

**Village of Kinderhook**  
**Historic Preservation Commission**  
**Regular Meeting - August 19, 2021**  
**Location: Kinderhook Village Hall**

**Present:** Tim Husband - Chairperson, Ken Neilson, Randal Dawkins

**Absent:** Sean Sawyer, Michael Abrams - Liaison, Kinderhook Village Board

**Others Present:** Peter Bujanow - Code Enforcement Officer, Robert Bluman & David Deutsch, Richard Byrne & Brad Lohrenz, Bruce Charbonneau, Doug Dumont, Erin Everett, Joan Kelly, Sean Lally, Julia Meck, Dennis & Tracey Pearson, Andrew Scharoun, Jeff Shufelt, Darren Waterston

HPC Chair, Tim Husband, penned and read the following:

“Before we begin this meeting, I would like to take a moment to pay homage to Ruth Piwonka whose death is a great loss not only to this Commission, but to the village, the county, the Hudson Valley and beyond. She was a fixture in this village, a formidable presence, a font of knowledge coupled with a keen desire to share it. Ruth served on this Commission since its inception and ably chaired it as well. Many a time was I impressed by her detailed recollection of structures in this village and how their appearances had changed over the years. Her visual memory was reinforced by a deep knowledge of architectural styles beginning with those of the early Dutch settlers and all those that ensued. Her observations of the particulars were framed within the context of a deep and scholarly knowledge of the history and culture of the Hudson Valley. Without her knowledge of and devotion to this village and its history, many a decision made by this Commission would have been far less informed. We as a body are diminished by her loss.”

Moment of silence for Ruth Piwonka, Historic Preservation Commission member who passed away on August 2, 2021.

**Workshops:**

**2-4 Hudson St./Staircase/Darren Waterston**

Darren Waterston addressed the Commission in regard to the staircase he proposes for 2-4 Hudson St., right side of building and adjacent to the bandstand. An easement has been granted to replace the existing staircase that was built in the 1980's, currently not to code and not so structurally sound. There is approximately 20 feet of space between the side of the building and the bandstand. This staircase will be discrete as it hugs the building at 36" wide and has a fence-like gate at the front of 2 Hudson St. as opposed to the existing entrance from the shared right of way between the two business. Staircase to be built with wood and painted. Mr. Waterston presented renderings of the rear stair elevation and core plan using the design detail/style and dimensions of the spindles and railings on the village bandstand as inspiration and to create a relationship between the bandstand and the staircase.

The Commission was acceptable of replicating the bandstand spindles/handrails for the staircase and requested Mr. Waterston provide a photo of the existing staircase, details of the spindles/handrails/measurements, and materials list for further review when he submits his HPC application.

T. Husband brought the Regular Meeting to order at 7:14 pm.

**Minutes:**

Motion made to approve the Regular Meeting Minutes of July 15, 2021.  
Moved: K. Neilson; Second: R. Dawkins. Motion carried.

**Funds Remaining:**

\$1,919.35

**Correspondence:**

Letter of interest with resume was received from Alexandra Anderson for the Commission's open seat.

**New Business:**

**20 William St./Demolition/Robert Bluman & David Deutsch**

Robert Bluman and David Deutsch presented the Commission with their application requesting approval to demolish the present structure on their property. Originally the house was a shed, a 2nd floor was added on, and ceiling height is just over 6 ft. For the record, R. Dawkins pointed out that there are no architectural merit or any historical fabric left in the building, a 20th century distressed structure. The vinyl siding will be removed by their contractor, Jeff Shufelt. Asbestos shingles will be removed by an asbestos company. Demolition expected to start in September. The existing barn will remain on the property. Neighbors were present in support of this project. Mr. Bluman and Mr. Deutsch are currently interviewing architects for construction of a new house. They envision a Colonial or Italianate style house, approximately 3,000 sq ft., centered on the lot with a circular drive. This new house is expected to be built in 2022-23.

Motion made to approve the application for demolition of the house located at 20 William St. which the Historic Preservation Commission deems has no historic significance.

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

\$10 Application Fee - Paid

**28 Hudson St./Windows/Julia Meck**

Julia Meck presented her application to the Commission for replacement of 18 existing double hung, non-functional, inefficient, and broken single pane windows. Applicant request approval for installation of “Pella Lifestyle Series” aluminum clad exterior, wood interior, energy efficient, double hung windows, 1 over 1.

