

**Village of Kinderhook**  
**Historic Preservation Commission**  
**Regular Meeting on August 20, 2015**

**Present:** K. Neilson - Chairperson, R. Piwonka, R. Blackburn, R. Dawkins,  
R. Puckett, Trustee Liaison

**Absent:** T. Husband, G. Smith - Code Enforcement Officer

**Others Present:** Representing the Library: Annalee Giraldo - Library Director &  
Paul Mays - Architect  
Others - Bonnie Shannon, Tina Puckett

K. Neilson brought the meeting to order at 7:02 pm.

**18 Hudson St/Kinderhook Memorial Library/Reading Room Addition**

Architect, Paul Mayes presented the Commission with a letter received from the NYS Parks, Recreation, and Historic Preservation/Division for Historic Preservation dated July 31, 2015 from Sloane Bullough, Historic Sites Restoration Coordinator. (see attached)

Tonight's meeting focuses on "materials" to be used for the Reading Room addition. Three elements for discussion include windows, roofing, and exterior trim/siding all with consideration for long term maintenance.

- Window units - Marvin double hung, true divided light, wood window. Exterior aluminum clad, white in color, tilt sash, and simple trim around exterior window. Interior wood would be painted to match existing windows, interior integrated shade units, and brass hardware to match existing windows. Light dimensions will be custom to match existing windows and will be 12 over 12. Profile for window muntins are less than existing and not available to be thicker from this all wood manufacturer. The Commission noted that since this is new construction, aluminum clad is acceptable. However, existing windows in historical building are to remain all wood. Salvaged windows and shutters would be labeled and stored on site as requested in the attached letter.
- Standing Seam Roof Options - Copper roof, although historically accurate, has a moderately higher cost, and has a downside of "staining", especially where there will be white surface below the roof line. Roof of choice would be an aluminum, pre-finished, gray tone (Rocky Gray #16 by ATAS approved by HPC) to match existing color of roof. Standing seams will be spaced every 12

inches. Finish is guaranteed not to crack when metal is crimped. Snow guards will not be used. K. Neilson requested the drip edge be kept to a minimum.

- Exterior Siding/Trim - Samples of Hardie board trims to be used were presented to the HPC. All Hardie board planks will be used with smooth side visible. Soffit, pilaster, and recessed panel boards used under the windows will also use this product. Soffits will not be vented but rather a spray foam insulation would be used to fill the void. (Interior ceiling will be bead board.)
- The Commission requested the details of the materials be written on the drawing and the technical data of the materials be provided, style, product #, manufacturer, etc.

Motion made to accept the Kinderhook Memorial Library's application for the Reading Room Addition, pending final drawing with list of materials, meeting the criteria under Chapter 75-7B (3), 75-7C (1, 2, and 4). Motion: K. Neilson; Second: R. Blackburn. Motion carried.

**Minutes:** Motion made to approve the regular meeting minutes of July 16, 2015.  
Motion: R. Dawkins; Second: R. Blackburn. Motion carried.

**Funds Available:** \$1,807.72

**Correspondence:** Received renewal notice from "National Trust for Historic Preservation" for membership dues. Membership expires in October 2015. Amount payable will be \$20, same as last year. J. Bujanow to check with Nicole, Village Clerk, for date last year's payment was sent out.

K. Neilson sent an email to Glenn Smith, Code Enforcement Officer, regarding property at 6 William St. Multiple violations have occurred since property owner did not seek approval from the HPC for roof, windows, and doors. Siding needs approval. Also, Certificate of Appropriateness has expired. Waiting response from G. Smith.

### **7 Maiden Lane/Craig Johnson/Roof Mounted Solar Panels**

- Tabled - applicant not present.

### **7 Broad Street/Randal Dawkins/Siding, Windows, Doors**

R. Dawkins presented the Commission with his proposal to change siding, windows, and doors as follows:

- Siding - he would like to replace the current 1960's mismatched and rotted clapboard siding on the front gable facade with 1" x 12" shiplap solid yellow pine board siding. A number of homes which used shiplap were identified by R. Dawkins. Shiplap was commonly used in the first half of the 19th century, once painted, would present as simple, clean, and historically accurate. It would also emphasize the two federal door frames and heighten architectural interest.

