

VILLAGE OF KINDERHOOK

AGENDA

HISTORIC PRESERVATION COMMISSION MEETING

Regular Meeting

August 17, 2023 @ 7:00 pm

In-Person Meeting - Kinderhook Village Hall

Meeting Documents available at Kinderhook Village Website using link below:

<https://villageofkinderhook.org/hpcdocuments.html>

- I Workshop
- II Call to Order
- III Approval of July 20, 2023 Regular Meeting Minutes
- IV Funds Remaining
- V Correspondence
- VI Old Business
 - CLG Grant - Update
- VII New Business
 - 7 Sylvester St/Barn Roof/Renee Shur
- VIII Procedures
- IX Next Regular Meeting - September 21, 2023
- X Adjourn

WORKSHOP

MINUTES

Village of Kinderhook
Historic Preservation Commission
Regular Meeting - July 20, 2023
In-Person Meeting - Village Hall

Present: Tim Husband - Chair, Ken Neilson - Vice Chair, Elizabeth Martin, Sean Sawyer, Lisa Weilbacker - Alternate Member

Absent: Randal Dawkins

Others Present: Alexandra Anderson, Mark Browne-Village Liaison, Jerry Callahan, Nicole Fisher, Osheen Harruthoonyan, Kristina Lang, Susan Patterson-Village Trustee, Renee Shur

Workshop: **Albany Ave Pedestrian & Bicycle Improvements/Mark Browne-Village Trustee**

Village Trustee, Mark Browne, arranged with Lora Schilling, P.E., Environmental Manager with HVEA Engineers to present, remotely, and summarize Section 106 / Section 14.09 Cultural Resources Project Submittal Package for the Albany Avenue Pedestrian and Bicycle Improvements Project. Summary included project description, location map, preliminary plan, photos results from the NYS Cultural Resource Inventory System (CRIS). (Document to be available on the Village website once changes have been made and prior to submission.)

M. Browne had previously reviewed and made some minor changes, the Commission was asked for their input in an advisory capacity after hearing Ms. Schilling's presentation.

Comments from Commission Members:

- E. Martin questioned the Area of Potential Effects (APE) which is currently at end of street by Mills Park, the need to extend further up Albany Ave, Sunset, and Railroad Ave was requested. In addition, APE should include the entire property, increase the width to include both front and back property lines.
- M. Browne recommends designating what is "inside" and "outside" the work zone.

- S. Sawyer noted the house photos lack consistency, some do not show the existing conditions in terms of road & sidewalk work. Photos need to be taken in a systematic way to show the visual impact of the project area, street view photos should also be included.
- L. Weilbacker brought to the meeting historic postcards of various street views on Albany Ave. L. Schilling stated she can include those photos in the document.

M. Browne reviewed next steps: take advice from the HPC and the public, make changes/improvements to the document prior to submittal, review with the Mayor, submit to NYSDOT Region 8 Local Projects Units who reviews for possible changes, and NYSDOT forwards to SHPO (New York's State Historic Preservation Office) for their review and concurrence.

E. Martin suggested SHPO should be contacted for consultation, the earlier the better, it could prove helpful. L. Schilling noted SHPO will be aware as the project moves through the process.

M. Browne will make changes based on tonight's meeting and will present document at next month's HPC meeting for review and prior to submitting the document. There will also be a dedicated Public Meeting at the end of August.

Comments from public in attendance at tonight's meeting:

- A. Anderson - expressed her concerns about spillover impact on Fox Point, landscape alterations and is it being appropriately addressed to protect it, trees, signage, & parking.
 - M. Browne noted that an independent assessment of trees in the work zone has been completed.
- O. Harruthoonyan offered to take additional photos if needed.

T. Husband brought the Regular Meeting to order at 7:00 pm.

Motion made for L. Weilbacker to be seated as the Alternate Member at tonight's Regular Meeting of the Historic Preservation Commission, July 20, 2023.

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

Minutes: Motion made to approve the Regular Meeting Minutes of June 15, 2023.

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

Funds Remaining: \$2,530.92

Correspondence: -

Old Business: **CLG Grant Update** - No update at this time. E. Martin requested assistance with the CLG grant and S. Sawyer offered to assist.

