

Village of Kinderhook
Historic Preservation Commission
Regular Meeting - April 21, 2022
Zoom Meeting

Present: Tim Husband - Chair, Ken Neilson - Vice Chair, Randal Dawkins, Elizabeth Martin

Absent: Sean Sawyer

Others Present: Mark Brown - Liaison, Kinderhook Village Board, Peter Bujanow - Code Enforcement Officer, Kristy Berger, Paul Calcagno, Kate Johnson, Ruth Moore, Mary Ose, Audrey Peckner, Renee Shur, Darren Waterston, Mark Wilson

Workshops: None

T. Husband brought the Regular Meeting to order at 7:02 pm.

Minutes: Motion made to approve the Regular Meeting Minutes of February 17, 2022. Moved: K. Neilson; Second: E. Martin. Motion carried.

Funds Remaining: \$179.29

Correspondence: **HPC Annual Report & HPC Audit**

The Annual Report for the Historic Preservation Commission - Village of Kinderhook for the period 10.1.2020 - 9.30.2021 was submitted to State Historic Preservation Office (SHPO) on 3.15.22. A total of 31 applications were reviewed by the Commission for this yearly period.

The Village received an HPC audit request from SHPO covering a three year period, 2018-19, 2019-20, and 2020-21. All requested materials were forwarded to SHPO on 4.15.22 (171 pages) with a hard copy filed in the Village HPC files.

Scholarship Announcement in Memory of Ruth Piwonka

The Jacob Leisler Institute for the Study of Early New York History announced the Ruth Piwonka Scholarship Award (\$500) in memory of Ruth Piwonka, local historian and past Chair & Member of the Kinderhook Historic Preservation Commission.

Hudson River Valley Ramble

R. Shur was hoping the HPC could take on registering with the Hudson River Valley Ramble since Ruth Piwonka had registered previously. The HPC was unaware of the registration process and it was questioned that perhaps R. Piwonka had registered in her capacity as Village Historian and not as an HPC member. It was suggested that R. Shur along with the new Village Historian, Kate Johnson, could submit the registration on behalf of the Village of Kinderhook. R. Shur stated she will review the registration documents.

El Toro Restaurant

El Toro Restaurant will be located at 3 Albany Ave. R. Shur has provided the owner with signage information and the website link to the HPC application along with the Code Enforcement contact info. Opening date has not been established at this time.

Village Square & Village Bandstand

Village Square: R. Dawkins spoke with Village Trustee, Dorene Weir, in regard to the possibility of replacing the damaged slate walkway in the Village Square with stamp concrete. D. Weir indicated that this project was in the early stage of discussion. R. Dawkins suggested granite would be his recommendation for the replacement surface, matching the existing curbing, also granite is much more resilient than the existing slate. T. Husband stated Village Mayor, Michael Abrams, assured the HPC that any changes considered for the Village Square will come before the HPC for member input.

Village Bandstand: Since the bandstand was built after 1900, it is not considered a contributing structure for historic grants through the National Trust for Historic Preservation. R. Shur indicated the bandstand would be eligible for parks grants per SHPO, rather than historic grants, this provides another source of grant opportunities for the bandstand.

National Trust for Historic Preservation - Grant Opportunities

The HPC membership for the National Trust for Historic Preservation recently increased their annual fee from \$20 to \$25.

R. Shur provided the HPC with grant information and opportunities, however, in order to access the grant applications, a membership fee of \$250 is required. The Hart Family Fund for Small Town link was provided by R. Shur for consideration and has an application due date of May 2, 2022. Discussion was had on grants and timelines and since the application due dates for upcoming grants did not provide enough time to prepare all needed materials, it would be in the best interest of the HPC to continue with the \$25 annual fee and consider grant opportunities for next year, at which time the \$250 membership could be provided if a particular grant would benefit the HPC/Village. In addition, most grants

require a 50/50 budget match which also needs to be considered when the Village budget is prepared.

Motion made to approve the \$25 annual membership fee to the National Trust for Historic Preservation.

Moved: E. Martin; Second: R. Dawkins. Motion carried.

National Register District Expansion

E. Martin updated the Commission on the discussion with SHPO regarding the bandstand and the expansion of the National Register.

- SHPO provided an application for a Certified Local Government (CLG) grant for the National Register District Expansion with an application extension due date of 4.22.22.
- The updating and amending of the current National Register District is eligible, per SHPO. The current and last register nomination was prepared in 1974, a narrative is needed to add additional historic significance and extension into the twentieth century, including the bandstand and other local structures and homes post 1900.
- National Register District: honorary district, opens up doors for funding, and historic preservation tax credits for income producing properties. The National Register District does not have the requirements that the Local Register District is subjected to through the HPC.
- Local Register District: the area which the HPC has purview. There is no proposal at this time to expand the Local District.
- Estimating the cost for the grant would be \$20,000 with the requirement to match up to 40%. In talking with the Village Mayor, some operating funds could be used over a two year period, approximately \$3,000/year. In addition, volunteer resources could also be applied.
- T. Husband and E. Martin to continue working on the narrative with submission tomorrow morning to meet the 4.22.22 deadline.

