

Village of Kinderhook
Historic Preservation Commission
Regular Meeting - April 15, 2021
(via Public Zoom Meeting)

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

Absent: -

Others Present: Michael Abrams - Village Board Liaison, Alan Appelbaum, Peter Bujanow - Code Enforcement Officer, August Gresens, Stuart Peckner, Shanon Rae, Irwin Rubin, Christopher Ventura, Darren Waterston

Workshops: **19 Albany Ave/Variou s Projects/Christopher Ventura**

C. Ventura discussed his plans for the following projects at his Albany Ave home, documents were not submitted to the Commission for workshop reference:

- Window units replaced and removal of storm windows: replace five windows on the west-side of the house, applicant is considering Weathershield 6 over 6 vinyl clad windows for lower windows with simulated divided lights and all vinyl windows for upper, which will be behind shutters. Windows are leaking and the upper window in the bedroom is collecting water, sheetrock and trim will have to be removed. Aluminum storm windows to be removed and not replaced. Wood window frames to remain. The Commission requested an application be submitted with description of proposed project including all window details, manufacturer, style, and materials of project proposal.
- Removal of stucco on stone foundation: R. Piwonka indicated stone foundation, painted high gloss green, would most likely be found under the stucco. R. Dawson indicated the stucco finish fits the regency style of the house, the stone will give the house a more rustic appearance. It was suggested applicant may want to remove the stucco on the foundation on the back of the house to see the outcome prior to removing from the front foundation.
- Existing side porch: applicant would like to enclose the porch on the east-side of the house creating a laundry room, footprint to match existing porch footprint. Currently, porch is not in good condition. Roof on porch will need to be properly pitched to prevent water from

further deterioration of corner foundation. Foundation at back corner, under bathroom area, is in need of repair as a result of porch roof water drainage, foundation stones need to be dug out, re-stacked, and re-pointed. Water has been temporarily rerouted to avoid additional damage. The Commission requested an application be submitted complete with renderings for review.

Each proposed workshop project requires an HPC application submitted 10 days prior to the scheduled HPC Meeting. May meeting is scheduled for May 20th, applications to be received by May 10th was stated.

K. Neilson brought the meeting to order at 7:21 pm.

Minutes: Motion made to approve the Regular Meeting Minutes of February 18, 2021. (March 2021 meeting cancelled)
Moved: S. Sawyer; Second: T. Husband. Motion carried.

Funds Remaining: \$905.40

Correspondence: The Certified Local Government Annual Report was prepared by J. Bujanow, reviewed by Chair, and submitted as requested to NYS Parks, Recreation, and Historic Preservation. (Info: 8 meetings were conducted and 21 Certificates of Appropriateness issued during October 2019 - September 2020.)

New Business: **19 Albany Ave/Fence/Christopher Ventura**
C. Ventura presented his application with photos for installation of an 8 ft. fence panel he would like to install using two 4 x 4 post next to chimney, matching current fence at end of driveway. Pass through by fence panel would remain open, no gate is planned at this time.

Motion made to approve the installation of the fence meeting criteria in Chapter 75-7C (1, 2, & 4).

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

Applicant to bring \$10 application fee to the Village Office.

20 Albany Ave/Roof/August and Jennifer Gresens
A. Gresens presented his application including current and proposed house photos and manufacturer information for front roof replacement. The cedar shake roof is currently in need of replacement due to age, buckling, and loss of shakes. Applicant has researched various types of roof materials and decided to replace the front roof with asphalt. A. Gresens provided two options for review; Owens Corning Berkshire (slightly rounded corners) and an alternate, Duration Flex line (architectural shingle). Both options are acceptable, however, the Commission preferred the architectural shingle.

Applicant indicated the architectural shingle is readily available, whereas the Berkshire line currently has delayed delivery. Also, the installation of a simple rain diverter made from copper to be installed over the porch.

Motion made to approve the application for re-roofing 20 Albany Ave meeting criteria in Chapter 75-7B (1 & 2) and Chapter 75-7C (3 & 4). Moved: T. Husband; Second: R. Dawkins. Motion carried.

Received \$10 application fee.

2, 4, & 8 Hudson St/Sign/Darren Waterston

D. Waterston presented his application for three hanging signs to be installed on the facade of Hudson St for three new businesses at that location. Signage to remain simple and proportioned correctly with the building. Each sign to be mounted on the facade using a bracket made of wrought iron painted mat black and hung close to each designated entrance. Bracket dimensions are: length 30", height 12", width 3", ring spacing for hanging sign 14". Each sign to be made of painted wood and painted either black with ivory logo or ivory with black logo. The logo will be painted on both sides of the sign, appearance of a 19th century street with a clean graphic look. Each sign will not exceed 18" x 24" and each will be a different shape, rectangle, oval, and circle.