34 Broad St/Gate/Nicole & Lee Fisher

Nicole and Lee Fisher presented their application for a fence and driveway gate at last month's meeting of the HPC. The Commission approved the fence and recommended the applicants reconsider the gate style. Applicants agreed to bring a different style gate to the July Meeting of the HPC for review, no new application needed. As a result of this request, applicants are now presenting two new gate styles, noted on gate photos as revised #1 and #2. The Commission agreed that both revised gate styles, #1 and #2, are acceptable.

Motion to approve both gate styles presented, revised gate styles #1 and #2, for gate, driveway access on Eichyush Road, meeting criteria in Chapter 75-7B (3) and 75-7C (1, 2, 3, 4 & 5).

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

HPC Application Fee collected last month.

30 Albany Ave/Front Door & Transom/Shanley & Osheen Harruthoonya

O. Harruthoonyan presented his application with two supporting letters to the type of door installed without HPC approval and is requesting approval for existing door at tonight's meeting. K. Neilson requested to see the photo that O. Harruthoonyan had previously shown K. Neilson several years ago which showed the details of the raised panel profile which was believed to be a wood door. O. Harruthoonyan did not have the photo with him. Question regarding the documents submitted with the application which indicate door is aluminum clad exterior. O. Harruthoonyan indicated the door does not have an aluminum clad exterior rather 2 mm fiberglass skin. The Commission requested a description of the door, specs, and an invoice which Mr. Harruthoonyan stated he will request from the contractor. Documents to be forwarded to J. Bujanow, Secretary HPC.

Motion to approve the existing door, homeowner to provide documents noted above for the file, meeting criteria in Chapter 75-7B (1 & 2) and 75-7C (1, 2, & 4).

Motion: E. Martin, Second: S. Sawyer. Motion carried.

\$10 Application Fee to be provided to Village Clerk.

15-17 Broad St/Front Stoop & Electrical Work/E. McCormick & K. Herman

It is noted for the record there was a decision to remove the violation based on the repair will be done in-kind. Railings & balusters will be replaced in-kind.

New Business: None

Procedures:

S. Patterson, Village Trustee, informed the Commission that after 20 years, the current code book is under review. The Village is working with a company called General Code, original publisher of the code book, who has identified 135 sections of the code that need some level of review. Eleven of the identified needing review pertain to the Chapter 75-3 Historic Preservation Commission which the Commission was asked to review and edit for consistency and clarity.

Although S. Patterson is taking notes to submit on the eleven needing review, the following are also noted for the minutes:

- 75-001 - Revised as suggested
- 75-002 - Revised as suggested
- 75-003 - Revised as suggested
- 75-004 - Revised as suggested
- 75-005 - skipped
- 75-006 - remove "Preservation", leave "District"
- 75-007 - ask Village Attorney
- 75-008 - should be submitted to the "Code Enforcement Officer" and not "Chairman" and forwarded to the Commission at least 10 days prior...
- 75-009 - Revised as suggested
- 75-010 - S. Patterson to check with Attorney to add to website and/or?
- 75-011 - Revised as suggested
- 75-012 - Revised as suggested, S. Patterson to check with Attorney.

A. Anderson requested a brochure/guidelines/tools to assist new residents moving in the historic district, possibly a color palate and welcome packets. A table at the Farmers Market to help educate the public regarding the historic district was also mentioned.

Other:

iPads were suggested for use by the various Village boards rather than print multiple papers/documents for meetings.

Next meeting scheduled for August 17, 2023.

Motion to adjourn meeting at 7:51pm.

Motion: K. Nielson; Second: L. Weilbacker. Motion carried.

Jacqueline Bujanow, Secretary
Historic Preservation Commission

CORRESPONDENCE

OLD BUSINESS

CLG Grant Update - Liz Martin

NEW BUSINESS

Application for HPC

CERTIFICATE OF APPROPRIATENESS

Name of Applicant (Property Owners): Phelps Brothers Roofing (Renee Shur)
 Location of Property: 7 Sylvester St Tax Map ID: 43.20.2-68
 Mailing Address of Applicant: PO Box 182, East Schodack, NY 12063
 Tel. No.: 518-479-4362 Email address: permits@phelpsbrothersroofing.com
 Name of Representative of the Applicant (builder; architect; etc.): Erin Everett
 (to be accompanied by the owner's letter of authorization if owner is not present at HPC meeting)

Description of the proposed construction or alteration: (If more space is needed attach pages containing description of proposed work) See attached.

