

**Village of Kinderhook**  
**Historic Preservation Commission**  
**Regular Meeting - January 18, 2024**  
**In-Person Meeting - Village Hall**

- Present:** Tim Husband-Chair, Ken Neilson-Vice-Chair, Sean Sawyer
- Absent:** Randal Dawkins, Elizabeth Martin, Lisa Weilbacker-Alternate Member, Quinn Murphy-Village Liaison
- Others Present:** Victoria Bell, Christine Berdahl, Larry Cavagnaro, Patrick Harbron, Douglas Huntington, Astrid Montagano, Carole Mott, Matthew Pavloff, Bernadette Powis

- Workshops:** **29 Broad St/Addition/Carole Mott**
- Carol Mott presented numerous photos of the exterior of her home with existing addition and deck along with photos of her vision for adding a conservatory, approximately 15.5 ft. x 25 ft., to the back of the building where the current deck is now located. The current deck will be removed and reinstalled off the proposed conservatory, existing screening on deck may not be needed once the deck is moved. Although the proposed conservatory will be visible from the public way, the deck is expected to be hidden from view.
- The existing addition off the back of the house has an 8 ft roof line, flat or very slight slope, it was originally a porch converted approximately 18-20 years ago. The new proposed conservatory would be built off the existing addition and would have an approximate 10-12 ft roof line. Unlike the conservatory photo presented with a large roof lantern, a smaller version of the roof lantern, mostly decorative, is proposed with a low slope roof. Composite siding and numerous true divided windows matching the existing addition windows are planned, however, window size will be in proportion to the higher roof line on the proposed conservatory. There will be no changes to windows in the existing addition. The new conservatory and existing addition would be faced with a brick foundation matching the brick foundation on the house.
- K. Neilson suggested a possible “step-back” when adding the conservatory to the addition to break the continuous visual straight line from house to existing

addition to conservatory, this “step-back” would then appear to lessen the mass of the structure. Architectural plans will be forthcoming and provided with the application. The Commission looks forward to seeing the plans as they are developed.

**11 Broad St/Accessory Structure/Christine Berdahl, Architect**

Christine Berdahl & Douglas Huntington, Architects, presented their plans, maps, and photos for a standalone accessory building/garage and ideas for exterior improvements and repairs to the main house as requested by new owners, Alexis and Sam Plotner.

Exterior of Main House - photos of neighboring properties along with photos and sketches of the main house with existing and proposed changes were presented. Exterior proposed changes include the improvement of the thermal performance of the building by replacing windows in-kind with six over six double pane and adding insulation via the interior of the building, the intent to eliminate fossil fuels and switch to all electric as its heat source.

Additional changes to the front exterior of the main house include removal of the window shutters, removal of the double lunette window and replacing it with a larger window, and removal of the fish scale within the gable and replacing with plain siding.

The Commission was not in favor of the double lunette window and fish scale removal and noted the porch would look out of place with those two historic and prominent features missing. Additionally, the Commission recommended the double lunette window be insulated from the interior.

Changes were discussed on the exterior west elevation, back of house, not visible from the public way.

Changes to the south side include replacing existing windows and columns.

K. Neilson recommended insulating the interior basement windows as opposed to removing them.

It was also stated that an engineering report is currently in progress, there are some water issues with the foundation, floor joists are in good shape, and the interior floor plan will not be changing much and interior trims will be saved.

The Commission discussed the history of the exterior features of this home and the importance of these features in the Historic District. The Commission’s conclusion is anything that can be done to improve the efficiency of building is encouraged, however, removing any of the existing exterior architectural details does not aid that effort. The Commission recommends preserving as much existing exterior details as possible.

Accessory Building/Garage - maps, proposed site plan, and proposed plans for an accessory building/garage were presented. Although the accessory building/garage would be constructed at the far end of the property, it will still be visible from the public way. The 42 ft. long building with roof height of 18.5 ft would cover an existing hole in the ground where an ice house once stood. The stone

foundation from the ice house will be incorporated into the landscape plans, per architects. Resident, Patrick Harbron, who lives on the other side of property line voiced his concerns at tonight's meeting with placement of the building and its obstruction of his view shed. C. Berdahl believes the building would be within the zoning set backs and would consult with the Code Enforcement Officer. It is their intent to submit an application for the project.