Commission requested applicant provide sign renderings with frame moldings, and indicate how the sign will be mounted to the bracket, its extension length and present at the May meeting of the HPC.

2, 4, & 8 Hudson St/Door/Darren Waterston

D. Waterston presented his application for installation of a door to the new entrance to the Aviary Restaurant along with a steel awning with signage.

The door entrance to the restaurant will be centered on the 30" exterior wall, wall will be planted with ivy to soften and integrate the entrance with the garden. The door, windows and transom are constructed together as a singular welded steel unit and finished in natural oxidized gunmetal finish, 10 ft wide x 11 ft high. The door itself measures 42 inches wide.

The black powder coated metal (steel) awning to extend a minimum of 6 ft from the building and the awning width to cover the door opening which is 10 ft wide. The metal awning will also be electrified with two recessed lights to gently illuminate the entrance with warm downlight only. There will not be any wall mounted fixtures.

The sign for the entrance will read in all caps "THE AVIARY" in 7 inch three dimension letter forms cut from 1/2 inch burnished aluminum and be lit from the front with exterior strip lighting from the front edge of the awning.

Poured concrete will be below awning, the path will continue with concrete to the parking area or another material to transition to and that will accommodate wheelchairs and be ADA compliant.

Commission requested project renderings including elevation/site plan for the metal awning and the Commission expressed concerns with drainage due to accumulation of snow/rain. D. Waterston to present renderings at the May meeting of the HPC and also address the drainage for the awning.

D. Waterston also noted: he has been working with the lighting designer to replicate the lamps that are in the Post Office parking lot to use in their parking area to keep with the continuity of the existing Village lighting. The Commission requested a workshop for discussion of lamp style/specs and placement in parking area along with determining the level of light needed.

17 Albany Ave/Windows/Sean Sawyer & Michael Susi

S. Sawyer presented his application to replace two windows on the northwest-side of house due to rot and inability to operate with Marvin model G2 window units, aluminum clad, green color to match existing house trim, 2 over 2 as shown in historic photo presented with application, and simulated divided light. Windows to have full screens.

Motion made to install two windows at 17 Albany Ave per application meeting criteria in Chapter 75-7B (1, 2 & 4) and Chapter 75-7C (1, 2, & 4). Moved: K. Neilson; Second: R. Piwonka. Motion carried.

Old Business: -

Procedures: Appeals Process - upon denial of an application when presented to the HPC, the Commission is to state the appeals process including the number of days to appeal to the Village Board to the applicant. (15 days to appeal, 60 days to appeal due to hardship, both appeals would be addressed to the Village Board) Applicant may also choose to withdraw application, make changes, and resubmit without going through the appeals process. J. Bujanow will include language for the appeals process for reference with the criteria for approval of Certificates of Appropriateness reference guide.

This was brought to the Commission's attention due to the denial of P. Calcagno's recent application for sails. P. Calcagno asked K. Neilson if he could install the sails for the HPC to see before he begins the appeals process. Upon presenting P. Calcagno's request to the Commission, the Commission did not agree to the installation of the sails for visual approval/denial. K. Neilson to inform P. Calcagno of the Commission's decision.

K. Neilson proposed the passing of the Chairmanship to T. Husband. T. Husband accepted the position of Chair of the HPC.

T. Husband's position of Vice Chair was accepted by K. Neilson.

Motion made for T. Husband to become Chair of the Historic Preservation Commission. Moved: K. Neilson; Second: S. Sawyer. Motion carried.

Motion made for K. Neilson to become Vice Chair of the Historic Preservation Commission. Moved: T. Husband; Second: R. Piwonka. Motion carried.

P. Bujanow informed the Commission of the intent of the other Village Boards to have alternate members to sit on each of the Boards/Commissions to provide a full board and/or quorum when necessary, having a voice only on such occasions. It was suggested the HPC may also want to consider having an alternate should the Village Board change the Village Code. The HPC was receptive to having an alternate member upon Village Board approval. In addition to the Village Code change, Chapter 75 would also need to be amended to reflect the change.

Next meeting of the HPC - May 20, 2021

Motion made to adjourn at 8:12 pm.

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

Jacqueline Bujanow, Secretary
Historic Preservation Commission