REPLACE BARN ASPHALT SHINGLES WITH CORRUGATED METAL.

Applicant's signature Erin Everett

Date 6/22/23

CEO/Code Enforcement Officer acknowledgment

Date Application received by the CEO: 7/19/2023

Signature of CEO: [Signature] HPC Meeting Date: 8/17/2023

Building permit required? Y If required, applicant to apply to CEO.

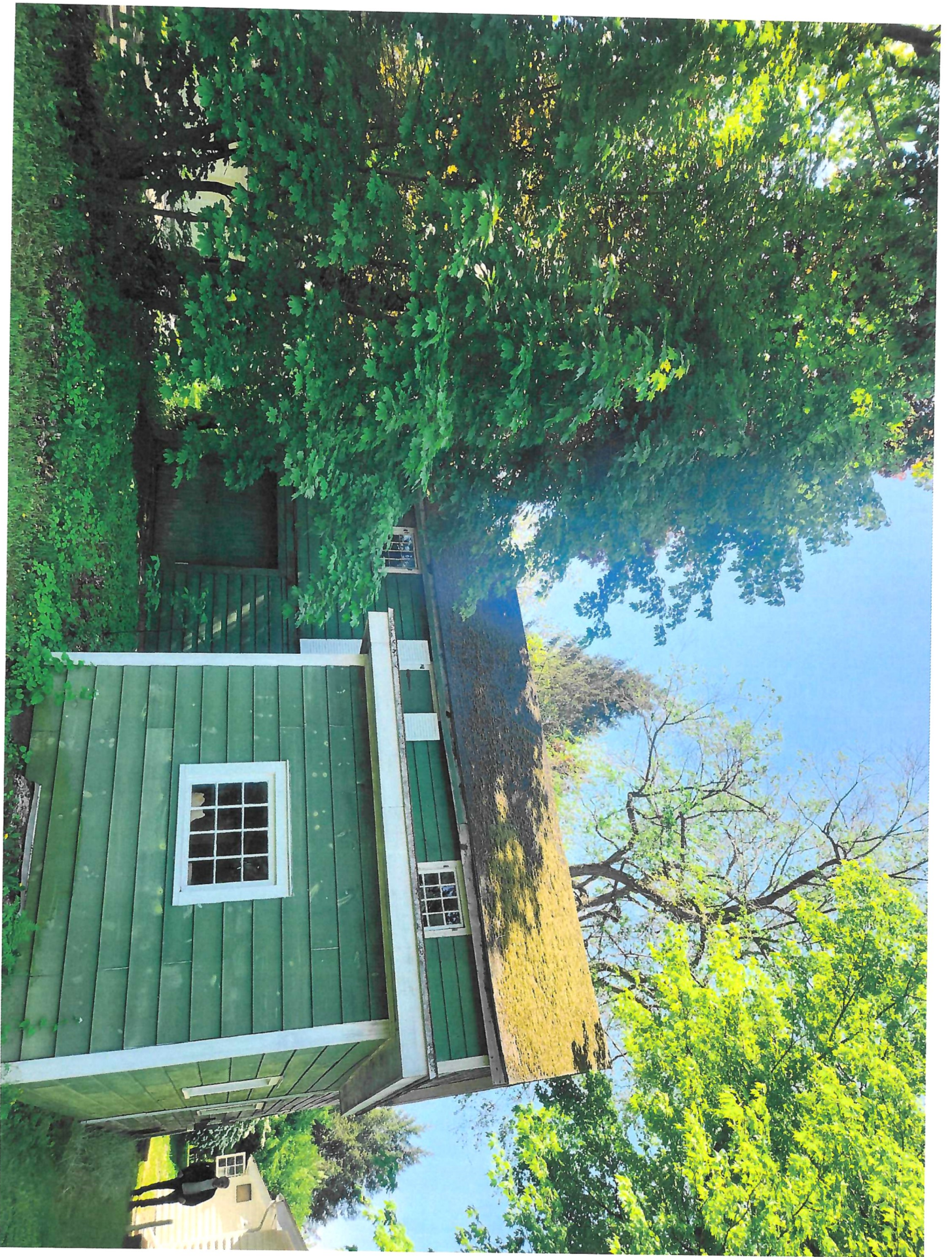
Historic review required? Y If required, applicant to submit application to CEO.

