

**RESOLUTION 147 of 2024**

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON,  
NEW YORK, DESIGNATING A PORTION OF THE WILBUR  
NEIGHBORHOOD AS A LOCALLY DESIGNATED LANDMARK DISTRICT**

Sponsored By: Laws & Rules Committee: Alderman:  
Hirsch, Tierney, Pasti, Mickens

**WHEREAS**, a request has been made to designate a portion of the Wilbur neighborhood as a locally designated Landmark District; and

**WHEREAS**, a public hearing was held on July 10, 2024, to obtain comment on designating a portion of the Wilbur neighborhood as the Wilbur Local Landmark (Historic) District in the City of Kingston; and

**WHEREAS**, the Historic Landmarks Preservation Commission of the City of Kingston voted unanimously passed to recommend that the Common Council designate a portion of the Wilbur Neighborhood as a locally designated Landmark District; and

**WHEREAS**, the Common Council finds that the proposed action is considered a Type II Action under 6 NYCRR, Part 617.5 (c) (38) and is predetermined not to have a significant impact on the environment and is precluded from environmental review under Environmental Conservation Law, Article 8.

**NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
THE CITY OF KINGSTON, NEW YORK AS FOLLOWS:**

**SECTION 1.** That the Common Council of the City of Kingston hereby designates a portion of the Wilbur neighborhood to be known as the Wilbur Local Landmark (Historic) District.

**SECTION 2.** That the Common Council of the City of Kingston incorporates the attached as the Wilbur District description and Statement of Significance under the City of Kingston Form Based Zoning Code as Section 405.26.1.8 a.

**SECTION 3.** This resolution shall take effect immediately.

Submitted to the Mayor this 11<sup>th</sup> day of

September, 2024



Elisa Tinti, City Clerk

Adopted by Council on September 10, 2024

Approved by the Mayor this 11<sup>th</sup> day of

September, 2024



Steven T. Noble, Mayor

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THE CITY OF KINGSTON COMMON COUNCIL

LAWS & RULES COMMITTEE REPORT

DEPARTMENT: Planning - HLPC

DATE: July 29, 2024

Description:

*A RESOLUTION OF THE KINGSTON NY COMMON COUNCIL*

*DESIGNATING*

Designate portion of the Wilbur Neighborhood as shown on attached map and property listing as a Locally Designated Landmark District in the City of Kingston.

Signature: \_\_\_\_\_

Motion by SP

Seconded by MT

Action Required:

SEQRA Decision:

Type I Action

Type II Action X 617.5(c)(3B)

Unlisted Action \_\_\_\_\_

Negative Declaration of Environmental Significance: \_\_\_\_\_

Conditioned Negative Declaration: \_\_\_\_\_

Seek Lead Agency Status: \_\_\_\_\_

Positive Declaration of Environmental Significance: \_\_\_\_\_

<u>Committee Vote</u>	<u>YES</u>	<u>NO</u>
Michele Hirsch, Chairman, Ward 9 <i>Michele Hirsch</i>	✓	
Reynolds Scott Childress, Ward 3 <i>Reynolds Scott Childress</i>	✓	
Sara Pasti, Ward 1 <i>Sara Pasti</i>	✓	
Teryl Mickens, Ward 2 <i>Teryl Mickens</i>	✓	
Robert Dennison, Ward 6 <i>Robert Dennison</i>		

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L+R

# CITY OF KINGSTON Historic Landmarks Preservation Commission

planning@kingston-ny.gov



Suzanne Cahill, Planning Director

Steven T. Noble, Mayor

July 29, 2024

Andrea Shaut, President  
City of Kingston Common Council  
City Hall - 420 Broadway  
Kingston, NY, 12401

Re: Designating the Wilbur Local Landmark District  
(See attached Boundary Map)

Dear President Shaut:

We are pleased to advise that the Historic Landmarks Preservation Commission (HLPC) conducted a public hearing on July 10, 2024, to obtain comment on designating a portion of the Wilbur neighborhood as the Wilbur Local Landmark (Historic) District in the City of Kingston. The proposed district was identified in the 2023 Intensive Level Historic and Cultural Resource Survey of Ponckhockie and Wilbur by AHRS, LLC, and refined by the NYS Department of State in December of 2023.

