

Village of Kinderhook
Historic Preservation Commission
Regular Meeting - July 21, 2022
In-Person Meeting - Village Hall

Present: Tim Husband - Chair, Ken Neilson - Vice Chair, Elizabeth Martin, Sean Sawyer

Absent: Randal Dawkins

Others Present: Mark Browne - Village Liaison, Peter Bujanow - Code Enforcement Officer, Darren Waterston, Denise Pizzini, Jill McCormick, Kristina Lang, Stephen Lang, Jon Meredith, Jenny Endresen & John, Matthew Signs Representative

Workshop: Darren Waterston requested a sign workshop while the regular meeting was in progress, as a result, the workshop will be conducted at the end of meeting.

T. Husband brought the Regular Meeting to order at 7:04 pm.

Minutes: Motion made to approve the Special Meeting Minutes of June 30, 2022.
Moved: S. Sawyer; Second: E. Martin. Motion carried.

Funds Remaining: \$2,280.17

Correspondence: **Letter - Certified Local Government Audit Summary**
The Mayor received a letter from Daniel McEneny, NYS Parks, Recreation and Historic Preservation - Certified Local Government (CLG) Coordinator, in response to the four year audit submitted in April 2022 of the Kinderhook Village Historic Preservation Commission. The CLG Audit Summary disclosed the HPC met standards and with no significant deficiencies noted.

Old Business: **CLG Grant Update**
Next step, E. Martin will be putting together the RFP.

30 Albany Ave/Door & Transom/Notice of Violation
No representation at meeting. P. Bujanow, Code Enforcement Officer, stated “on hold” per Village Attorney, Robert Fitzsimmons.

New Business:

4 Hudson St. - 3rd Floor/Sign/Kristen Dodge - Dodge Gallery LLC

Property owner, Darren Waterston, represented applicant, Kristen Dodge, in her request for a sign to be installed on the facade of 2-4 Hudson St., third floor. Aluminum pan sign, double sided, and with identical text on both sides reading "September". Sign will be white and with black text and will be positioned parallel to the third floor window and centered along the side, between the top and bottom of the window. Sign will measure 12" x 48". Mounting bracket will be black aluminum fixed to wall, 4" x 48". E. Martin requested the mounting screws be placed in the mortar joint as opposed to the brick. Sign to be installed by Matthew Signs.

Motion made to approve the Sign for 2-4 Hudson St., third floor, as presented in application, meeting criteria in Chapter 75-7B (2) & Chapter 75-7C (1, 2, 3 & 4). Moved: E. Martin; Second: K. Neilson. Motion carried.

\$10 Application Fee received.

8 Hudson St./Sign/Denise Pizzini - Damsel Garden

Denise Pizzini presented her application for a double sided, white, aluminum round sign with a face diameter of 18". Black sign mount measures 9.80" x 10" x 4". Total length extended from wall is 28". Sign will be located above an existing bush, no walkway under sign. (If above a walkway, ground clearance of 10 ft. is required.) Sign to read "Damsel Garden" "Stuyvesant N.Y.". Applicant states no lighting is requested with application. Property owner, Darren Waterston who is present at meeting, is in agreement to the sign application as presented.

Motion made to approve the Sign for 8 Hudson St. as presented in application, meeting criteria in Chapter 75-7B (2) & Chapter 75-7C (1, 2, 3 & 4). Moved: S. Sawyer; Second: K. Neilson. Motion carried.

\$10 Application Fee received.

15 Broad St/Sign/15 Broad St Partners LLC

Matthew Signs to install a 19.25" x 12" double sided 2" HDU (High Density Urethane) painted board with vinyl cut decals to read "Bill Arning Exhibitions" "Hudson Valley". Two sign hangers will hang off existing black bracket and will attach to sign. Property owner, Jill McCormick who is present at meeting, is in agreement to the sign application as presented.

Motion made to approve the installation of a Sign at 15 Broad St as presented in the application, meeting criteria in Chapter 75-7B (2) & Chapter 75-7C (1, 2 & 3).

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

\$10 Application Fee was received.

15 Broad St/Notice of Violation - Ellen McCormick & Kevin Herman

Code Enforcement Officer reported that the Notice of Violation is still open and requested resolution by receiving an HPC Application and a Building Permit for the recent reconstruction of the front stoop and railings. Discussion was had with the property owner, Jill McCormick, who was present at the meeting.

Clarification was made by the Code Enforcement Officer that “repair”, which is replacement of rotted/deteriorated boards on a existing structure, as opposed to the total structure dismantled and a new frame, structure reconstructed which requires a Building Permit and a HPC application. In addition, an electrical box was installed in the exterior wall above the front door. Property owner stated the box has been covered and no lighting will be installed. The Code Enforcement Officer indicated that any electrical connection into the property’s electrical panel, whether the outside box is covered or not, requires a Building Permit and a third party electrical inspection.