Type of Action under SEQR: Type I: , Type II: , Exempt: , Unlisted:

Summary of HPC action: () application approved, () application approved with conditions, () application denied. Reason for HPC action (see HPC decision for full text):

HPC Signature:

Date:





American Building Components' metal panel paint system represents the most sophisticated silicone polyester coating system in the industry. It offers optimum exterior protection and superior resistance to chemical corrosion and ultraviolet radiation.

LOW PROFILE AND SL-16® STANDARD COLORS

The below colors can be applied to our Thru-Fastened and SL-16® panel profiles, and qualify for our Premium 40-year film integrity warranty. See inside pages for warranty options, panel profiles and corresponding trim options available in these colors

Available in 29 Gauge

Buckskin	Evergreen	Hawaiian Blue	Clay
Radiant Red	Desert Sand	Burgundy	Cobalt Blue
Coal Black	Vintage White	Galvanized	
Regal White	Rustic Red	Saddle Tan	Koko Brown
Light Stone	Polar White	Gray	Ivy Green
Charcoal Gray	Burnished Slate	Galvalume Plus®	

Also Available in 26 Gauge

"LANDMARKS AND HISTORIC DISTRICTS IN THE VILLAGE OF KINDERHOOK"

Chapter 75 - 7. CRITERIA FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS

(A) In acting upon an application for a Certificate of Appropriateness, the Historic Preservation Commission shall consider only changes to exterior features of buildings and structures.

(B) The Commission's decision shall be based upon the following principles:*

(1) Buildings and structures which contribute to the character of the historic district shall be retained, with their historic features altered as little as possible.

(2) Any alteration of existing buildings and structures shall be compatible first with its own historic style and secondly compatible with the character of the surrounding district.

(3) New construction shall be compatible with existing architecture.

(4) Only construction or alterations that are compatible with the long term preservation of the historic buildings and structures shall be permitted.

(C) In applying the principles of compatibility, the Commission shall consider the following factors:

(1) the general design, character and appropriateness to the property of the proposed alteration or new construction;

(2) the scale of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood;

(3) form, texture, material, and their relation to the features of the buildings and structures and to similar features of other buildings and structures in the neighborhood;

(4) visual compatibility with surrounding properties, including proportion of the buildings' and structures' facades, proportion and arrangement of window and other openings within the facades, roof shape, and the placement of buildings and structures on lots in the neighborhood, including setback; and

(5) the historic and architectural significance of the property.

* These principles are consistent with the current edition of The Secretary of the Interior's Standards for the Treatment of Historic Properties and The Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings

HARDSHIP & APPEAL

Hardship

An applicant denied a Certificate of Appropriateness may apply for relief on the grounds of hardship. Hardship as defined in Chapter 75 refers to the ability of the property to yield a reasonable return or beneficial use, not a condition related to the applicant's financial means. Application for hardship must be submitted to the Commission within sixty days of written notification from the Commission of denial of a Certificate of Appropriateness. The Commission will schedule a Public Hearing within forty days of receipt of Hardship Application and public notice of the hearing will be given in accordance with Village law and practice. The applicant must have consulted in good faith with the Commission and other interested organizations or bodies to seek with due diligence a satisfactory and appropriate alternative in accordance with the Commission guidelines and criteria. If a hardship is proven, the Commission will grant the minimum relief necessary to alleviate hardship. The decision of the Commission shall be in writing stating the reasons for granting or denying the Hardship Application.

Appeal

Any person aggrieved by a decision of the Historic Preservation Commission relating to hardship or Certificate of Appropriateness may, within 15 days file a written application to the Village Board for review of the decision. Reviews will be conducted based on the same record that was before the Commission and using the same criteria.