

**Village of Kinderhook**  
**Historic Preservation Commission**  
**Special Meeting - September 4, 2019**

**Present:** Ken Neilson - Chairperson, Ruth Piwonka, Randal Dawkins

**Absent:** Rod Blackburn, Glenn Smith - Code Enforcement Officer

**Others Present:** Jim Dunham - Village Mayor Liaison, Anne Schomaker, Renee Shur, Sean Sawyer, James Morrissey, MiMi Morrissey, Richard Burn, Sigrid Gray, Matthew Herzberg, John Varese, Diego Gutierrez, Dan Dyksen

**Workshops:** **3 Church St/Garage Construction/Kevin Gilrain, Dan Dyksen & Diego Gutierrez**

Licensed Architect Diego Gutierrez with Housatonic Architectural Services, LLC introduced himself to the Commission and provided background information of past and current projects and associated affiliations.

D. Gutierrez presented the application along with a site plan of the original lot, prior to its subdivision, and the current site plan.

Lot 3 site plan did include an attached garage, however, the garage was not included when the house construction application was approved by the HPC. The garage site plan was presented to the Zoning Board of Appeals for a site variance approval. Variance was approved for within 8 ft of property line for a 15 ft x 25 ft structure.

Garage will be located at end of driveway, inline with back of house. Garage will be 1 1/2-story rather than two-story due to its low walls. House peak is at 27.5 ft, garage peak will be 22.4 ft (same pitch) and approved by the Zoning Board.

West side of roof, facing house, will have a side dormer with metal roof to match front porch on house. Remaining roof will have architectural shingles, as used on house.

Hardie board horizontal siding (smooth side out) & paint color (white) will be used on garage, matching house. There will be Hardie board textured shingles, 5" exposure, on the gable end along with three simple brackets to tie in the house.

Garage door will be carriage style with glass & panels and smooth texture which will be painted to match existing color of front door (dark charcoal). Light centered over garage door, Seaside 18" fixture, matte black finish to match those on back of house. (Wattage, LED color are factors to consider.)

A shed roof will come across from side door (metal roof to match front porch on house), creating a connector, open breezeway. One or two post will be used on the connector but will not be visible from the street. Stone on grade, one step to deck from door.

Casement windows and double hung side windows to match house, same manufacturer.

D. Gutierrez was requested to fill out an application, include two sets of plans/drawings (smaller size for file storage & digital file), a letter from homeowners approving representation of their interest if they are not in attendance, and to forward the application to G. Smith at least a week before the regular meeting of the HPC meeting scheduled for Thursday, September 19th.

### **6 Maiden Lane/Demolition & Car Barn Construction/Sigrid Gray**

Sigrid Gray along with Matthew Herzberg presented the Commission with their plan for demolition of a 1953 ranch house which is in an advance stage of disrepair and at a future date construct a car barn on the property.

The property has been subdivided two times, 1997 & 2003.

Once the demolition has occurred, the proposed car barn would be constructed and tied in with S. Gray's existing driveway. This car barn will be positioned closer to Maiden Lane and not on the exact footprint of the ranch house. (K. Neilson requested a drawing indicating existing ranch house with overlay of future car barn.)

A number of Norway maple trees have been cut down along with one sickly maple tree on the property.

Should the construction of the car barn move forward, the plan would be to construct a single story, no loft, either block, stone, or brick car barn, similar to 3 Maiden Lane. size expected to be 30' x 40', enough room for 2 standard vehicles and one small vehicle. Landscape to meld with existing landscaping at house. Fence, owned by 4 Maiden Lane will remain, and will be the only fence to border property. Lighting will be on the barn only. (The Commission advised if permanent lighting be added in the future, it will need to come before the HPC for approval.)

Neighbors in attendance for this workshop reported the following:

- Richard Burn of 30 William St. came to support the plan, "great idea", and looks forward to completion of the project.
- James and MiMi Morrissey of 38 William St. would like to see final plans, particularly for height/elevation of car barn. Currently a tree line exists as a buffer and six months out of the year the house is not visible to the Morrissey's. It was stated the tree line/wooded area will remain. Upon Mr. Morrissey's view of the plans and the understanding of the barn placement closer to Maiden Lane, he, too, was in support of S. Gray's project.

The project will consist of two parts, demolition and car barn construction.

The Commission requested the application for the Historic Preservation Certificate of Appropriateness (available on Village website) be prepared for

the demolition portion of the project at least a week prior to the next regular meeting of the HPC which is scheduled for September 19, 2019. S. Gray plans to submit the application for design/construction of the car barn at a later date.

K. Neilson brought the meeting to order at 7:40 pm.

**Minutes:** Motion made to approve the Regular Meeting Minutes of June 20, 2019, pending approval by R. Fitzsimmons. (Approval received)  
Moved: R. Piwonka; Second: R. Dawkins. Motion carried.

**Funds Available:** \$2,357.12

**Correspondence:** -

**New Business:** **15 Hudson St/Reconstruction of Front Stoop/Jon Varese**

Mr. Varese presented the HPC with his application for reconstruction of the front stoop, what it might have been at the turn of the 19th century with the addition of benches and railings. Inspiration of the porch is taken from the Crouse Homestead (1802), near Altamont, NY (Exhibit B photo with application). The leg profile of the bench will be created from the profile of the bench at the Van Hoesen House in Stuyvesant, NY. Railings to be “flattened round”, posts will be chevroned into the railing base boards as depicted in the Van Hoesen House photographs (Exhibit C photos with application). Front posts will be slightly tapered as at the Crouse House (Exhibit B). It was suggested that the platform could be slightly extended to the left of the front door in order for both sides to meet the window shutter, allowing the higher element, the bench, to be positioned in the same spot on each side in relation to the window shutters, both left and right of the door. Two steps to be constructed which will be the full width of the stoop. Wood, possibly cedar, to be used and treated with a wood preservative and painted. Jeremiah Rusconi is the contractor/builder for the project.

Motion made to approve the application for reconstruction of the front stoop meeting criteria in Chapter 75-7B (1, 2, 3 & 4) and Chapter 75-7C (1, 2, 3, 4 & 5).

Moved: R. Dawkins; Second: R. Piwonka. Motion carried.  
\$10 application fee received.

Ruth introduced Sean Sawyer to the Commission. Mr. Sawyer expressed an interest in serving on the HPC should an opening occur and he provided his resume for review.

FINAL  
9/4/19

J. Dunham updated the Commission on the bandstand. Daniel Proper, Structural Engineer, completed a study and has recommendations for reconstruction at a cost of approximately \$85,000. The foundation and tilt to the columns are concerns and discussion is needed to determine the next steps either for reconstruction or demolition & new construction in order to address the structural/safety issues. The Village will look to the HPC for their input as this project develops.

Code Enforcement Officer, Glenn Smith, has condemned the garage at 48 William St.

Next meeting of the HPC - September 19, 2019

Motion made to adjourn at 8:06 pm.

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

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Jacqueline Bujanow, Secretary  
Historic Preservation Commission