

Village of Kinderhook
Historic Preservation Commission
Regular Meeting on July 21, 2016

Present: Ken Neilson - Chairperson, Ruth Piwonka, Rod Blackburn, Tim Husband, Glenn Smith - Code Enforcement Officer, Richard Phillips - Acting Trustee Liaison

Absent: Randal Dawkins, Robert Puckett - Trustee Liaison

Others Present: Clinton Adey, Mark Browne, Carol Knaus, Steve Knaus, Kristina Lang, Michael Robbins, Renee Shur, Kim Voltz, Paul Voltz

Workshop: **Main St. Grant Program Overview - Renee Shur**

Kinderhook Village Economic Developer Director, Renee Shur presented an overview of the Main St. Grant Program. The Kinderhook Village Board passed a resolution giving their support to apply for the Main Street Grant. The B1 Business District is the eligible target area. R. Shur has sent out letters to all B1 property owners requesting their interest in participating in this grant. This grant is earmarked for commercial or mixed use buildings only. Residential properties do not qualify. This grant provides a 50/50 reimbursement program with property owners putting their share upfront and with an obligation to complete the project within two years. Strict regulations must be maintained by the property owner regarding their project for a five year period, monitored by a local project administrator which the Village would hire using funds provided by the grant for this purpose. Since this grant is provided by the Office of Community Renewal, all projects would have to comply with SHPO (New York's State Historic Preservation Office), NYS Building Codes, and Village of Kinderhook HPC standards.

This will be a competitive grant with \$4.5 Million available compared to \$9 Million last year. If awarded, the local project administrator, in consultation with Village officials would determine which projects would be awarded the grant money based on the grant amount the Village receives. Maximum amount per project is limited to \$50,000 per building with an additional \$10,000 per residential unit. The Village will be requesting \$100,000 - \$200,000 depending on the estimated budgets of the interested property owners.

Property owners to-date who have expressed interest in the grant are:
- 1 Broad St/Paul Calcagno/Facade retrofit and electrical work for the 2nd floor of building

- 6 Hudson St/Paul Calcagno/Interior work on upper two stories
- 2 & 4 Hudson St/Carol Knaus/Window replacements
- 2 Broad St/Kim Voltz, Anderson Agency/Repainting brickwork, restoration and installation of the original building shutters

K. Voltz presented her proposed projects to the HPC: Restoring and Re-Installation of Original Wooden Shutters & Repointing Brickwork

Vintage photos were presented of the building at 2 Broad St. with original shutters in place. The original wooden and metal (thought to be used in the back of the building for security purposes) shutters are located in the basement of the building. K. Voltz intent would be to restore and re-install nine pairs of wooden shutters to the front of the building. The HPC agreed that this is a favorable project and would require an application to be filled out for project approval. Also, K. Voltz would like the brickwork on the back of the building repointed. K. Neilson noted that repointing the brickwork is considered “maintenance” and this project would not need to appear before the HPC.

C. Knaus presented her proposed project to the HPC: Window Replacements

C. Knaus is awaiting an estimate to replace all the windows on the second floor of 2 & 4 Hudson St. Existing windows leak and are no longer energy efficient. C. Knaus intends to replace windows with exactly the same look as existing and with double glazed glass, which will eliminate the use of storm windows. This project would be Phase I of II. If the grant is available and awarded to the Village next year, then her proposed Phase II project would be window replacement on the third floor in the same manner as Phase I. C. Knaus stated replacing all windows at one time would be cost prohibitive. If approved, each Phase would require an application be filled out for project approval. K. Neilson noted a workshop is recommended prior to the application to review the window specification sheet, drawings, along with the type of materials to be used for the windows.

R. Shur requested the HPC prepare a short letter stating C. Kraus and K. Voltz appeared before the HPC this evening to outline their individual projects. This letter would be sent with the grant paperwork as part of the application process. K. Neilson agreed to her request and will prepare the letter and forward to R. Shur.

K. Neilson brought the meeting to order at 7:27 pm.

Minutes:

Motion made to approve the regular meeting minutes of June 16, 2016.
Moved: T. Husband; Second: R. Piwonka. Motion carried.

Funds Available: \$2,230.41

Correspondence: None

New Business: *5 Albany Ave/Sign Replacement/Lori Yarotsky (Columbia County Historical Society Museum & Library)*
Tabled - Application not received

1 Church St/New House Construction/Kristina Lang

Kristina Lang and Contractor, Clinton Adee, presented the HPC with property drawings of 1 Church St., house plans indicating setback and property lines (house approximately 1,600 sq. ft.). Planned driveway to be to the right of the house with septic located to the left of the house. Carport and or garage outlined on the drawings will not be built initially but may be an option for a potential buyer. R. Blackburn noted that the house itself is generally a traditional house but the placement of the chimney is down from the apex which is not customary for this area. K. Lang is undecided if a chimney will be built, this may, too, be an option for the buyer. Front porch columns will be squared, a composite material which can be painted. Tonight's meeting of the HPC will be to approve the foundation (poured cement walls which will be finished with a "rubbing" technique), no basement, rather a slab foundation, placement, framing, and window/door openings only.

