

APPROVED
1/9/2014

Village of Kinderhook
Historic Preservation Commission

November 14, 2013

Present: R. Piwonka, Chairperson; R. Blackburn (at 7:15 p.m.), T. Husband, K. Neilson, R. Puckett and G. Smith, Code Enforcement Officer

Absent: Patricia Altman

Also Present: Mr. J. Reutenauer

Minutes: T. Husband made the motion to accept the minutes of October 10, 2013, with changes, seconded by K. Neilson, all in favor.

Funds Available: \$1,830.71

R. Piwonka brought the meeting to order at 7:03 p.m.

48 William St./Dobies-Reutenauer/Window and Door Replacement/Tax Map #

Application

Mr. J. Reutenauer from Columbia Opportunities resubmitted his application for 48 William Street and paid the \$10.00 application fee.

Review

Mr. Reutenauer revised the address of his original letter to the Commission and was asked to date the letter and initial it for its records. He recapped the process taken to winterize the house at 48 Williams Street and review by the Commission in September. He was not aware that the Village of Kinderhook had a historic district. He also contacted SHPO to find out if 48 William Street was on their historic district listing and was told that it was not. All the paperwork that Columbia Opportunities has on this property is listed as 48 William Street. Their guidance from state is to check the legal address of the house. Mr. Reutenauer said that all the work to be done on this house is finished. He submitted a work scope which included replacing six windows and the front door. All other work was inside work. He explained that once a job has been worked on, they cannot go back for 15 years. Also, he said that he would not have been able to do the windows if the requirement was wood windows because of the energy savings. In order to become an item on the work scope the measure has to be able to pay for itself in energy savings within a 15 year period (SIR – Savings Investment Ratio). Solid wood windows will not SIR because of the cost.

Summary of Findings and Decision

R. Blackburn made the motion to approve the application as presented for the work done at 48 William Street citing Chapter 75-7(B)(2) and (3) and Chapter 75-7(C) (1) and (2), seconded by K. Neilson, all in favor. R. Blackburn stated that these windows are similar to the windows that are there already.

4-6 Broad Street/Demolition Due to Fire/Tax Map #

Application

Mr. R. Puckett presented to the Commission the applications of 4 and 6 Broad Street for demolish. These buildings sustained damage by fire on November 25, 2012.

Review

Mr. Puckett said that he found some drawings for 4-6 Broad Street in the Building Inspector's files. He also attached to the application the newspaper clippings dealing with the fire. G. Smith said the demolishing was done under his approval based on New York State Building Code and said his main concern was safety.

Summary of Findings and Decision

R Piwonka made the motion to accept the application for the demolition of 4 and 6 Broad Street, seconded by R. Blackburn; all in favor.

G. Smith mentioned that he has been in touch with P. Calcagno and the excavation was started on November 14, 2013. He is not to do any foundation, footings, etc. until he gets a building permit. Mr. Smith expected drawings to be given to him on November 15, 2013. He said his understanding is that he is allowed to put a foundation in and a structure without a façade. G. Smith stated that Mr. Calcagno expressed an interest in using J. Pizza, but now he found a company to replicate the façade. He will need to come to the HPC for final approval and a materials' list which Mr. Calcagno understands. Mr. Smith will issue a building permit based on the part of the building that is visible from the street. Mr. Calcagno was approved to make a structure without the front façade (without detail) but framing was okayed. It will be not finalized until he has approval from the HPC. R. Piwonka said that the HPC may be able to assist the Building Inspector.

SOLAR GUIDELINES

The Commission reviewed solar panels guidelines as written and discussed that other similar technology wording needs to be identified with a side bar identifying new equipment. R. Piwonka suggested coming up with an overview that generally applies

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and a statement of purpose why they want to have the guidelines is also important to add. R. Blackburn suggested coming up with a list of all the possible things that are not normal architectural features that show up.

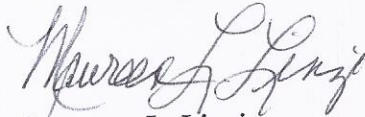
G. Smith suggested that he needs something in the local law which triggers the application for such guidelines. He said that he needs authority from the Village Board of Trustees to have jurisdiction over an amendment not covered by local law. G. Smith referred to a case in the Town of Canaan which did not adopt Chapter 1203 which enabled the building department to enforce the state building codes. The suit was lost and he stated that he thinks the same holds true for the HPC when it wants to enable the state law regarding historic buildings. Also, once the guidelines are final they will be given to the Village Board of Trustees for approval. R. Puckett said that he will look into the local law question.

OTHER MATTERS

There is a file missing from the black archive cabinet file. The Chairman requested that it be locked for security reasons. The Secretary will take care of getting keys made and locking of the file cabinet.

T. Husband made the motion to adjourn the meeting at 8:15 p.m.; seconded by R. Blackburn, all in favor.

Submitted by



Maureen L. Linzi
Secretary