

Village of Kinderhook
Historic Preservation Commission
Regular Meeting on April 16, 2015

Present: R. Piwonka, Chairperson; R. Blackburn, R. Dawkins, K. Neilson,
G. Smith, Code Enforcement Officer, R. Puckett, Trustee Liaison

Absent: T. Husband

Others Present: Jennifer Ose-MacDonald, John Varese

R. Piwonka brought the meeting to order at: 7:01 pm

Workshop:

1 Chatham St./Jennifer Ose-MacDonald/Building Renovations

Jennifer Ose-MacDonald presented the Commission with her sketch plan, her thoughts and ideas for building renovations, keeping in the federal style, and also useful with using the building for food service, coffee & bakery shop, on the 1st floor.

Workshop topics of discussion included:

- Structural Enhancements – removing support columns on 1st floor, replacing cracked beams, sagging ceilings, and uneven floors. Possible metal roof replacement during renovation or in near future. Code Enforcement Officer, G. Smith, recommended Ms. Ose-MacDonald meet with the Zoning Board first before structural components are started. Architect and Engineer could begin the design phase.
- Windows – adding/replacing/enlarging windows on 1st floor front of building and wrapping windows around the corner of each side of the building. The Commission members agreed that a 5ft window on each side/corner would be aesthetically pleasing as opposed to a 10 ft window as presented. Second floor windows would remain as is. Fan light would be repaired, missing muntins replaced. Code Enforcement Officer, G. Smith, reminded Ms. Ose-MacDonald that a window less than 18 inches from floor to bottom of window would need to be tempered glass.
- Building Front – in addition to front window changes, Ms. Ose-MacDonald would like to extend the front cornice across the building, enlarge the stairway, and possibly remove the large concrete slab/platform. Her ideas derive from a photograph showing the building in the early twentieth century. Removal of the platform would reveal the existing foundation which would then need to be incorporated into the step area of the design, possibly using stone or brick. Existing foundation is stacked stone. Front door to be replaced with a double door. Awnings are being considered for a later date for 1st floor windows, possibly black & white stripe, in a loose canvas style.
- Building Right Side – If viable, a handicap ramp and side entry would be constructed along the right side of the building. For insurance purposes, an exterior staircase from the 2nd floor would be needed as an emergency exit. Ms. Ose-MacDonald

would like a porch along the right side, 2nd floor of the building. Code Enforcement Officer, G. Smith, stated minimum height of railings is 3 feet, baluster openings not to exceed 4", and toe space maximum height is 4". The porch would incorporate the staircase for emergency exiting. The existing slant roof line along the right side, 1st floor, would need to be changed to a flat roof to accommodate the new 2nd floor porch.

- Building Left Side – remove existing entry door on 1st floor and install new door on left side of new addition. This new door would be the entrance to the staircase for the 2nd floor.
- Attached Shed (Back of Building) – removal of existing attached shed and constructing, in same area, a two-story addition which would not exceed the existing depth of current shed footprint but would extend the width of the footprint on both sides, equaling the width of the building itself. Setbacks would have to be reviewed. The Commission recommended the addition to be seamless, the height of the addition should be the same or lower than the existing building roof line. Siding should be wood but hardie board, smooth side, would be acceptable. This new addition would contain the staircase for the 2nd floor entrance. New, double doors would be installed in the center of the 1st floor addition, leading into the kitchen area. Exhaust venting of kitchen would be more desirable in the back of the building. Boiler chimney would be removed. Basement area under new addition would be used for storage.

R. Piwonka requested Ms. Ose-MacDonald provide the HPC with two renderings of the front of the building. These renderings to contain the actual measured sizes of the front windows. One rendering would leave the front door in its existing location and the second rendering would center the existing door, taking into consideration the location of the fan light.

G. Smith stated that a new owner has 18 months to re-establish the business of the same kind, eliminating the need to go through the Planning Board. G. Smith requested a letter be written to the Code Enforcement Officer and the Planning Board stating the new owner's intentions to re-establish the same kind business and is currently working with the HPC.

Minutes: Motion made by K. Neilson to approve the regular meeting minutes of March 19, 2015, seconded by R. Piwonka, all in favor.

Funds Available: \$829.25

Correspondence: None

OLD BUSINESS

- Village Sign Ordinance - to be continued.

NEW BUSINESS

- R. Piwonka revised the sign matrix (attached) and requested the Commission members to review and report back changes/additions for the next meeting.

FINAL
4/16/15

OTHER MATTERS OF DISCUSSION

- None

Next meeting scheduled for May 21, 2015.

Motion to adjourn: Motion made by R. Dawkins, Seconded; R. Blackburn, all in favor.
8:43 pm

Jacqueline Bujanow, Secretary
Historic Preservation Commission