

Village of Kinderhook
Historic Preservation Commission
Regular Meeting - May 20, 2021
(via Public Zoom Meeting)

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

Absent: -

Others Present: Michael Abrams - Village Board Liaison, Alexandra Anderson, Fern Apfel, Peter Bujanow - Code Enforcement Officer, Loren Dawes, Clark Griffin, Christopher Hanshaw, Stephanie Lally, Bradley Lohrenz, Elizabeth Martin, Greg Merryweather, Ruth Moore, Mary Ose, Marisa Rothstein, Renee Shur, Dana Spot, Gary Wall, Dorene Weir

T. Husband brought the meeting to order at 7:03 pm.

Workshops: -

Minutes: Motion made to approve the Regular Meeting Minutes of April 15, 2021, with two corrections on page 4, paragraph 2 & 3, the word request(s) changed to “requested” and page 2, 1st paragraph, last sentence to read: “The Commission requested an application be submitted complete with renderings for review.”
Moved: R. Piwonka; Second: K. Neilson. Motion carried.

Funds Remaining: \$646.40

Correspondence: Email received from G. Merryweather expressing interest to serve on the HPC should an opening present itself. T. Husband has responded to G. Merryweather, his letter of interest will be kept on file for future openings.

Email received from K. Neilson regarding the replacement of the front doors to the Village Hall. The Commission was requested to share ideas and/or door photos suitable for the style of the building. The Village will contact the HPC should a decision be made for replacement.

Email received from R. Shur requesting a manual with HPC forms be available in the Village Hall for those residents that may not have access to the Village website. An HPC manual was available at the Village Hall and the Kinderhook Library at one time, J.Bujanow to check on their current locations and update the contents as needed.

Emailed received from R. Shur, Village of Kinderhook Economic Development Director, to NY State Parks, Recreation and Historic Preservation expressing concern over a long unoccupied building in the Historic District the condition of which is being progressively compromised. If demolition should occur as a result of a building's condition, R. Shur inquired if there are regulations, State or nationally, regarding a timeframe a formerly built property may be left as vacant land in the Historic District. NY State Parks, Recreation and Historic Preservation to report back to R. Shur.

New Business:

10 Church St/Fence/Frank & Carol Curran

An application for installation of a black wire fence (2" x 4" grid) with round wooden pressure treated posts was received along with photos of an existing wire fence and a wood fence. Fence installation would be in a wooded area, not very visible from the road, as per property plan layout submitted with application.

Motion made to approve the installation of the new fence at 10 Church St. meeting criteria in Chapter 75-7B (2 & 3) and Chapter 75-7C (1, 2, & 3). Moved: K. Neilson; Second: S. Sawyer. Motion carried.

Received \$10 Application Fee.

27 Albany Ave/Roof-Chimney/Elizabeth Martin

Application received to repoint existing chimney and replace roof. Roof to be replaced with standing seam metal (likely original) or asphalt shingles (existing). GAF Royal Sovereign Shingles and Drexel Metals Roofing System information sheets were provided with application. At this time, E. Martin is requesting approval of both types of roofing material as she awaits pricing from the contractor. (Chimney to be repointed at time of roof replacement, HPC approval is not needed for that part of the project.)

Motion made to approve the application for 27 Albany Ave to replace the roof with either standing seam metal or three tab asphalt shingles as decided upon by cost and HPC will be notified when that decision is made, meeting criteria in Chapter 75-7B (2) and Chapter 75-7C (1, 3 & 4).

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

Received \$10 Application Fee.

27 Albany Ave/Cornice-Eaves-Siding/Elizabeth Martin

Application received to reinstate cornice to match 25 Albany Ave (photos provided) which was at one time part of the same building. Proportions of eaves and returns will be re-established and wood brackets and frieze band installed. Remove existing aluminum siding on lower front elevation to reveal corner board. Install 1x4 on sides to finish remaining aluminum siding.

Motion made to approve the application for 27 Albany Ave to replace the cornice and brackets and remove the existing siding on lower front elevation, meeting criteria in Chapter 75-7B (3) and Chapter 75-7C (1, 3 4, & 5).