The Local Landmarking process for Wilbur is being pursued at the request of the neighborhood property owners/residents, who have signed a supporting petition in accordance with the City Code. They are seeking to preserve their community and to begin the process of State and National Register listing to secure access to the Rehabilitation Tax Credit Programs. During the Public Hearing, Alderwoman Hirsch and one local resident voiced support for local landmark status and preservation. No other comments were received.

Following the close of the public hearing, the HLPC reviewed the materials submitted and voted unanimously to recommend the proposed Wilbur Local Landmark District to the Common Council for designation. Local designation is an honorific title and protective measure granted to structures that meet one or more of the four criteria in Section 405.26.L (HLPC) of the Form Based Zoning Code.

The City of Kingston is fortunate to have a rich stock of historic and culturally significant structures, streetscapes, and places. Approximately 700 properties are historically designated (either local, State, or National Registers) throughout the City, representing approximately 8% of the city's 8,657 total parcels. The HLPC and the Planning Department view landmarking as an important tool for City residents to preserve meaningful structures for generations to come.

We ask that you forward this to the appropriate committee for review and consideration. A Draft Committee Report along with the HLPC Resolution and Map is attached. Please do not hesitate to reach out with any questions or comments that arise.

Respectfully submitted,

Suzanne Cahill, Planning Director

Ethan Dickerman, Historic Preservation Administrator

CC: S. Noble, Mayor  
E. Tinti, City Clerk  
J. Edwards, Ald Ward 4, HLPC Liaison  
M. Hirsch, Ald. Ward 9

**CITY OF KINGSTON HISTORIC LANDMARKS PRESERVATION COMMISSION  
DECISION DOCUMENT**

PLACE: CITY OF KINGSTON HLPC MEETING - Common Council Chambers DATE: 10 July 2024

ITEM # 2 APPLICANT: City of Kingston, applicant/ multiple property owners

ADDRESS AND SBL: Wilbur Neighborhood; Multiple Addresses and SBLs

SEQRA DECISION: MOTION BY: <u>KM</u> SECONDED BY: <u>NM</u> Type I Action: <input type="checkbox"/> Negative Declaration of Environmental Significance: <input type="checkbox"/> <i>(unanimous)</i> Type II Action: <input checked="" type="checkbox"/> Conditioned Negative Declaration: <input type="checkbox"/> SEQR Reg: <u>617.5 (c) (38)</u> Unlisted Action: <input type="checkbox"/> Seek/Designate Lead Agency: _____ Positive Declaration of Environmental Significance: <input type="checkbox"/> Scoping: <input type="checkbox"/> FIS: <input type="checkbox"/> FINAL DECISION: MOTION BY: _____ SECONDED BY: _____	RECEIVED: <u>7/17/2024</u> RECEIVED BY: <i>[Signature]</i> DATE: _____ TIME: _____
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OTHER APPROVALS: ZBA  UCPB  PB  HAC  LWRP Consistency  CC

CONDITIONS. (Use Other Side if More Information Is Needed)  
*AP KM - Hearing closed - MI yes*  
*Resolution - Mr. Moran - KM - Second*  
*Read into Record -*

MEMBERS	Absent/Present	SIGNATURE	YES	NO	RECUSED
Mark Grunblatt, Chairman	<input type="checkbox"/> <input checked="" type="checkbox"/>	<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andrea Puetz, Architect	<input type="checkbox"/> <input checked="" type="checkbox"/>	<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nettie Morano	<input type="checkbox"/> <input checked="" type="checkbox"/>	<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin McEvoy	<input type="checkbox"/> <input checked="" type="checkbox"/>	<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robert Tonner	<input checked="" type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant					
TOTAL			4	-	-

RESOLUTION OF THE HISTORIC LANDMARKS PRESERVATION COMMISSION (HLPC) OF THE CITY OF KINGSTON, NEW YORK, RECOMMENDING THE COMMON COUNCIL DESIGNATE A LOCAL LANDMARK DISTRICT IN THE WILBUR NEIGHBORHOOD AREA

MOTION: MARK GRUNBLATT, CHAIRMAN

SECOND: KEVIN MCEVOY, COMMISSIONER

WHEREAS, in 2021, a NYS Office of Parks Recreation and Historic Preservation (OPRHP) Certified Local Government Grant funded an Intensive-Level Historic Resources and Building Survey of the Wilbur and Ponckhockie Neighborhoods conducted by Archaeology and Historic Resource Services, LLC. (AHRs); and