**15 Albany Ave/Various Projects/David Malden**

Resident, David Malden, was unable to make tonight's workshop, will submit a formal application for several projects at the February meeting per Code Enforcement Officer. Clarification was made at the end of tonight's meeting by Victoria Bell stating it would still be a Workshop as opposed to an application for the February Meeting.

T. Husband brought the Regular Meeting to order at 7:39 pm.

T. Husband, Chair, requested time to address the Commission with the following: "I am sure that all members of the Historic Preservation Commission are very much aware of the Village Code of Conduct, but, nonetheless, the mayor has asked me to remind the commissioners that all our official interactions with residents, officials, staff, applicants, or whomever we might have dealings with be conducted with professionalism, courtesy and respect. Personal animus of any sort has no place within our discussions and deliberations. Our job is to advise and guide, to the best of our ability, property-owners through the application process while fairly, equitably, and objectively conforming to the Village Code."

**Minutes:** Unable to approve the Regular Meeting Minutes of November 16, 2023 due to tonight's Commission members not being present at that meeting. Approval tabled to February meeting.

Motion made to approve the Special Meeting Minutes of November 28, 2023. Moved: K. Neilson; Second: S. Sawyer. Motion carried.

**Funds Remaining:** \$1,294.43

**Correspondence:** Mayor Michael Abrams announced he will not be running for Mayor in the upcoming election to be held on Tuesday, March 19, 2024. His last day as Mayor will be March 31, 2024. Doreen Weir and Susan Patterson are the two trustees seats that are also up.

Website Redesign - request from Village Clerk, Nicole Header, for 8 to 10 FAQs for the HPC section of the website. S. Sawyer volunteered to prepare the FAQs and will forward to Commission members for their review.

**Old Business:** CLG Grant Update - E. Martin absent from tonight's meeting, no update provided.

**5 Broad St/Fence/Ty McCormick**

The HPC is waiting on approval from the Zoning Board for resident's 8 ft fence in order to issue a Certificate of Appropriateness approved by the HPC pending Zoning Board approval. Code Enforcement Officer's update via email regarding status indicates owners have been unable to attend a Zoning Board meeting, CEO to handle their case in absentia and may have the variance by next month.

**New Business:** 18 Hudson St/Heat Pump/Kinderhook Library - Matthew Pavloff

Matthew Pavloff, Director of Kinderhook Library, presented the Library's application and photos for installation of a heat pump on the west side of the building approximately 40 ft from the sidewalk. Discussion was had regarding the existing screening of trash cans on the same side of the building and the possibility of duplicating that screening style for the heat pump, the Commission was in agreement. Piping will be placed slightly above unit and behind the shutter and continue up appearing to look like a downspout, the Commission suggested the color black to be used as opposed to white.

K. Neilson noted that the previously installed heat pump located in the back of the building and visible from the public way also needs screening, the Commission suggested using screening similar to the trash can screening, a fence, lattice, or evergreens.

Motion made to approve the screening on new and existing heat pumps meeting criteria in Chapter 75-7B (3 & 4).

Motion: K. Neilson; Second: S.Sawyer. Motion carried.

\$10 check will be dropped off to the Village Clerk.

**Procedures:** In order to keep the Commission informed, T. Husband suggested a change in procedures when a resident in the Historic District comes before the CEO for a building permit for exterior alterations and/or new additions/building construction and CEO determines project does not need to come before the HPC. It would be most helpful if the CEO would inform the Commission in a timely manner the property location, project, and reason the project did not need Commission review and approval. This open communication would make Commission members aware of all projects in the Historic District as well as a knowledgeable response when a concerned resident inquires about a project in progress. T. Husband to send memo to Mayor requesting the procedural change.

FINAL  
1.18.24

**Other:**

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Next meeting scheduled for February 15, 2024.

Motion to adjourn meeting at 7:59 pm.

Motion: K. Neilson; Second: S. Sawyer. Motion carried.

A handwritten signature in cursive script that reads "Jacqueline Bujanow". The signature is written in black ink and is positioned above a horizontal line.

Jacqueline Bujanow, Secretary  
Historic Preservation Commission