K. Neilson had the opportunity to look at the windows at this property and concluded the windows are indeed in bad shape. Windows are 1 over 1 and probably installed when the siding was replaced, possibly in the 1940’s. Applicant would like to replace with same style window, 1 over 1, keeping the unobstructed view. Although Commission members would prefer a grid window, 6 over 6 or even 2 over 2, applicant prefers 1 over 1, but, would consider 2 over 2 depending on the price point. K. Neilson pointed out to the applicant that the 2 over 2 window would have to be a simulated divided light with a spacer, giving a more historic profile. Applicant agreed to that style if 2 over 2 windows are decided to be the window of choice.

Motion made to approve the application for replacement of 18 windows at 28 Hudson St. with either 1 over 1 or 2 over 2 windows, homeowners choosing, with Pella Lifestyles Series as described in application or same type with 2 over 2 configuration meeting criteria in Chapter 75-7B (2 & 4) and Chapter 75-7C (1, 2 & 4).

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

\$10 Application Fee - Paid

**12 Broad St./Windows/Mary Ose**

Andrew Scharoun, contractor, presented Mary Ose’s application to the Commission for replacement of 3 windows on the 2nd floor front of the building along with the windows on each side of the building. Existing windows are old and inefficient. Installation of Jeld-Wen wood windows, 6 over 6, energy efficient windows would replace existing. These raw pine windows would be painted inside and out, trim will be replaced with the same. Overall appearance will remain unchanged.

Motion made to approve the application for 3 windows on the 2nd floor front of the building along with the windows on each side of the building meeting criteria in Chapter 75-7B (1, 2 & 4) and Chapter 75-7C (1 & 4).

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

\$10 Application Fee - Paid

**31 William St./Roofs/Bruce Charbonneau**

Erin Everett from Phelps Brothers Roofing and Bruce Charbonneau, homeowner, presented the application for replacement of existing barn roof with standing seam metal roof, slate gray color.

Remaining information on the application pertained to back roof replacement, not visible from public way, HPC approval not required

Motion made to approve the application for replacement of the barn roof at 31 William St. with metal standing seam as described in the application meeting criteria in Chapter 75-7B (2 & 4) and Chapter 75-7C (1, 2, 3 & 4).

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

\$10 Application Fee - Paid

**9 Broad St./Roof/Joan Kelly**

Erin Everett from Phelps Brothers Roofing and Joan Kelly, homeowner, presented the application for replacement of existing roof with GAF Timberline HDZ Lifetime architectural shingles, pewter gray color. Flashing and drip edge will be white, matching existing. Ridge vent to also be installed.

Motion made to approve the application for replacement roof at 9 Broad St. meeting criteria in Chapter 75-7B (2 & 4) and Chapter 75-7C (1, 3 & 4).

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

\$10 Application Fee - Paid

**21 Hudson St./Windows/Dennis & Tracey Pearson**

Dennis & Tracey Pearson presented the Commission with their application to replace 11 non-functional windows. Seven windows on the 1st floor and two each on the upper North and South sides of the house to be replaced with Weather Shield Premium double-hung replacement windows. Exterior window units will be white aluminum cladding to match existing trim & color. Each window will replicate the existing sash styles of the current windows, 2 over 2 for all seven 1st floor windows, 4 over 4 for the two South side upper windows above the side porch, and 6 over 6 for the two upper North side windows that overlook the narrow driveway. Windows will have simulated

divided lights, mullions to both the outside and inside of the insulated glass panel.

Motion made to approve the application for replacement of 11 windows at 21 Hudson St. meeting criteria in Chapter 75-7B (2 & 4) and Chapter 75-7C (1, 2 & 4).

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

\$10 Application Fee - Paid

**Old Business:**

**1 Hudson St./Gutters/Community Bank**

Erin Everett from Phelps Brothers Roofing presented the Commission with a sample of the white gutter to replace existing gutters on the barn. Gutters and downspouts will be installed in same location as existing, front and back of barn. It was noted that the shed will not have gutters.

Motion made to approve the replacement of gutters and downspouts on the barn at 1 Hudson St. meeting criteria in Chapter 75-7B (4) and Chapter 75-7C (2, 3, & 4).

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

\$10 Application Fee - Paid

Village resident, G. Dumont discussed window styles/manufacturers/materials etc. Questioned new construction in historic district. Thanked the Commission for their work.

**Procedures:**

Discussion was had regarding the open seat available on the Commission.

The Village Board is in discussion regarding alternates. The HPC highly recommends having an alternate member available, reducing the chance of meeting cancellations due to lack of quorum.

Next meeting of the HPC - September 16, 2021

Motion made to adjourn at 8:21 pm.

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

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Jacqueline Bujanow, Secretary  
Historic Preservation Commission