5 Hudson St. - Sign Approval/Used Car

The Planning Board has not received any additional information as they requested. Signs are up which the HPC approved contingent on Planning Board approval.

29 Hudson Street

The Code Enforcement Officer will be following up with a letter to the property owner of 29 Hudson Street regarding the construction of a “cat house” and possibly the use of a travel trailer as an “accessory structure”, HPC will be copied on the letter.

Old Business: 8 Hudson St/Sign/Liz & Anthony Cottingham

Motion to amend the previous application and Certificate of Appropriateness for the Kinderhook Bottle Shop by adding “Wine & Spirits” to the right side of the door, all materials and dimensions will be the same as the original application.

Moved: K. Neilson; Second: E. Martin. Motion carried.

New Business: 28 William St/Doors/Mark Wilson & Ruth Moore

Mr. Wilson presented his application to replace two doors:

Center Front Entrance Door: visible from William St, existing solid wood 4 recessed panel solid wood door to be replaced with solid wood (fir) 4 raised panel. Color to be painted same, maroon color. Since the style is not a true replacement of existing, the HPC suggested possible restoration of existing door or milling of a true replacement door. M. Wilson to investigate the suggested options.

Bulkhead Door: originally approved by the HPC in 2005, this door provides access to the cellar (west side of dwelling) visible from Maiden Lane. The initial design incorporated a single wooden door, which has already been replaced once. The location of the cellar entryway is at the corner where the foundation of the new addition meets the top of the original structure. Water, snow and ice fall onto the door, causing extensive structural damage and consequent cellar flooding. The new bulkhead will be a two-door standard Bilco entry designed for corner installation, made of water-resistant material and painted in the same color as the original door. Footing is intact and does not need to be replaced.

Motion made to approve the replacement of the bulkhead door with a standard two-door cellar entryway meeting criteria in Chapter 75-7B (B1) & Chapter 75-7C (1, 2, 3, 4 & 5).

Moved: E. Martin; Second: R. Dawkins. Motion carried.

\$10 Application Fee received.

7 Maiden Lane/Windows/Barbara Berger

Received email from applicant Barbara Berger stating Kristy Berger (daughter) will be representing her at tonight’s meeting.

Ten windows to be replaced, five on the front of the house, 3 on the north side, and 2 on the south side. The large front window will be replaced in kind, one large sheet glass, same as existing, no dividers. The remaining windows will be replaced with one over one, double hung vinyl windows.

R. Dawkins suggested B. Berger look at divided light options which can greatly enhance the property aesthetically especially with a smaller house, incorporating additional architectural features as a result of the divide.

Motion to replace windows, one large sheet glass on front of house and nine windows, one over one double hung as existing with option for true divided light if offered by company, Window World. If applicant considers another manufacture for a divided light windows, applicant would be required to submit new application for HPC approval. This motion meets criteria in Chapter 75-7B (B2).

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

\$10 Application Fee received.

8 Hudson St/Doors & Windows/Darren Waterston

D. Waterston presented his application to replace existing doors and windows of commercial spaces at the Kinderhook Knitting Mill as related to the already approved entrance to the Aviary Restaurant entrance.

The wing of 8 Hudson Street was constructed in the 1970s from repurposed materials from the old Kinderhook Hotel. Keeping the historic attributes, respecting safety and energy codes and meeting ADA access, the following changes are requested, photos included in application:

- Entrance to the Common Foyer - existing entrance is a metal double door that was pre-existing with building. Requesting that it be replaced with commercial grade painted wooden double doors, ADA compliant with interior push bar, painted charcoal in color to match all doors and trim.
- The Kinderhook Bottle Shop - for security purposes, the exterior rotted door was quickly replaced with a new custom metal and wood door while keeping the existing transom, copper flashing and new jam installed.
- The Kinderhook Bottle Shop - replaced a rotted boarded up window on the same front as the entrance door. Existing shutters remain, but, R. Dawkins suggested they should be removed, not original.
- 2NOTE - formally the local dentist office, the commercial space will soon be 2NOTE, a perfumery that is relocating to Kinderhook from Warren Street in Hudson. To create a main entrance to the space and a second point of egress, applicant would like to install wooden double doors with side lights, similar to design (not scale) of the approved entrance to The Aviary. This door would replace a bay window that was installed in the 1980's from the previous owner. This door entrance will be illuminated with two 3" recessed lights in the soffit over the door.

Although the entrance and window replacement occurred as a result of security issues, D. Waterston was instructed to come before the HPC for approval of all projects prior to project commencement.

FINAL
4.21.22

Motion made to approve the replacement of 2 entrance doors and one existing window and approval of one entrance door to replace an existing bay window meeting criteria in Chapter 75-7B (B1, 2, 3 & 4) & Chapter 75-7C (1, 2, 3, & 4). Moved: R. Dawkins; Second: E. Martin. Motion carried.

\$10 Application Fee received.

Procedures:

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Next meeting of the HPC - May 19, 2022

Motion made to adjourn at 8:26 pm.

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



Jacqueline Bujanow, Secretary
Historic Preservation Commission