

Village of Kinderhook
Historic Preservation Commission
Regular Meeting - February 15, 2024
In-Person Meeting - Village Hall

- Present:** Ken Neilson-Vice-Chair, Elizabeth Martin, Sean Sawyer
- Absent:** Tim Husband-Chair, Randal Dawkins, Lisa Weilbacker-Alternate Member
- Others Present:** Victoria Bell, Christine Berdahl, Robert Calannino, David Campbell, Mark Davis, Jenny Endresen, Theo Fels, Julie Hamrah Fels, Patrick Harbron, Douglas Huntington, David Malden, Quinn Murphy-Village Liaison, Angelo Salvatore, Renee Shur

Workshops - Start Time: 7:02 pm

- Workshops:** **15 Albany Ave/Various Projects/David Malden & Victoria Bell**
David Malden & Victoria Bell purchased their home about a year ago, an 1820's federal house. Interior work is currently underway and exterior alterations are needed which brings them here before the HPC to discuss:
- Exterior Windows - currently old aluminum frame storms in need of replacement. Wooden storms would be best and triple track storms were also discussed. Existing windows would remain.
 - Elimination of the Parapet - removal of the parapet would make the roof visible from the public way, would need to look at pictures and requires HPC approval.
 - Foundation - homeowner mentioned the foundation would be treated, but not altered. No other details provided at the workshop.
 - Lighting - historic lighting on front of building. Homeowners were asked to consider the dark sky, shield light from going upward, down light the step area, and lighting would need to be approved by HPC.
 - Gutters - would like to change out the old aluminum gutters and possibly use copper gutters. Homeowners were informed they would need to come before the HPC if changing.
 - Canopy over Front Entrance - the canopy was removed prior to HPC approval, however, homeowner stated they met with Code Enforcement Officer first and it was their understanding the canopy could be removed and if it was to be replaced they would then have to come before the HPC

for approval. Their painting contractor had said the canopy was very unstable which prompted them to take it down. Homeowners feel the house looks more historically accurate in keeping with the federal facade of the building without the canopy.

- K. Neilson reminded the homeowners that a Certificate of Appropriateness was needed to remove and/or demolish the canopy and they should have come before the HPC for approval prior to its removal.
- S. Sawyer expressed his concerns and provided his insights about the purpose of preservation and appreciating the “layers” marking a period of time when changes to various buildings throughout the historic district occurred and adhering to the processes in place in order to preserve these “layers” of history. Although the proportions of the canopy were somewhat awkward, they became part of the building and therefore part of its history.
- E. Martin stated the Historic Preservation Commission is guided by the Secretary of the Interior, Secretary of the Interior Standards for Rehabilitation. One of the 10 items that are specified indicate that there are certain features that gain significance over time. Added features, like the canopy, that became part of the house and it’s history.
- Homeowner also cited the Secretary of the Interior Standards for Rehabilitation, “Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features....”. Homeowner also cited from the guidelines the recommendation of removing entrances and porches and their features from other historic periods, such as a porch railing. Not recommended - failing to remove an entrance or porch feature from another period, thereby confusing the depiction of the building’s appearance from the restoration period.
- S. Sawyer stated the importance of the Historic District in which this building resides and its relationships between buildings in the district and the history of the Village.
- Homeowner pointed out several other buildings on the street, believed to be built by the same builder noting that he feels his house does fit in historically to those buildings.
- E. Martin noted that the HPC charge is to respect the changes over time, fifty years is the mark, which we know the canopy has been there over 50 years.
- Homeowners do not feel they can restore it to what it was, believe it may have been removed from another building and installed on their home. It was not proportional to the building and poorly installed.
- E. Martin suggested exploring what once was and then amplify the structure to recreate it and be sure it’s safe. The canopy should be reinstated. Restoration is typically very specific to the property, very definitive moment in history. Because the building is part of a historic

district, there's the original house and then the later layer and it, too, needs to be respected.

- Homeowner feels the canopy was covering up other historical features of the house, a window, pediment above the door, and the natural source of light through the window into the foyer.

- K. Neilson, although he didn't like the canopy, pointed out the Commission's duty is to respect the history of the buildings. K. Neilson had been informed that the homeowner was taking the canopy down to be able to access the siding behind it and then it was to be re-installed. A Certificate of Demolition was needed if that was not the case, homeowners may have not been provided the correct information from the Code Enforcement Officer.

The Commission suggested the homeowners fill out an application for presentation to the HPC and informed that there is an appeals process.

3 Albany Ave/Various Projects/Julie Hamrah Fels & Theo Fels

Julie Hamrah Fels & Theo Fels discussed exterior changes they are planning:

- Siding - owners prefer not to use Hardee Board cement siding and would rather another similar product, LP SmartSide siding. The Commission requested a sample of the product and suggested they use the smooth side out. Mike Keegan is expected to do the work.
- Windows - owners would like to replace windows on front of building. It was suggested to keep the consistency of 2 over 2. Window information would need to be provided to the Commission.
- Metal Roof - Commission stated if it's a change in existing material and/or style it would need to come before the HPC for approval.
- Gutters - gutters are needed due to foundation water issues. They, too, would need to come before the HPC for approval since they will be visible from the public way.
- Chimney - owners stated it is not being used and is deteriorating. It could be capped off and stabilized if original to the building and not being used for exhaust. Removal would need approval by the HPC.
- Sign - the Commission suggested owners meet with the Code Enforcement Officer for size and if it requires HPC approval.
- Lighting - to be low light, bright enough to light up sign. Lighting will also need HPC approval.
- Skirting - should be able to be removed since it may not be 50 years old, should come before HPC for review and approval.

