

**Village of Kinderhook**  
**Historic Preservation Commission**  
**Regular Meeting on June 15, 2017**

**Present:** Ken Neilson - Chairperson, Ruth Piwonka, Roderic Blackburn, Timothy Husband, Dave Flaherty - Village Trustee Liaison

**Absent:** Randal Dawkins, Glenn Smith - Code Enforcement Officer

**Others Present:** Megan Brennan, Bruce Charbonneau, Connie Chase, Dave Cramer, AnnaLee Giraldo, Jon Meade, Gary Spielmann

**Workshops:** **18 Hudson St/Kinderhook Memorial Library Expansion/  
AnnaLee Giraldo**

Meghan Brennen from Butler Rowland Mays Architect, LLP presented the site plans, elevations, and preliminary conceptual rendering of the Kinderhook Memorial Library and the proposed library expansion (3,557 sf) at the rear of the property. The proposed expansion has been scaled down, meets all set backs, no variances needed, and has been presented to and approved by the Kinderhook Village Planning and Zoning Board.

The proposed expansion materials to be used will be the same as those used and approved for the 2015 Reading Room expansion: windows (Marvin double hung, true divided light, 12 over 12, wood window, exterior aluminum clad, white in color). Exterior siding and trim will be Hardie board, smooth side out. A Hardie board shake with less defined “wood grain” will also be used along with brick to match existing/original building. In addition, asphalt shingles will be on the roof, matching those installed on the front building approximately 6 years ago. James Romanchuck & Sons, Inc. will be the contractor for the proposed expansion as he was the contractor for the Reading Room.

The Commission requested an updated rendering, photo (overall view and close up) of “shake”, and materials list including details on custom doors when submitting the application.

- End of Workshop -

K. Neilson brought the meeting to order at 7:20 pm.

**Minutes:** Motion made to approve the regular meeting minutes of May 18, 2017 pending approval from Mr. Fitzsimmons - Village Attorney. Moved:

R. Blackburn; Second: T. Husband. Motion carried. (Received attorney approval on 6/19/17 via email)

**Funds Available:** \$2,600

**Correspondence:** *None*

**New Business:** *7 Hudson St/Signage/Connie Chase - Flammerie*

Connie Chase, owner of “The Flammerie”, presented the Commission with a photo of a proposed sign to be placed on the west side of the restaurant building, facing the Post Office/Village Municipal Parking Lot. Placement of the sign would be horizontally centered, between the upper and lower windows.

Sign Size: 20 in. x 180 in. (Since sign is larger than current sign regulation [24 sq. ft.], Ms. Chase will need approval from the Zoning Board. This application is contingent upon Zoning Board approval.)

Sign Style: “Classic”, black letters painted on an off white painted background, pressure treated wood. Corners of the sign will have “cut outs” similar to other signs in the Village.

Lighting: Three brushed metal gooseneck lighting fixtures will be evenly spaced and mounted above the sign with light casting downward.

Motion made to approve the sign and lighting as specified in the application meeting criteria under Chapter 75-7B (2, 3, 4) and 75-7C (1, 4) and contingent upon Zoning Board approval. Motion: R. Blackburn; Second: T. Husband. Motion carried. (Certificate of Appropriateness to be sent to Ms. Chase once approved by the Zoning Board. Dave Sullivan, Chair - Zoning Board, is aware of the application.)

Ms. Chase to pay the \$10 application fee to the Village Clerk this coming week.

*15 Chatham St/Barn Exterior Renovation/Jon Meade*

Jon Meade, owner of 15 Chatham St, presented the Commission with his application for exterior renovations to his barn as he converts it into a two unit dwelling, Zoning Board approved for mix-use. Barn is located in back of property and partially visible from the street.

“Before” and “After” elevation views along with interior floor plans provided by Architectural Bureau Joe Iuviene AIA, Chatham, NY were presented along with street view photos of the barn. Copy of site plan was also provided. Existing building footprint remains the same.

Existing siding is wood, painted brown and will remain brown. Existing white trim will be painted brown along with window frames, doors, and lighting. Existing gray metal roof will remain as is. Garage doors remain

along with some of the windows, additional windows will be wood Anderson windows, and the front door will be changed to a solid wood two-panel door. Picture of lighting is included in the application and color choice is brown, downward barn light. Light placement will be in the center over the two garage doors, and between the window and entry door on the east side of the barn.

Concerns from both neighbors were discussed and Mr. Meade has offered several concessions in regard to those concerns: a couple of windows to be frosted and changes to a fence are in consideration upon HPC approval. (A fence application would need to be submitted to the HPC.) Landscaping changes and lighting issues to be addressed.

Motion made to approve the barn exterior renovations as specified in the application meeting criteria under Chapter 75-7B (1, 2) and 75-7C (1, 3, 4). Motion: T. Husband; Second: K. Neilson. Motion carried.

Application fee of \$10 received from Mr. Meade.

**2-4 Hudson St/Window Replacements/Carol Knaus**

Carol Knaus forwarded an email to J. Bujanow, HPC Secretary, authorizing Dave Cramer, Hudson River Tiny Homes, to present Ms. Kraus' application to the HPC for replacement windows at her property located at 2-4 Hudson St.

At last month's HPC workshop, Ms. Kraus expressed the need for 25 windows to be replaced on the 2nd and 3rd floors of the building due to deterioration - rotted wood and loose glass.

Windows: Wood windows manufactured by Lincoln Wood Products, Inc. Double pane, two over two, same size glass (low E-thermal pane) and frame as existing - custom made insert to fit opening, tilt-in for cleaning, pine wood with an aluminum clad on the exterior, and screen on lower half of window. Existing exterior arch over windows will be untouched.

Mr. Cramer discussed the change on the "True Divided Lite - Lincoln Wood Products" page contained in the application. The size of the muntin as discussed at the workshop and circled on the page was 1 1/8" square simulated divided lite. The actual simulated divided lite should be 7/8" and the page has now been updated in the application to reflect this change. Exterior trim will not change at all unless rotted wood is uncovered and replacement is needed.

Motion made to approve work proposed as specified in application at 2-4 Hudson St (window replacements) meeting criteria under Chapter 75-7B (2, 3, 4). Motion: R. Piwonka; Second: T. Husband. Motion carried.

Application fee of \$10 received from Mr. Cramer.

**Old Business:** None

**Other:**

Dave Flaherty, Village Trustee, updated the Commission regarding the hiring of Marilyn Kaplan to finish the cupola. This will be a new version of what exists. New materials, more durable wood, no pine and will be painted. Roof will be covered and coated, painted light gray. K. Neilson informed D. Flaherty of the recent legal opinion from Mr. Fitzsimmons that all Village projects within the historic district must come before the HPC for approval via the application process, fee waived. D. Flaherty explained the cupola must be completed and paid for prior to October 2017. The Commission suggested to complete an application for the July 20th meeting of the HPC and any materials that can be provided ahead of time will help expedite the project.

R. Piwonka discussed the need to do a slight repair to her asphalt roof, material to be used will be similar to or as close to existing shingles as possible.

**Procedures:** None

Next meeting of the HPC - July 20 , 2017

Motion made to adjourn at 8:12 pm.

Moved: K. Neilson; Second: R. Piwonka. Motion carried.

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Jacqueline Bujanow, Secretary  
Historic Preservation Commission