To resolve the issue, the Code Enforcement Officer requested a Building Permit and a HPC application to approve the reconstruction of the stoop/railings. A Building Permit will also be needed for the electrical installation.

Property owner did not know when she could provide the requested documents.

29 Albany Ave/Porch/Kristina Lang

Property owner, Kristina Lang, presented her application for repair and renovation of front porch, including stairs, flooring, columns, rails, and spindles, which she states is in bad condition. Although the intent to repair exactly as is, homeowner would like to use Trex, a composite material, for the stair treads and porch flooring. Rails and spindles will be replaced with wood where necessary. As a result of the material change from existing wood to Trex, the Code Enforcement Officer has requested review by the HPC.

K. Neilson requested product information for Trex including product styles, sizes/width, color, square edge board, tongue and groove, etc. Concern was expressed on how the Trex flooring boards would appear on the exposed cut ends since there are grooves on both sides of the Trex boards. It was noted that there are other brands of composite material that may better fit this project and should be considered. Currently the flooring is wood tongue and groove, mostly likely fir. The State Historic Preservation Office (SHPO) would like to see porch flooring that is covered by a roof be replaced with wood. The stairs, not being under cover, could be replaced with a composite material, but, the HPC would need product information for review and approval. It was suggested that K. Lang request a workshop and include her contractor for this project, Clinton Adee. K. Lang would like to supply the information requested for approval at the August meeting, but, was unsure if she would be in attendance. It was stated that without her presence, if there were questions, the application may not be able to be

approved. It was suggested that her contractor, Clinton Adee, could present her application and material information in her absence, with her approval.

No approval or motion made for the porch application.

\$10 Application Fee was received.

25 Albany Ave/Exterior Renovations/Jon Meredith

J. Meredith presented his application for an addition on the back side of his house which will allow for the expansion of the kitchen. This addition will be partially visible from the public way. Materials will be the same; concrete foundation, wood frame, siding/reveal, shingle roof, and pitch all same as existing addition. For historical accuracy, a trim board will be added to delineate the old structure from the new addition without losing the look and feel. One window in the old house will be removed. Mike Ryan has been contracted for this project. The following documents not included in the application were requested in order for the HPC to review and approve: schedule of materials, elevation, details, and dimensions.

Mr. Meredith also will be rebuilding his front porch, a separate application including photos was requested for the front porch project.

It was noted that a workshop would have been helpful for the back addition and the Commission suggested a workshop for the front porch should be considered.

No approval or motion made for the back addition or for the front porch.

Application Fee was not received.

Other: Code Enforcement Officer stated that the owners of 15 Albany Ave plan to remove vinyl siding and restore the wood underneath. Due to the change in existing material and for public documentation for the record, the HPC confirmed that they will need an application for review and approval before a Demolition Permit can be issued. The Code Enforcement Officer will reach out to the homeowners to inform them of the process.

Procedures: An email blast was sent out by the Village Office to residents requesting their response if interested in serving on the HPC as an “alternate” member. Since the due date for residents to respond was a short 3-day turnaround, the HPC requested the email blast be resent with a longer period for residents response.

Workshop:

Darren Waterston request a workshop for two signs:

1. The existing sign from the original Treasure Shop, built in the early 1980's, stands about 9 ft high and 8 ft wide. Mr. Waterston would like to use the same site, since it has cobblestone that was gathered from Hudson, and he would also like to keep the existing post, limiting the destruction of the footprint. Mr. Waterston would like to cut the height of the sign in half, yet, still use the post. He envisions a dark sign with light lettering, post would also be dark, and sign would not be lighted. Sign to read "Kinderhook Knitting Mill", relating to the whole complex. Discussion was had about new and existing signs presently on building and their relationship to this sign, post height, cutting post down, removing post and installing metal posts, and the possibility of sliding a metal sleeve over existing post. Mr. Waterston will consider all suggestions before submitting his application.
2. According to Mr. Waterston, the building was named "Kinderhook Knitting Mill" in the 1870's. There was a painted board with said name mounted across the top of the building, above the three windows at 2-4 Hudson St. Mr. Waterston would like to mark this building again with its name "Kinderhook Knitting Mill" in metal letters, pin-mounted, floating off the brick and spanning the original space of the original sign. Metal letters would be approximately 7" in height, possibly black or matte gold. Discussion was had regarding placement, straight line placement or placed along the existing brick arch, a historical font which would separate it from all other building signs, and the possibility of painting the letters on the building were also discussed. Mr. Waterston will experiment with different fonts and the request of a photo of the whole facade for a better visual would be helpful to the Commission. Mr. Waterston will send photos of the building when the original sign was mounted on it.

Next meeting of the HPC - August 18, 2022. R. Dawkins will not be in attendance.

Motion made to adjourn at 8:14 pm.

Moved: E. Martin; Second: S. Sawyer. Motion carried.



Jacqueline Bujanow, Secretary
Historic Preservation Commission