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

\$10 Application Fee requested.

5 Chatham St/Sign/Marisa Rothstein

M. Rothstein presented her application to mount a wrought iron bracket, 40" from base to end, centered between the four windows on the left side of the front of the building, as indicated in photo provided with application. Sign to measure 26" high x 36" wide, carved wood and painted on both sides. Sign to be attached with eye bolts and straps in the top of the sign. Bottom of sign to be 10 ft. above the surface below.

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

Moved: S. Sawyer; Second: R. Dawkins. Motion carried.

Received \$10 application fee.

25 Broad St/Cupola/Jack Shainman-Clark Griffin

C. Griffin and L. Dawes (contractor) presented the application to replace some of the structure and existing wood with composite material for the cupola restoration. Recent examination of the cupola by the contractor revealed extensive rot. Although composite material will add to the initial cost, it would significantly reduce maintenance expenses in the future. Visually composite material would not be noticeable given the distance from the cupola to the ground. A composite product such as Versatex would accommodate the thickness needs and profile required to restore the cupola, matching the original version. Windows would be restored using wood. The existing copper roof is in good condition and will remain. The balustrade which had been removed and stored several years ago, will be replaced. Photos showing the current state of the cupola were provided with the application.

Motion made to approve the restoration of the cupola at 25 Broad St using either composite materials or wood and as deemed best suited for the long

term effectiveness of the restoration by the owner and contractor, meeting criteria in Chapter 75-7B (1 & 4) and Chapter 75-7C (1, 2, 3, & 5).
Moved: T. Husband; Second: R. Piwonka. Motion carried.

Received \$10 Application Fee.

53 Albany Ave/Roof/Alexandra Anderson

Application received to replace the roof on the small back porch which has developed leaks as a result of nail holes in the tin. Work to be performed by Phelps Brothers Roofing using an EPDM rubber roofing product. Once installed, this roof will be painted to duplicate existing awning like stripes that are on current roof. Photos and EPDM product information sheet was provided with application along with a sample piece of EPDM.

Motion made to approve the application for 53 Albany Ave for repair of the back porch roof with EPDM meeting criteria in Chapter 75-7B (4) and Chapter 75-7C (3 & 4).

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

Received \$10 Application Fee.

12 Broad St/Sign with Lighting/Ruth Moore

Application with photos received for installation of a sign and lighting fixtures for a new retail art gallery, "Gallery Northeast".

- Sign to measure 20" x 32" x 1", double sided surface painted Medium Density Overlay plywood (MDO) sign panel with vinyl surface graphics. Metal bracket sign holder to be mounted above front door, perpendicular to the building. Suggestion was made to secure sign to bracket to prevent the sign from swaying back and forth from wind. Bottom of sign to be 10 ft. above the surface below.
- Installation of gooseneck lighting fixtures left and right of sign for sign illumination was also discussed. Concern for placement of fixtures left and right of the sign, angle of fixture shade and its cast of light upon the sign and potential light spill interfering with walkers and/or vehicle drivers, and fixtures large enough to block the sign itself if installed in positions indicated on photo. K. Neilson suggested the lights be mounted below, shining up on the sign. R. Dawkins downloaded a picture of a restaurant sign in Hudson which shows a sign perpendicular to the building with small spot lights left and right, lower than the sign itself, casting light up onto the sign. The placement of the light fixtures below the sign allows for an unobstructed view of the sign. Downloaded photo was shared on Zoom screen with applicant. J. Bujanow to email photo to applicant.

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Applicant requested consideration for approval for the sign and will come back to review the lighting at the June Meeting of the HPC. The Commission was in agreement.

Motion made to approve the sign, bracket, and secure mounting from wind meeting criteria in Chapter 75-7B (1, 2 & 3) and Chapter 75-7C (1, 2, 3 & 4). Moved: S. Sawyer; Second: K. Neilson. Motion carried.

Received \$10 Application Fee.

Old Business: -

Procedures: -

Next meeting of the HPC - June 17, 2021

Motion made to adjourn at 8:02 pm.

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

Jacqueline Bujanow, Secretary
Historic Preservation Commission