An additional application will be needed for siding, windows, doors, chimney, shutters, roof shingles, standing seam metal porch roof, and lighting fixtures. Windows will need to be compatible with the surrounding architecture. True divided windows are preferred. Per G. Smith, windows for egress purposes on a 2nd floor need to have a 5.7 sq. ft. opening, casement or double hung. G. Smith stated that both lots (Church St #1 and #3) are compliant, pre-existing non-conforming use lots and setbacks were given to the architect for planning purposes. K. Neilson also noted that products that are a certain color must be approved by the HPC.

Motion made to approve the foundation, framing, and window/door openings per plans presented meeting criteria Chapter 75-7 (B-3) , (C-1, 2, 3, 4 and 5)
Moved: R. Piwonka; Second: T. Husband. Motion carried.

Application Fee of \$10 was presented in check form.

3 Church St/New House Construction/Kristina Lang

Kristina Lang and Contractor, Clinton Adee, presented the HPC with property drawings of 3 Church St., house plans indicating setback and property lines (house approximately 1,600 sq. ft.). Planned driveway to be to the right of the house with septic to the left of the house. Carport and or garage outlined on the drawings will not be built initially but may be an option for a potential buyer. Front post will be rounded, a composite material which can be painted. No railings on porch will be necessary since height does not warrant railings. Window shutters on second floor of drawing to be removed. Shutters to

remain on first floor only. Tonight's meeting of the HPC will be to approve the foundation (poured cement walls which will be finished with a "rubbing" technique), no basement, rather a slab foundation, placement, framing, and window/door openings only.

An additional application will be needed for siding, windows, doors, chimney, shutters, roof shingles, standing seam metal porch roof, and lighting fixtures. Windows will need to be compatible with the surrounding architecture. True divided windows are preferred. As G. Smith stated above for 1 Church St., the following applies for 3 Church St. as well; windows for egress purposes on a 2nd floor need to have a 5.7 sq. ft. opening, casement or double hung. G. Smith stated that both lots (Church St #1 and #3) are compliant, pre-existing non-conforming use lots and setbacks were given to the architect for planning purposes. Also, as stated above, products that are a certain color must be approved by the HPC.

Motion made to approve the foundation, framing, and window/door openings per plans presented meeting criteria Chapter 75-7 (B-3) , (C-1, 2, 3, 4 and 5)
Moved: R. Blackburn; Second: T. Husband. Motion carried.

It was noted to K. Lang that a letter to the HPC appointing an individual to act on her behalf would be needed if she is unable to attend a HPC meeting where her application required review and possible approval.

Application Fee of \$10 was presented in check form.

**Planning Board/Comprehensive Plan Update Committee - Draft Plan/HPC
Input Request**

Mark Brown requested input from the HPC as they prepare their draft plan updates for the Planning Board/Comprehensive Plan. Input requested has now been extended to September 2016. R. Piwonka provided input/suggestions which were given to M. Brown at the meeting for his review. K. Neilson requested M. Brown remove the language in the box related to ".....develop facade restoration plan". M. Brown agreed to the language removal.

New Village resident residing on Hudson St. introduced himself to the HPC and expressed his interest in the Village and its architecture. He plans to do some work on his residence and inquired about the process and guidelines. He loves the Hudson Valley and he and his wife were quite taken by Kinderhook Village.

Old Business: None

Procedures: Certificates of Appropriateness - K. Neilson requested G. Smith to sign off on all outstanding COAs as soon as possible. G. Smith stated he would work on COAs this week and forward to the HPC prior to our next meeting in August. Review of the application process was discussed and G. Smith was requested

to continue to scan and email applications to the HPC as soon as he receives the application.

Form Update: Certificate of Appropriateness - language changes, removal of HPC Chair and Code Enforcement Officer signature lines.

Motion made to adopt the new Certificate of Appropriateness with a revision date of 7/21/2016. Moved: K. Neilson; Second: T. Husband. Motion carried.

Form Removal: Preliminary Certificate of Approval - Historic Review Approval Letter. No longer needed, duplicate information, since Certificate of Appropriateness will be sent out when HPC approves the application as opposed to sending out the COA at the completion of the project.

Next meeting of the HPC - August 18, 2016

Motion made to adjourn at 8:45 pm. Moved: R. Blackburn; Second; T. Husband. Motion carried.

Jacqueline Bujanow, Secretary
Historic Preservation Commission