changes, these fixtures are adaptable. Sides of fixture do not have glass but perhaps can be custom ordered, clear or opaque. This would need to be addressed when ordered and not after fixture has been installed on pole. Advantages of not having glass would be no breakage, no cleaning, and a cost savings. The Commission questioned if the light source could be changed by changing the LED bulb or if the fixture is dimmable, R. Shur to inquire from manufacturer. The Commission was in agreement to the type of fixture style presented, the

side glass option will be discussed once R. Shur confirms if it's available for an LED fixture.

Proposed Pole: Two poles styles were presented. One pole has a compact base with an access door. Pole height is 12 ft., also available in different heights. Rather than black in color, it was suggested the color be green, possibly weathered enamel. R. Shur to obtain and provide sample colors. K. Neilson offered to generate a computerized image of the pole with the light fixture atop, proportional to the measurements of the fixture and pole, creating a visual of the finished product. He will email to all when complete.

Sage Engineering of Albany is currently working on this lighting project and awaiting the selection of the fixture, pole height, and placement to calculate lumens needed. R. Shur has also contacted a specialist in light levels for historic districts and is waiting to hear back.

G. Smith requested an application be submitted to him for review and code compliance and he will also send R. Dawkins information on LED lighting.

Mayor J. Dunham updated the Commission on the lighting study and the need to have all input gathered regarding the fixture and pole designs, the specific layouts for the Post Office area, and less specific areas along the Village Square for Grant submittal prior to September.

- End of Workshops -

K. Neilson brought the meeting to order at 8:00 pm.

**Minutes:** Motion made to approve the regular meeting minutes of March 16, 2017  
Moved: R. Piwonka; Second: R. Dawkins. Motion carried.

**Funds Available:** \$927.28

**Correspondence:** *Letter from Audrey & Stuart Peckner - re: Traffic Issues in the Village of Kinderhook*  
Mr. & Mrs. Peckner expressed in their letter their concern for escalating traffic, specifically referring to the Route 9 corridor, public safety, speed, and increase of ground vibration potentially damaging historic properties.  
R. Piwonka researched online and found an author/engineer who specializes in residential building vibrations from traffic and states it's extremely difficult to identify damage. R. Piwonka to send link of article, interesting read, and K. Neilson to forward to Mr. Peckner.  
As to lowering the speed limit, that would be a DOT issue. However, the Mayor is in the process of writing to the DOT requesting the speed limit be reduced to 30 miles an hour from approximately the Village Firehouse to the School. The Village is also requesting DOT to perform an Origin of Destination Study of Trucks, to get a better understanding of where these trucks are going as they pass through the Village. Also, the Village requested

their latest data on Route 9 traffic within the Village, by the Carolina House, speeds, speed study classification, types of vehicles, trucks, etc.. It was last done in 2009 and should be updated this year.

In addition, it was also noted that Lindenwald/Martin Van Buren Historic Site, a National Park, has in the past attempted to lower the speed limit in front of the historic site and was unsuccessful.

**New Business:**

**20 Albany Ave/Exterior Restoration/August Gresens**

August Gresens introduced himself to the Commission and presented along with Stanley Gresens their proposal to restore the exterior of the original structure of the home which is presently covered with vinyl siding and obscured by the overhanging porch roof.

**Proposed:**

- Removal of vinyl siding from the front and both sides of the original structure. Vinyl siding will remain on the rear addition (to be removed at a later date). The vinyl siding on the rear of the right side will be demarcated with a vertical trim at back corner of original structure. Left side will be completely restored.
- Restoration of the wood siding and trim with matching materials.
- Wide horizontal detail below the roof and details at both ends will remain.
- Detailing above the front entrance will be clearly visible.
- Removal of aluminum windows and replace with wood Marvin windows. (Not included on application)
- Scraping and painting (light gray) of original facade.
- Removal of deteriorating porch to be replaced with new lower portion. Full width stairs will be restored, with same number of steps. Detailing will match existing look of present porch but eliminate the roof and columns. Railings on sides of stairs. Structural components will be pressured treated lumber covered with painted cedar or mahogany cladding. Deck, treads, railing, bench seat will be mahogany or sapele. Balusters are tapered round and installed directly into step rather than into a bottom rail, sapele. Newel posts, cedar, start square and taper on 2 sides, creating rectangle on top. Lower grills constructed of painted cedar or mahogany. (Drawing/materials list provided.)

Motion to approve “Removal of the vinyl siding, restoration of wood siding and trim, removal of porch roof, construction of new porch” meeting criteria under Chapter 75-7 (B-2, C-1, 3, 4, 5) Moved: R. Dawkins; Second: K. Neilson. Motion carried.

Mr. Gresens to return to the HPC for window approval, which were not included in his application.

Received \$10 check for application fee from Mr. Gresens.

**Old Business:**

**1 Broad St./Stairway/Roof South-side of Building/Paul Calcagno**

FINAL  
5/18/17

Mr. Calcagno dropped off his check for \$10 for his March application fee.

**Other:** K. Neilson welcomed Jim Dunham, Village Liaison.

**Procedures:** The application for the Certificate of Appropriateness which is available at the Village website needs updating as follows:

- regular meeting of the HPC should be “3rd” Thursday of each month
- Add Village website address for HPC online references
- change “...return this completed application to the Code Enforcement Officer (CEO) ten days prior....” to “...return this completed application to the Chairman ten days prior...”, this language will then match the Village code language. Motion made to change application instructions (last paragraph on page 1) for Certificate of Appropriateness to read “...return this completed application to the Chairman ten days prior...”. Moved: K. Neilson; Second: R. Dawkins. Motion carried.

Village Newsletter - R. Dawkins suggested posting HPC requirements under the “Building Department” heading for the historic district. R. Dawkins to provide a write-up to Carol van Denburgh for the September Newsletter.

Next meeting of the HPC - June 15, 2017

Motion made to adjourn at 8:39 pm.

Moved: K. Neilson; Second: R. Dawkins. Motion carried.

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Jacqueline Bujanow, Secretary  
Historic Preservation Commission