

**Village of Kinderhook**  
**Historic Preservation Commission**  
**Regular Meeting - January 21, 2021**  
**(via Public Zoom Meeting)**

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

**Absent:** -

**Others Present:** Michael Abrams - Village Board Liaison, Peter Bujanow - Code Enforcement Officer, Patricia Altman, Gert Doriot, Marion Guerriero, Jane Joseph, Stephanie Lally, Jennifer Ose-MacDonald, Stewart Peckner, Renee Shur, Gary & Wendy Spielmann, Darren Waterston, Philip Wills, Dorene Weir

**Workshops:** **2, 4, & 6 Hudson St/Entrance, Lighting, Signage/Darren Waterston**  
Mr. Waterston presented his ideas and requested guidance from the Commission regarding signage, lighting, and the overall facade of 2-4 Hudson St. and the entrance to the Aviary Restaurant, currently under construction.

The opening of the steel structure, pictures provided for interior view, shows the structure in tact, dating back to the early 1940's, engineered and commissioned by the Army when the Kinderhook knitting mill was used for manufacturing goods for World War II. On the wall where the entrance to the restaurant is to be, was originally a very large truck size opening. The other side, facing the back where the Bagel Shop is, there's a large garage door which is the original frame of the depot and which is mirrored on the proposed entrance side. Since the frame openings are 10 ft tall, Mr. Waterston suggested the height of the original framing would be more in proportion and to scale of the building than what was originally proposed at a prior workshop. He would like to mimic the steel pane windows used in the cupola and the sides of the building to proportionally create a steel frame glass opening including the double doors. An enhanced sketch of the new proposed opening was provided.

K. Neilson questioned the direction of the windows in the sketch. The windows in the sketch appear to be horizontal, unlike those in the structure itself which are vertical. Mr. Waterston confirmed that sketch was not correct, the windows would be in a vertical format, exactly in proportion to what's in the building now.

Regarding the brick on the wall of the proposed entrance to the restaurant, this brick is a “false wall” built in the early 1970’s against the corrugated steel wall of the building and is not structurally sound. The thought may be to possibly remove the brick and leave the corrugated steel exposed. It was suggested the brick could be repurposed for walkways or used in the gardens. Mr. Waterston suggested he could present a drawing with the brick and with the exposed corrugated steel wall for the Commission to review.

R. Dawson asked for clarification of the proposed opening of the entrance to the restaurant. The sketched opening has the eave of the adjoining building in the opening itself. Mr. Waterston stated the actual opening of the entrance will be centered on the wall, away from the building eave.

Lights for the back and the surrounding gardens will be dim and low lit, quiet and discreet. 1940’s structure of the Aviary Restaurant will lend itself to the gooseneck fixtures, subdued in its design. Kitchen, herb, and manicured gardens, along with seating areas will be incorporated in the landscape, all to be low lit and preferably with one type of light fixture to keep with continuity.

In the front of the building, 2-4 Hudson St. known as the Hat Factory, an entirely different approach with the lighting will be needed, 19th century street lamps to keep the historic integrity of the building.

Unified signage hanging from the building, including the back for retail space. keeping the same signage style throughout. Possibly installing some kind of awning on the front entrances, working with new neighbor who recently bought the real estate building and agreed to somewhat unify the facade to become one street front.

### **1-3 Broad St/Sails, Front Stoop, Railings, Window-Door/P. Calcagno**

(Paul Calcagno was absent due to an appearance before the Town Planning Board, HPC reviewed his submissions in his absence.)

Mr. Calcagno would like to replace the stone steps with a thicker piece of stone in front of Bagel Shop. Current steps are of different heights. He would also like to install a wrought iron railing to make a safer entrance.

R. Piwonka was not in favor of replacing the existing steps since they are original, she had no objection to the handrail. Discussion was had regarding the steps, handrail, and accessibility/ADA. S. Sawyer stated he would visit the site to look at the steps.

Sails: Discussion was had regarding the sails and attachment to existing posts. Suggestions were made to possibly use table umbrellas rather than sails.

Back building, Mr. Calcagno would like to remove the large bank of windows, thought to be installed during the 1970’s and replace with an entrance door

and double hung window. The Commission request drawings for another workshop or an application with a drawing.

**5 Broad St/Fence/P. Calcagno**

Mr. Calcagno would like to install a fence in the front of the building, like the fence at the library.

K. Neilson brought the meeting to order at 7:32 pm.

**Minutes:** Motion made to approve the Regular Meeting Minutes of November 19, 2020. Moved: T. Husband; Second: R. Dawkins. Motion carried.

**Funds Remaining:** Update at next meeting

**Correspondence:** -

**5 Broad St/Exterior Wall Lights/Jennifer Ose-MacDonald**

Jennifer Ose-MacDonald presented the Commission with her application to install two exterior wall lights. One on each side of the first floor front door using existing electrical source. Lights are oil rubbed solid bronze with polished steel reflectors. Photos and model # provided with application. Dimension of fixtures: 21.63 High x 7.38" wide x 4" deep.

Motion made to approve the exterior lighting fixtures as presented in the application meeting criteria in Chapter 75-7C (1, 2, 3, & 4). Moved: R. Dawkins; Second: T. Husband. Motion carried.

Applicant to send a \$10 application fee to the Village Clerk. (\$10 application fee was received.)

**13 Hudson St/Roof/Patricia Altman**

Patricia Altman presented her application to replace her existing cedar roof which was installed back in 1997. The condition of the exiting roof is in rough shape and homeowner has repaired, flashed, interior damage is now occurring. Material selected, GAF Timberline HD Shingles approximates the appearance of cedar and has been approved previously in the historic district. The color selected is weathered wood. Gutters replaced previously and will not be replaced at this time.

Motion made to replace the existing cedar shake with the specified shingles in the application meeting criteria in Chapter 75-7B (2,) and Chapter 75-7C (1, 3, & 4). Moved: T. Husband; Second: R. Piwonka. Motion carried.

FINAL  
1/21/2021

Applicant to send a \$10 application fee to the Village Clerk. (\$10 application fee was received.)

Code Enforcement Officer, Peter Bujanow, spoke regarding The School and the HPC. History of the property and special use permit were discussed. Stipulations, those pertaining to the HPC and Chapter 75 were also noted. Accessory Use was also discussed and those items that were not brought before the HPC in the past, lighting, etc. Discussion was had regarding the number of projects in the Historic District that did not come before the HPC over the past years as they should have.

**Old Business:** -

**Procedures:** -

Next meeting of the HPC - March 18, 2021

Motion made to adjourn at 8:17 pm.

Moved: T. Husband; Second: S. Sawyer. Motion carried.

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Jacqueline Bujanow, Secretary  
Historic Preservation Commission