

Village of Kinderhook
Historic Preservation Commission
Regular Meeting - September 19, 2019

- Present:** Ken Neilson - Chairperson, Ruth Piwonka, Timothy Husband, Randal Dawkins
- Absent:** Rod Blackburn
- Others Present:** Jim Dunham - Village Mayor Liaison, Barbara Burger, Louise Griffith, Sean Sawyer, Sigrid Gray, Jeremy Broadwell, Diego Gutierrez, David Atkinson
- Workshops:** -
- K. Neilson brought the meeting to order at 7:07 pm.
- Minutes:** Special Meeting Minutes of September 4, 2019 to be presented at the October 17, 2019 meeting of the HPC.
- Funds Available:** \$2,357.12
- Correspondence:** Sean Sawyer's resume was sent to the Commission for review, an opportunity to discuss will be forthcoming.
- New Business:** **3 Church St/Garage Construction/Kevin Gilrain, Dan Dyksen & Diego Gutierrez, Licensed Architect Diego Gutierrez with Housatonic Architectural Services, LLC**
Mr. Gutierrez presented his application to the Commission along with the paperwork requested at the workshop of the Special Meeting of the HPC on September 4, 2019. Clarification regarding the size of the light fixture for the front of the garage was confirmed at 18". Gutters, round galvanized, may be added to the garage and if so, will match the gutters on the house. Shingle exposure was confirmed at 5" at gable end. All other specifications to remain the same as discussed at the Workshop of the September 4, 2019 Special Meeting of the HPC and as follows:
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.

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

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

\$10 application fee received.

6 Maiden Lane/Demolition/Sigrid Gray

Sigrid Gray presented her application to the Commission along with the paperwork requested at the workshop of the Special Meeting of the HPC on September 4, 2019. S. Gray introduced Jeremy Broadwell who will complete the demolition of a 1953 ranch style house which is in an advance stage of disrepair. Mr. Broadwell intends to use an excavator, remove the foundation, and back fill. Disconnection of the utilities is the responsibility of the owner. If the water supply for hosing down the debris is not sufficient, it was suggested to contact the Village for hydrant use.

Motion made to approve the application for demolition of the house on 6 Maiden Lane in anticipation of a car barn to be built on the property meeting criteria in Chapter 75-7B (1, 3 & 4) and Chapter 75-7C (1, 2, 3, 4 & 5).

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

\$10 application fee received.

4 Sylvester St/Stoop Replacement/Louise Griffith

L. Griffith presented her application to replace a cement stoop, which had been removed previously, with the construction of a wood stoop, wood rails, and metal balusters to match those on the back deck. Discussion was had regarding the metal balusters with wood rails. With such visibility from the road to this side stoop, it was recommended that the balusters be wood, square or turned, complementing the house style. L. Griffith agreed to change the plan to reflect the stoop, rails, and balusters be all cedar wood, with her decision as to square or turned balusters. It was suggested the stoop, rails, and balusters be painted rather than stained.

Also, it was brought to L. Griffith's attention that the air conditioning unit on her property needs to be screened off. Should she decide to use shrubs/ plantings to screen the unit, no application to the HPC is needed. If fencing will be used, an application to the HPC would be required for review and approval.

Motion made to approve the application for 4 Sylvester St for replacement of a stoop, rails, and balusters on side of house meeting criteria in Chapter 75-7B (3 & 4) and Chapter 75-7C (1 & 4).

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

\$10 application fee received.

55 William St/Fence/Kristi Ambrosetti, "Sitting in a Tree, LLC"

Due to misinformation received by Ms. Ambrosetti regarding her application, she was unaware she needed to be in attendance to present her application to the HPC. K. Neilson presented the application on her behalf, however, the fence plan did not meet code (original plan had the 6 ft fence on both sides of property line installed from the back of the property to the street front). As a result, applicant has agreed to install a 6 ft dog ear stockade fence on back property line and each side of property line, transitioning to a 3 ft picket fence where fence is in line with front of house, continuing the 3 ft picket toward the street and across the front of the property. Chain link fence, which is falling down, will be removed for this installation. Discussion was had regarding changes that would be needed on the application, in particular the 6 ft fence panels need to be flat and not staggered panels as in image1 of the application. Also suggested was the use of a plain cap on the post which would provide end grain weather protection. A photo of a picket fence was also included, it will be left a natural color, matching the 6 ft panels. Picket fence set back from street to meet code. K. Ambrosetti to make changes to the application prior to the issuance of the Certificate of Appropriateness.

Motion made pending an amended application for 55 William St for a fence meeting criteria in Chapter 75-7B (1 & 3) and Chapter 75-7C (1, 2, 3 & 4).

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

FINAL
9/19/19

Next meeting of the HPC - October 17, 2019

Motion made to adjourn at 7:55 pm.

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

Jacqueline Bujanow, Secretary
Historic Preservation Commission