Julie and Theo plan to come back for another workshop at a later date.

28 Broad St/Roof/Robert Colannino

Mr. Colannino stated his roof needs to be replaced due to water issues. It is their hope to be able to use an Architectural Dynasty asphalt shingle, the entire roof would be a gray color. The Commission was in agreement and requested they provide an application, spec sheet, and their sample style for the March HPC meeting.

K. Neilson brought the Regular Meeting to order at 7:59 pm.

Minutes: Unable to approve the Regular Meeting Minutes of November 16, 2023 due to tonight's Commission members not being present at that meeting. Approval tabled to the March meeting.

Motion made to approve the Regular Meeting Minutes of January 18, 2024.
Moved: S. Sawyer; Second: K. Neilson. Motion carried.

Funds Remaining: \$1,294.43

Correspondence: Jenny Endresen had sent an email questioning her previously approved application and requesting clarification on white wooden lattice that was mentioned by the Code Enforcement Officer. Upon review of the approved minutes, no mention of white lattice was approved, rather the approval of keeping the wheels visible and not screened was stated. J. Endresen was in agreement.

Old Business: **CLG Grant Update** - E. Martin reported that T. Husband has reviewed the RFP draft and has suggested a few changes. The draft was also sent to all Commission members. There is concern about the short project schedule, but, hopeful the award of contract can be completed for mid-April, three meetings would also be needed. Cost is less than \$20,000 with the Village providing a percentage of that amount.

This is a grant to update the National Register Nomination to include more properties and greater depth on property history. The bandstand is one property that could be included and additional property owners added to the National Register Nomination would also be eligible for tax credits. This is a fast paced project with an end date of September 2024. This is not an extension of the boundaries in the Village Historic District, rather an increase in the boundaries for the National Register Nomination.

5 Broad St/Fence/Ty McCormick

The HPC is waiting on approval from the Zoning Board for resident's 8 ft. fence in order to issue a Certificate of Appropriateness approved by the HPC pending Zoning Board approval. Code Enforcement Officer's update via email regarding status indicates owners will be submitting their Zoning application this month.

New Business:

11 Broad St/Exterior House Renovations/Alexis & Samuel Plotner

Christine Berdahl & Douglas Huntington - architects representing Alexis & Samuel Plotner, letter from homeowners provided for their representation. Christine & Douglas thanked the Commission for their feedback at last month's workshop.

As mentioned at the workshop, their clients are looking to improve the energy efficiency of their home, fossil fuel to electric.

Following their "Description of Work" list which was provided to the Commission as it relates to the North, West, & East facade, the Commission addressed the following:

- *Interior work* - not applicable to the HPC.
- *The existing brick foundation will be repointed as necessary and repainted* - this is considered repair work and does not need HPC approval.
- *The existing front porch railings are to be removed and replaced with wood railings to match historic photos* - post and rails to remain in same location, the post "urn" to be removed and details to columns added. HPC in agreement.
- *Proposed metal railing at front steps* - matching the existing metal rail as closely as possible, install one rail which would be mounted to wood stairs on front entrance for safety reasons. HPC in agreement.
- *The existing clapboard siding is to be repaired as needed and repainted* - considered repair work and does not need HPC approval.
- *The existing scallop shingles at North and West gables are to be removed and replaced with wood clapboard siding matching existing adjacent details* - the Commission was not in agreement with the removal of the scallop/fish scale shingles at last month's workshop nor at tonight's meeting. Christine Berdahl indicated their clients want to replace the scallop siding since some of the scallops were in bad shape and going with the clapboard would not be out of context for a building of this age. S. Sawyer stated the scallops do exist and are quite intricate with a conscious design, playing off of the swags, and are such a contributing feature that they should not be removed. Christine asked if they were to remove a few of the scallop shingles to see what may be under them perhaps clapboard or tongue and groove, if that would possibly allow for their removal. E. Martin stated and as mentioned earlier in tonight's meeting with 15 Albany Ave and the canopy, the importance of layers and its impact on its history, it tells part of the story. The scallop siding has been there over 50 years and should be retained, would not recommend finding a hidden layer. This is a challenge of buying a house in a designated Historic District. No approval at tonight's meeting.
- *The existing shutters are to be removed* - several are in disrepair, only on the front facade. Although they are removable pieces, if removed, they should be put away and not destroyed. They are functional, the correct window size, and could aid in the energy efficiency which the homeowners are attempting to achieve. No approval at tonight's meeting.