- K. Neilson was interested in what type of siding was on the house originally and did not believe it to be shiplap. R. Piwonka indicated that shiplap was more commonly used on porches and undercover areas and was concerned about rotting due to exposure to the elements when using on the front facade of the building. The Commission agreed shiplap was not the best suited siding for the front facade. R. Dawkins indicated that he had purchased the material and would use it on the porch area of the building if approved. (Phase II project).
- Removal of 1960's half-round vent in front facade gable point and replacing with a salvaged, period, early 19th century leaded glass fanlight transom above top row of windows. R. Dawkins provided several examples of this type of fanlight used in our area. Although there is no evidence that a fanlight existed on this property, there is no evidence that a fanlight did not exist. The fanlight to be used is a genuine circa 1810-1830 period window. The frame work intended to be used would be built by Mike Young and would replicate a local fanlight that exist in Valatie with top lip overhang. The fanlight would be installed above the 3 windows on the second floor and centered with the front gable point.
  - R. Blackburn was concerned about the width of the fanlight in relationship to the front facade. R. Dawkins pointed out the symmetry of the top three windows come into play with the width of the fanlight. A smaller width fanlight would highlight the middle window not being centered with the front facade point, the wider fanlight would lessen this off alignment. Also, the existing windows sit low in the front bedroom leaving ample room above the windows to allow for a wide fanlight and will also bring additional light into the room. R. Dawkins also noted that he has the matching sidelights to this fanlight that he plans on using for the porch (Phase II project).
- Restoration of Federal style and period front door frames and incorporating louvered shutters or doors for storm protection. With numerous exterior changes to the building over the years, R. Dawkins would like to unify the front by making the doors symmetrical and creating identical door frames, matching the period of the house.
  - R. Dawkins would like to have louvered shutters or a 4 panel single door for the two front openings. The open space, where once was a door, will have only a louvered shutter or 4 panel single door. The Victorian door will remain but will have either the louvered shutter or a 4 panel single door to match the other side. Mike Young will be giving R. Dawkins his opinion as to what would look best.
- Removal of three later two-over-two windows on the left-wing and installation of period, early 19th century six-over-six salvaged wood windows with original poured glass to match original single existing early 19th century six-over-six window.
  - R. Blackburn was concerned about the size of the windows to be installed versus existing. R. Dawkins stated he presently has over 200 period windows and will be able to install to match existing size. The exact same profile, muntins as existing windows will be used.

K. Neilson was not in agreement with the shiplap but was in agreement with the remainder of proposal. (R. Dawkins to look into other types of siding and present at a future meeting.)

R. Blackburn agrees with changing windows, the top plates on the two doorways, a more appropriate fanlight is needed and does not agree with the one being proposed since it's too wide, and agrees the siding should be replaced with the siding that was once there, shiplap does not work.

R. Piwonka is in agreement with R. Blackburn's statement above. Also, would like to see the detail of what the window frame for the fanlight would be.

Commission not opposed to the fanlight but would like to see one that is more in proportion to building. R. Dawkins to see if he can obtain a different size period fanlight that's smaller but feels it will draw attention to the center window not being in the middle and not centered with the point.

Motion to approve restoration of Federal style and period front door frames and incorporating louvered shutters or doors for storm protection, and removal of three later two-over-two windows on the left-wing and installation of period, early 19th century six-over-six salvaged wood windows with original poured glass to match original single existing early 19th century six-over-six window as contained in application meeting criteria in Chapter 75-7B (2 and 4), 75-7C (2, and 3). Motion made by R. Blackburn; Second: K. Neilson. Motion carried.

\$10 application fee paid by R. Dawkins.

### **Old Business**

- Discussion was had on the exposed propane tank on side of "Feed & Seed" building, Hudson St, which is not screened. It has been brought to the attention of the Code Enforcement Officer and at this time has not been corrected. R. Puckett stated the Village Board will be having a meeting to discuss issues, that being one of the them.

### **Other**

R. Puckett brought a sample of color choices for the new Kinderhook Village Hall roof that is currently being replaced and would like the HPC's input. Sample color board was from ATAS and color choices were for steel or aluminum roofs. The HPC looked over the colors and was interested in knowing the color of the original roof. K. Neilson requested that an existing piece of trim be sliced off and given to him, he would then scan at 1200 dpi and see the layers of colors that were used. Color of bricks need to be taken into consideration.

B. Shannon questioned the procedures for Historic District residents to be included on HPC agenda for workshops or applications.

Motion to adjourn: 9:05 pm. Motion: K. Neilson; Second: R. Dawkins. Motion carried.

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Jacqueline Bujanow, Secretary  
Historic Preservation Commission