

**Village of Kinderhook**  
**Historic Preservation Commission**  
**Regular Meeting on May 17, 2018**

**Present:** Ken Neilson - Chairperson, Ruth Piwonka, Rodrick Blackburn,  
Timothy Husband, James Dunham - Village Mayor Liaison

**Absent:** Randal Dawkins

**Others Present:** Clinton Adee, Kevin Walsh

K. Neilson brought the meeting to order at 7:03 pm.

**Workshops:** -

**Minutes:** Motion made to approve the Regular Meeting Minutes of April 19, 2018.  
Moved: R. Blackburn; Second: T. Husband. Motion carried.

**Funds Available:** \$874.58

**Correspondence:** -

**New Business:** **39 Hudson St/Building Addition/Laura Hankin**

Contractor Kevin Walsh is representing L. Hankin. (Letter from L. Hankin provided.)

HPC Chairman, K. Neilson stated he completed the drawings, not the design, for this project and will recuse himself from the approval process if necessary. K. Walsh presented the HPC with an application for a 10 ft x 18 ft enclosed all weather porch addition on the northwest side of the house.

- Reclaimed antique windows will be installed. One window, 6 over 6, on the front of the addition and three windows, 1 over 1, on the side of the addition.
- Three low profile skylights by Wasco, Model #2238, will be installed on the roof.
- Bosco, Model #11, pine 12-lite door will be installed on the front of the addition, to the right of the window.
- A low profile, 3-12 pitch black EPDM roof will be constructed.
- Wood siding and trim painted to match existing house.

Motion to approve the application for the enclosed all weather porch meeting criteria in Chapter 75-7B (2 and 3), 75-7C (1, 2, 3, and 4).

Motion: K. Neilson; Second: T. Husband. Motion carried.

**29 Albany Ave/Replacement Windows/Stephen & Kristina Lang**

Contractor Clinton Adee is representing the Lang's. (Signed statement provided.)

C. Adee presented the HPC with an application to install new Anderson, 12 over 12, replacement windows, true divide with spacers. K. Neilson noted the Anderson documents submitted indicated there were no spacers, C. Adee confirmed spacers would be used. Overall, the existing windows are rotted, difficult to open, and are not efficient, per C. Adee. R. Blackburn stated that previous applications submitted using these windows were turned down since the windows replacements need to be "in kind". "Retain, Repair, or Replace in-kind" are the requirements for approval. C. Adee stated existing windows have a metal triple track storm window which he plans to remove and not reinstall. He is unsure if the existing windows are original. R. Piwonka requested pictures be provided of the existing windows, some may be original and some not. R. Blackburn requested digital images be sent via email to the Commission members. The Anderson windows requested in the application do not meet HPC approval and it was suggested the existing windows be fixed, new sashes made if needed and the use of Mahoney wood was recommended. Repair of existing windows along with the triple track storm windows should prove to be efficient. It was also mentioned the Marvin historical line windows would be acceptable if the windows are beyond repair, but, the profile would not be similar to the the existing windows. C. Adee will provide photos, will look into the Marvin historical line of windows, and will resubmit the application for HPC review.

**Old Business:**

**6 William St/Windows/Thomas Riddle**

After last month's meeting with Mr. Riddle and representatives from the State Historic Preservation Office, the Mayor spoke with the Village Attorney, Robert Fitzsimmons, and the Village Board and it was decided the Village will not pursue any action against the builder of 6 William St. It was suggested the HPC approve the windows for the new owner who was not informed of the violations when he purchased the property, rather than have the new owner appeal an unfavorable HPC decision. Mayor Dunham stated the Code Enforcement Officer should have followed through on the Certificate of Appropriateness back in 2013 when the builder did not report back to the HPC with additional details of work to complete as requested. The Building Permit was reissued without a Certificate of Appropriateness. The stop work order was placed after the windows were installed and the builder then sold the property to Mr. Riddle.

Motion made to acknowledge the non-compliant windows which were installed without HPC approval by the previous builder, and unknown to the present owner to be in violation/non-compliant to HPC procedures. This motion is based on facts from previous paragraph.

Motion: K. Nielson; Second: R. Piwonka. Motion carried.

**Procedures:**

The Village Board and the HPC would like procedures put in place to avoid what occurred with 6 William St.

FINAL  
5/17/18

Next meeting of the HPC - June 21, 2018

Motion made to adjourn at 7:44 pm.

Moved: R. Blackburn; Second: T. Husband. Motion carried.

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Jacqueline Bujanow, Secretary  
Historic Preservation Commission  
(Minutes written and recorded by  
Nicole Heeder, Village Clerk)