

Village of Kinderhook
Historic Preservation Commission
Regular Meeting - November 21, 2019

Present: Ken Neilson - Chairperson, Ruth Piwonka, Timothy Husband,
Randal Dawkins

Absent: Sean Sawyer

Others Present: Jim Dunham - Village Mayor Liaison, Peter Bujanow - Code Enforcement
Officer, Larry Enoch, Richard Byrne, Sigrid Gray, Jim Dixon, Jane Joseph

Workshops: -

K. Neilson brought the meeting to order at 7:00 pm.

Minutes: T. Husband requested one word change on page two of the October 17, 2019
minutes, word should read “slightly” as opposed to “slighted”.
Motion made to approve the Regular Meeting Minutes of October 17, 2019,
pending review by R. Fitzsimmons and correction made to page 2 as noted
above. (R. Fitzsimmons reviewed on 1/15/2020.)
Moved: T. Husband; Second: R. Dawkins. Motion carried.

Funds Available: Available at next meeting.

Correspondence: -

New Business: **17 Chatham St/Garage-Renovation/Larry Enoch & Judith Byrnes-Enoch**
L. Enoch presented his application, photos, and drawings for his garage
renovation. Two additions had been added to the original building at some
point in time and removal of one of the two additions will be part of the
renovation, per application. Removing the addition will create a 3’ step-back,
allowing more space to enter the backyard. The existing overhead garage
door is rotted and falling apart and will be replaced with wood barn style
doors which will open to each side of the building. Interior supports will also
be addressed by the contractor, Jeffrey Pizza.

Motion made to approve the application for a garage renovation and garage door replacement meeting criteria in Chapter 75-7B (1, 3, & 4) and Chapter 75-7C (2).

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

\$10 Application Fee received.

6 Maiden Lane/Garage-New Construction/Sigrid Gray

K. Neilson reviewed the application and requested a materials list be provided. Although some materials were included in the application, a detailed list of materials is needed, i.e. roof materials, all doors, windows/glass, gutters, etc. Bricks for the building will be from Cushwa and a sample will be provided to the Commission. R. Piwonka requested the possibility to purchase local bricks, clay used would then be a much better color choice. Garage doors will be 10 ft high, total width of 20 ft, and doors will slide pass each other. Dimensions of total structure: 63'-9" x 28'-6" (brick structure measures 38'-2" x 28'-6" and carport area measures 25'-10" x 17'), with a height of 23' on the main structure and a height of 12'-6" on the carport. S. Gray indicated that if lighting will be installed, it would be near the side door inside the open carport area, not visible from the street.

Discussion on Structure - R. Dawkins expressed his favor of the elegance and beauty of the structure as presented and feels it balances out the brick dutch house on the corner of the street. K. Neilson expressed his concern with the structure's size, it's bigger than existing house on the property, and it will be 15 feet from the property line. It will be visible from both Hudson St. and William St. Most houses on the side of the street of the proposed structure are set back from the street making the scale of this structure too large. A solution presented would be to put the carport on the front rather than the back of the structure. S. Gray was not in agreement to the solution since this would push the structure with the higher roof height in line with the neighbor at 4 Maiden Lane as opposed to the carport's lower roof height in line with the neighbor, allowing light to flow more freely. T. Husband does not have a problem with the siting of the structure since the narrow side of the structure, rather than the length, will be facing the street. He is also in agreement with R. Dawkins in regard to the balance of this structure with the other brick buildings on the street. R. Piwonka agrees the structure itself is fine but when approaching the structure from William St. it will be a visual shock, usually a structure of this size would be located on the back of a property.

Jane Joseph (4 Maiden Lane) was present in the audience and voiced her favor to the proposed plan based on her faith in S. Gray's plans, choice of placement of structure, confidence in taste and what she desires for the neighborhood and the Village. As her direct neighbor, J. Joseph totally supports S. Gray's plan. K. Neilson asked J. Joseph if the structure was moved back 5 or 10 ft would she still support the plan and her response was she would defer to S. Gray

since she has complete faith in her vision and she would have no objection to S. Gray's desires.

R. Byrne, a neighbor who shares his backyard with the entire lot where the house is to be demolished and removed, said he has looked at the plans and is in full support of S. Gray and her team. It will directly affect him since he'll see the structure from his backyard. He thinks it will look great and it will be a vast improvement from what's there now. He looks forward to seeing it.

Time-frame - Getting close to demolishing the existing house, working with Hazmat for asbestos removal.

Motion made to approve the application for 6 Maiden Lane for a car barn meeting criteria in Chapter 75-7B (1 & 3) and Chapter 75-7C (1, 2, 3, & 4) pending the requested updated materials list.

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

\$10 Application Fee will be dropped off at to Village Clerk.

Other:

It was noted that the Commission has two fully executed Certificates of Appropriateness (with project photos for the file) which will be sent out to the respective homeowners.

Bandstand Update - Mayor Dunham hopes to find a funding source for the cost to repair the bandstand at a price of approximately \$92,000 including engineering costs. The primary fault of its present condition is the narrow foundation which is built of block. The intent is to leave the footings, widen the foundation, and not change the appearance. This project will have to be bid out, prevailing wage rates creates the higher cost of the project. R. Dawkins brought up the possibility of available grant funding for those types of structures. R. Piwonka spoke of a 1915 article in the Chatham Courier regarding the "band", names and instruments played, an interesting article.

K. Neilson is in the process of contacting Julian Adams and/or Linda Mackey at the State Historic Preservation Office (SHPO) to discuss the historic district boundaries, outside property bordering the historic district and its impact on the historic district itself. K. Neilson will continue to research and report back his findings to the Commission.

R. Dawson brought to the attention of P. Bujanow, Code Enforcement Officer the following items:

- 5 Broad St - Cabinetry sign in yard for over a year needs to be removed
- Vanderpoel House - Roofing sign needs to be removed, project is complete

P. Bujanow to report back to the Commission regarding the number of days these types of signs can be exhibited.

The Code Enforcement Officer reported he has received a number of complaints regarding buildings in the Historic District in need of maintenance. Roof shingles falling into neighboring property, gutters, flower boxes coming away from the building, rotted window sills, etc. Discussion was had regarding process and who should address the complaints when they occur in the historic district (Chapter 75). If complaint comes before the HPC, it will be given to the Code Enforcement Officer to address. If the Code Enforcement Officer receives complaint regarding property in the historic district, he should inform HPC and then address.

Discussion was had regarding the house & garage on William St. The garage has been condemned. An engineer needs to inspect the main house to be sure when the garage is demolished it will not have an impact on the main structure causing it to collapse. Contact with the homeowner is needed for entry into the main structure, homeowner not living in residence at this time.

Next meeting of the HPC - December 19, 2019

Motion made to adjourn at 7:45 pm.

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

Jacqueline Bujanow, Secretary
Historic Preservation Commission