WHEREAS, the work completed by AHRs delineated a potential Wilbur National Historic District, and was reviewed by OPRHP in December of 2023, to further refine the proposed boundaries of the Wilbur Historic District; and

WHEREAS, the OPRHP issued a formal Determination of Eligibility Document registered on the State Cultural Information System that identifies the areas as meeting Criteria A and Criteria C of the National Register of Historic Places; and

WHEREAS, City Staff and HLPC Commissioners further reviewed the proposed boundaries to include 19 Dunn Street (SBL: 56.57-2-26.100), as a contributing structure to the district; and

WHEREAS, the City and HLPC conducted two neighborhood meetings in Wilbur to educate, answer questions, and provide assistance to property owners in the area about the benefits of and review processes associated with historic districting; and

WHEREAS, the residents supporting the establishment of the Wilbur Historic District seek designation to ensure the neighborhood's preservation and to secure access to funding opportunities set aside by the local, state, and federal governments to assist owners of historic properties; and

WHEREAS, the residents of the proposed district are pursuing Local Landmark Districting as a first step towards State and National Register District listing; and

WHEREAS, the HLPC in accordance with Section 405.26.L.7 (Landmark or Landmark District designation procedure) secured sufficient signatures to hold a Public Hearing on the proposed Wilbur Local Landmark District; and

WHEREAS, according to Section 405.26. L notifications of the proposed Public Hearing were posted in the City's Newspaper and sent by Certified Mail letters of notice to all property owners within the proposed district; and

WHEREAS, the HLPC held a Public Hearing, on July 10, 2024, at City Hall, and the HLPC heard favorable comment from 2 speakers, to recommend to the Common Council the creation of the Wilbur Local Landmark District, as delineated (Reference Attachment A); and

WHEREAS, the HLPC finds that the proposed action is considered a Type II Action under 6 NYCRR, Part 617.5 (c) (38) and is predetermined not to have a significant impact on the environment and is precluded from environmental review under Environmental Conservation Law, Article 8.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC LANDMARKS PRESERVATION COMMISSION OF THE CITY OF KINGSTON, NEW YORK, AS FOLLOWS:

SECTION 1. Recommends that the City of Kingston's Common Council designate the area outlined in "Attachment A" of this resolution as the WILBUR LOCAL LANDMARK DISTRICT.

SECTION 2. That the Common Council incorporate the following Wilbur District Description and Statement of Significance under the City of Kingston Form Based Zoning Code as Section 405.26.L.8 a. vi.:

"vi. Wilbur Local Landmark District is in a low-lying area surrounded by riverine hills at the confluence of the Twaalfskill Brook (now covered) and Rondout Creek 2.5 miles west of the Hudson River. Pre-European the Esopus band of the Algonquin speaking Lenape people resided on the lands that comprise Wilbur. In the 17<sup>th</sup>-century, Dutch settlers recognized the area as a useful port and initially named it Twaalfskill Landing. By the early 1800s, Twaalfskill Landing served as a key port for shipping locally produced flour from a nearby gristmill. In 1828, the newly completed Delaware and Hudson Canal advanced Wilbur into a receiving point for goods traveling from Eddyville (to the West) via the Rondout Creek. At Twaalfskill Landing, laborers transferred export commodities to larger boats sailing out via the Hudson. The rise of the steamboat service between Twaalfskill Landing and New York City around 1829 amplified the community's growth. In 1836, Abijah Smith, an early landholder, laid out a formal plan for Wilbur's streets which remain today. Around the same time, the community adopted the name Wilbur.

