

Village of Kinderhook
Historic Preservation Commission
Regular Meeting on March 17, 2016

Present: Ken Neilson - Chairperson, Ruth Piwonka, Rod Blackburn, Tim Husband, Glenn Smith - Code Enforcement Officer

Absent: Randal Dawkins, Robert Puckett - Trustee Liaison

Others Present: Christina Lang, Vesna Marincek

K. Neilson brought the meeting to order at 7:08 pm.

Minutes: Motion made to approve the regular meeting minutes of January 21, 2016. Moved: R. Blackburn; Second: T. Husband. Motion carried.

Funds Available: \$506.71

Workshop:

10 Church Street/V. Marincek/2nd Floor Addition

V. Marincek presented the board with a proposed concept to increase the height of the existing second floor. The house was purchased in 2007 and a number of renovations have been completed on the first floor since (original house plans thought to be a “Hospitality House” from Lady’s Home Journal Magazine). V. Marincek would now like to add additional height to the existing second floor, which at present she feels is not usable space due to its narrow stairs, windows that are too small for proper egress, and the back wall less than 6 feet in height. In order to make the back wall 8 feet high, the existing roofline would have to be elevated 2 to 3 feet, making the new second floor with new roofline visible from the street. This new roofline would encompass roughly two-thirds of the of the length of the existing roofline. The result of the renovation would allow additional light infiltration, the back wall height to be 8 feet in height, improve the staircase area, and bring the structure up to code. V. Marincek provided the Commission with early concept drawings of possible rooflines that could be used and which will be considered based on cost estimates. V. Marincek requested the Commission’s suggestions and comments. K. Neilson suggested the possibility of changing the pitch direction for a section of the roof, perhaps one or two dormers, and also discussed the types of windows allowable in the Historic District, new windows conforming with existing windows. R. Piwonka noted casement windows appear to be used in the front and back of the house. V. Marincek indicated that she would also like to change some of the back windows to 2’ x 4’, matching the front window dimensions. V. Marincek would like to retain the “board and batten” look on the new structure to match the existing structure. R. Blackburn suggested possibly adding an addition to the first

floor as opposed to the second floor renovation. T. Husband stated the outcome of the proposed renovation will significantly change the profile of the house, trying to copy the existing style may not be the best idea since it will not look like the original structure. G. Smith was unaware of the property owner's intentions of these proposed changes and stated to the Commission that V. Marincek should have approached him for direction first prior to the Workshop. In addition, G. Smith noted the new building codes have a number of "huge" changes for 2015-16, changes to take place starting June 28, 2016, for pre-existing structures with respect to the Historic District. V. Marincek agreed to meet with G. Smith and will plan a time to discuss this renovation once V. Marincek meets with her architect and agrees on a style/drawing.

3 Church Street/Christina Lang/Demolition

C. Lang and S. Lang are in the process of purchasing 3 Church Street, deposit has been made, contract signed, and now awaiting deed. C. Lang approached the Commission with their intention of having this structure demolished. An inspection has been completed on the existing structure and photos of the interior of the house were presented to the Commission. The interior condition presents black mold and rot. Both the interior and exterior of the structure have undergone significant amount of changes over the years. It's been uninhabited for approximately 12 years. G. Smith has pictures of the property while being "maintained" by Chase Bank, roof was not replaced when needed and this allowed moisture to penetrate the structure. G. Smith stated that there are numerous structural violations with the property with Chase Bank. If Chase Bank sells within a certain time frame, G. Smith will forgive the structural violations on the property, with the condition that a license engineer or architect be involved to determine if it would be worth salvaging. G. Smith noted that all corner post are rotted, no longer structural, and in his professional opinion it is not a salvageable house. G. Smith presented the Commission with a letter from the Architect, William Wallace, stating "although a complete renovation could be completed on the said building, it would be cost prohibitive and would not result in any "Historic" character of the building to remain after the renovation". With this letter presented, G. Smith stated he can officially condemn the property. Once demolished, the Lang's would like to build a modest house on this site. It was noted that new construction would have to maintain the architectural integrity of the existing structures in the area, Chapter 75. Also, this property has two separate lots, parcel "A" and parcel "B", both with separate tax code numbers. The house currently sits on parcel "B". A formal application must be made to G. Smith for the demolition, then C. Lang to appear before the HPC for approval. The new structure will require HPC workshops, another formal application to G. Smith, and appearance before the HPC for approval.

Correspondence:

- J. Bujanow submitted the 2014-15 Certified Local Government Annual Report on the requested due date of 2/29/2016 via email.

- K. Neilson obtained the “Guidelines for New Construction in Albany’s Historic Districts & Neighborhoods”. J. Bujanow to forward a .pdf to all Commission members for their reference use.
- J. Bujanow reported that an email was received from A. Giraldo/Kinderhook Library requesting a copy of the handwritten materials list/set of plans that had been presented to the HPC at a meeting last year. J. Bujanow gave A. Giraldo a copy of the set of plans as well as a copy of the materials list presented by their Architect. The handwritten materials list is not in the file and G. Smith does not have a copy of it. J. Bujanow to inform A. Giraldo of the findings.

New Business:

None

Old Business:

- K. Neilson reported that in September of 2013, Peter Cecchini appeared before the HPC to put a second floor on the back of his house on Hudson Street. The HPC approved his plan at that time. The work did not start until two weeks ago, he was unaware of the COA expiration date. Project will be completed as previously approved, both drawings and materials. Motion made to extend the Certificate of Appropriateness for Mr. Peter Cecchini as approved at the September 12, 2013 HPC meeting with an extension date of September 12, 2016. Motion: K. Neilson, Second; R. Blackburn. Motion carried.
- Sign Matrix & Sign Law Language - J. Bujanow to edit existing language with all previous discussed changes from past HPC meetings. Also, create clean Sign Matrix document from previous edits.
- Updating Files - Historic District documents/photos need to be updated and scanned in proper dpi (jpgs/pdfs) and in a user friendly format, along with the ability to be searchable. J. Bujanow to scan a few files for sampling/review to be sure it meets the needs of the HPC.

Next meeting of the HPC - April 21, 2016

Motion made to adjourn: 8:32 pm. Moved: K. Neilson; Second: T. Husband. Motion carried.

Jacqueline Bujanow, Secretary
Historic Preservation Commission