- *The existing windows at 1st, 2nd, & basement are to be replaced with wood double pane windows to match existing details. Exterior window trim is to remain and be repaired and painted as necessary - Lepage brand windows, all wood, double hung, double pane, 6 over 6 with matched details, and simulated divided lights would replace existing. All double hung windows will be replaced and the windows that are currently 4 over 4 will be changed to 6 over 6 to match. E. Martin asked what the current condition is to the existing windows. Response was fair to poor condition with most not operable. It would be a significant restoration in order to make them operable. The storm windows on the first floor have helped in preserving the windows, however, there are no storms on the 2nd floor and those windows are in worse condition. In addition, the basement casement windows are in bad condition. E. Martin suggested that interior or exterior storms could be installed for energy efficiency rather than discarding the existing windows, rehabilitate rather than replace. E. Martin noted that sometimes people are quite surprised when windows are rehabilitated rather than replaced. S. Sawyer was concerned about changing the existing size of the two windows, 4 over 4, on the west elevation. No approval at tonight's meeting.*
- *Two existing windows at West Elevation Basement and one window at East Elevation Basement to be removed - casement windows at base of foundation are in bad shape due to water issues. One window is currently boarded up as an oil delivery fill. Concern regarding removing the basement windows were discussed, but, decided that if the windows were closed using brick which would then suggest where the windows once were located would be recommended. HPC in agreement.*
- *One window at West Elevation 2nd floor with adjacent Shutters to be removed and replaced with a window to match existing typical window sizes and details. Salvaged shutters to be reinstalled with a wood panel adjacent to window - previously discussed above.*
- *The existing front door, transom and sidelights are to be repaired as needed and repainted - this is considered repair work and does not need HPC approval.*
- *The existing overhang is to remain and be repaired as needed and repainted - this is considered repair work and does not need HPC approval.*
- *The existing leaders and gutters are to be replaced with copper as indicated - gutters are currently aluminum with aluminum downspouts. Homeowners would like to replace gutters with copper, 1/2 round. Drops would be 3 inch round, pitched properly, and emptied into dry well. HPC in agreement.*
- *The existing roof is to be replaced, asphalt shingles to match existing - no need to come before the HPC if replaced in-kind.*

It was agreed that a motion would be made on the items that would be approved tonight and architects would bring the Commission's concerns and suggestions back to the homeowners for further discussion. The outstanding items not

approved tonight would then be brought back to the table for further discussion or possible appeal.

Motion made to approve the proposed renovations to 11 Broad St being a subset of the full application, the approved 4 items would be:

1. The existing front porch railings are to be removed and replaced with wood railings to match historic photos.
2. Proposed metal railings at front steps.
3. Two existing windows at West Elevation Basement and one window at East Elevation Basement to be removed.
4. The existing leaders and gutters to be replaced with copper as indicated.

Above, meeting criteria in Chapter 75-7B (1, 2, 3 & 4) 75-C (1, 4 & 5).
Motion: S. Sawyer; Second: E. Martin. Motion carried.

10 Albany Ave/Front Porch/Lorenza Pelliciolli

Contractor, Angelo Salvatore, and the Village's Code Enforcement Officer had a misunderstanding regarding the front porch, it was thought the porch would be replaced in-kind which was not the case. As a result, an application has now been presented to the Commission for review and approval. Contractor explained what has been constructed to-date and noted there were two different railing systems on the porch, one which was the original and the other was a replacement. Deck, post, steps are the exact same size as once was. Original post were hidden under the deck and contractor used their measurements for new posts. Additional posts were added for installation of step railing to meet code and insurance requirements. Treated pine was used, fir on decking. Lattice removed was vinyl diamond and replaced with square lattice. Pulling the photos of the porch from the Village's historic files, the porch updates were on point to the historic photo unbeknown to contractor including the square lattice. K. Neilson reminded the contractor the importance of coming before the HPC for any work in the Historic District that is not replaced in-kind. The Commission did not receive a letter/email indicating the contractor would be representing the homeowner, therefore, the Certificate of Appropriateness would be issued pending receipt of the letter/email. Contractor to inform owner of the Commission's letter request.

Motion made to approve a Certificate of Appropriateness for the front porch pending the letter/email of approval from the homeowner as stated above meeting criteria in Chapter 75-7B (1, 2, 3 & 4) 75-7C (1, 3, 4 & 5).

Motion: E. Martin; Second: S. Sawyer. Motion carried.

Procedures:

S. Sawyer prepared 10 FAQs for the Village's Website in regard to the HPC. FAQ's were forwarded out to the Commission members for their review. A couple of edits were requested and S. Sawyer will update his file and forward back. Village Clerk, Nicole Heeder, was the original requester of the FAQs.

FINAL
2.15.24

Other:

E. Martin announced exciting news from SHPO (State Historic Preservation Office), Kinderhook Village is now eligible for Historic Preservation Tax Credits, both federal and state. E. Martin believes there will be a look back period and will provide additional information for the Village website.

Next meeting scheduled for March 21, 2024.

Motion to adjourn meeting at 9:03 pm.

Motion: S. Sawyer; Second: E. Martin. Motion carried.



Jacqueline Bujanow, Secretary
Historic Preservation Commission