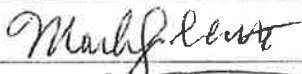
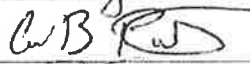


By the mid-19<sup>th</sup>-century, bluestone quarrying emerged as a locally viable building and export material which was primarily shipped out of the port at Wilbur. In the 1840s, Wilbur businessman Ezra Fitch founded a business dedicated to shipping bluestone that later expanded to include the sale of finished bluestone products. Fitch's Bluestone Company, on the banks of the Rondout Creek, was the hamlet's largest employer fueling economic prosperity. By 1850, the Fitch Bluestone Company was the world's largest bluestone exporter. Rival bluestone companies operated in Wilbur at this time, along with hotels, cement quarries, and mills. Wilbur's commercial properties were built closer to the creek and along Wilbur Avenue, while the working-class dwellings occupied side streets. Later houses built on the hamlet's western hill include the home of William B. Fitch, a relative of Ezra Fitch, who later led the company. In 1872, Wilbur merged with the Villages of Kingston and Rondout to form the City of Kingston. Development within the district persisted into the 1880s, with the Church of the Holy Name on Fitch Street in 1885. By this time, however, the popularity of Portland cement superseded demand for bluestone. In 1890, the Fitch Bluestone Company closed extinguishing new construction in Wilbur for the next several decades.

The Wilbur Local Landmark District's historic and cultural resources reflect the Federal, Italianate, and Gothic Revival styles and include residences, commercial buildings, a firehouse, and a church. The district's period of significance extends from 1836 to 1890, reflecting the community's development and peak which embeds the district with a distinct built environment that meets Criteria A and C of the National Register of Historic Places. The Wilbur Local Landmark District's boundary incorporates the

hamlet laid out in 1836 by Abijah Smith, and as listed on the City's Regulating Map. This includes the National Register-listed Fitch Bluestone Company Office Building; all buildings on Davis, Dunn, Burnett, Fitch, and Duflon Streets; the buildings on the west side of Abeel Street between Davis Street and parcel 56.57-2-3.100; and the buildings on Wilbur Avenue between Abeel Street and parcel 56.49-3-1."


SECTION 3. Per Section 405.26.L.7.f. of the City's Form Based Zoning Code, the Wilbur Local Landmark District shall have interim protection under the Historic Landmarks Preservation Commission.

SECTION 4. This resolution shall take effect immediately and remain in full effect upon adoption by the Common Council.

MEMBERS	PRESENT	SIGNATURE	YES	NO	RECUSE
Mark Grunblatt, Chair	✓		✓		
Andrea Puetz, Architect	✓		✓		
Kevin McEvoy	✓		✓		
Robert Tonner					
Nettie Morano	✓		✓		
Vacant					
Vacant					

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A - -

APPROVED this 10th day of July 2024:

  
 \_\_\_\_\_  
 Mark Grunblatt, Esq., Chairman  
 Historic Landmarks Preservation Commission



Attachment A:

# PROPOSED WILBUR HISTORIC DISTRICT



**Properties included within the Wilbur Local Landmark District:**

<b>#</b>	<b>Parcel Address</b>	<b>Parcel</b>
1	587 Abeel St	56.57-2-11
2	41 Burnett St	56.57-2-19
3	14 Davis St	56.49-3-6
4	15 Dunn St	56.57-2-25.100
5	19 Dunn St	56.57-2-26.100
6	29 Burnett St	56.57-2-21
7	33-37 Burnett St	56.57-2-20
8	27-31 Fitch St	56.57-2-17
9	23 Fitch St	56.57-2-16
10	19 Davis St	56.57-2-33
11	609 Abeel St	56.57-2-8
12	611-633 Abeel St	56.57-2-5.100
13	13 Wilbur Ave	56.57-2-28
14	567 Abeel St	56.57-2-31
15	19 Burnett St	56.57-2-23
16	23 Burnett St	56.57-2-35
17	1 Fitch St	56.57-2-14
18	577 Abeel St	56.57-2-30
19	22 Davis St	56.49-3-4
20	5-15 Burnett St	56.57-2-24.100
21	540 Abeel St	56.57-3-11.210
22	543 Abeel St	56.49-3-7
23	35 Duflon St	56.57-2-18
24	25-27 Burnett St	56.57-2-22.100
25	18 Davis St	56.49-3-5
26	5 Wilbur Ave	56.57-2-29
27	34 Davis St	56.49-3-3
28	559 Abeel St	56.57-2-32
29	599 Abeel St	56.57-2-10
30	607 Abeel St	56.57-2-9
31	7 Burnett St	56.57-2-13
32	26 Wilbur Ave	56.49-3-2
33	16 Wilbur Ave	56.57-2-34
34	3 Dunn St	56.57-2-12
35	11 Fitch St	56.57-2-15