

CITY OF KINGSTON
Heritage Area Commission
planning@kingston-ny.gov

Suzanne Cahill, Planning Director



Steven T. Noble, Mayor

HERITAGE AREA COMMISSION MEETING

July 24, 2019

CITY HALL-420 BROADWAY-Conference Room 2, 7 PM

MINUTES

Commission Members Present:

Hayes Clement, Chairman Bonnie Rutski, Vice Chair
Dean Barnes Michael Del Priore
Edwin Ford, City Historian Kevin McEvoy
Abigail Robin

Excused:

City Staff and Officials:

Suzanne Cahill, Planning Director
Julie Edelson-Safford, Historic Preservation Administrator & Secretary
Reynolds Scott Childress, Ald. Ward 3, HAC Liaison (not present)
Steve Knox, Director BSD (not present)
Charles Polacco, Planning Board Representative (not present)
Mark Grunblatt, HLPC Representative (not present)

GENERAL BUSINESS: The Chairman called the meeting to order at 7:00PM.

- Exits/Bathrooms
- Please Silence Cell Phones
- Conversations outside of Conference Room
- Respect other applicants

1. Open Forum for Public Comment. No comments received.
2. Adoption of the Minutes of June 26, 2019. Upon motion duly made by Commissioner Dean Barnes and seconded by Commissioner Ed Ford, the Commissioners present unanimously approved the minutes to the June 26, 2019 meeting.

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3. Amending of the Minutes of June 5, 2019. Upon motion duly made by Commissioner Abigail Robin and seconded by Commissioner Bonnie Rutski, the Commissioners present unanimously approved the minutes to the June 5, 2019 meeting.

OLD BUSINESS:

4. 301 Wall St. Installation of five café tables for patron sidewalk café dining area for a restaurant for the Hotel Kinsley. SBL 48.331-1-19, Zone C-2 & Stockade Historic District, HAC, Ward 2-1, SEQR Determination. Dutton Architecture, PLLC; applicant; Charles Blaichman, owner.

Applicant returned to present detailed cut sheets of the 5-table sidewalk café plan for approval. Scott Dutton explained that the application has been reviewed by the City's Fire Department and deemed to be in conformance. Dutton presented plan and elevation views, and cut sheets of the proposed black tables, chairs, umbrellas, planters, and impermanent awning. Upon motion duly made by Commissioner Bonnie Rutski and seconded by Commissioner Dean Barnes, the Commissioners present unanimously determined this matter to be a Type II action under SEQRA. Upon motion duly made by Commissioner Dean Barnes and seconded by Commissioner Kevin McEvoy, the Commissioners present unanimously voted to approve the sidewalk café plan for 301 Wall St. as presented with the condition that the applicant obtain insurance naming the City as additionally insured as per § 358-9 Projections and Obstructions of the City's legislation.

5. 41 Pearl St. Application for exterior roof addition of new mansard section/dormer to be constructed above the rear extension, screening of HVAC condensing units. SBL 48.331-6-11, Zone O-2 & Fair Street Historic District, HAC, Ward 2-1, SEQR Determination. Dutton Architecture, PLLC; applicant; Charles Blaichman, owner.

Applicant Scott Dutton came before the Commission previously on June 28, 2017, as part of the Kingsley Hotel project, the boutique hotel was approved, the dormer addition to the rear was approved, only aspect outstanding was the patterning of the slate in the dormer, the material of the dormer, and some of the trim details. Dutton presented renderings and drawings depicting the collaborations with NYSHPO, spoke about the recommendation from that agency, to use a simulated slate material to simplify the patterning, Enviro Slate, approved by the National Parks Service on numerous projects. As depicted in the elevation drawings, the running bond pattern will be used consistently across the dormer to distinguish it from the original sections. The millwork of the trim will also be distinguished from that of the ornate original, matched with a compatible material, but simplified. In the rear corner of the building there will be a fence/landscaping element at 6'5" in height, to screen two HVAC condensing units. Upon motion duly made by Commissioner Dean Barnes and seconded by Commissioner Ed Ford, the Commissioners present unanimously determined this matter to be a Type II action under SEQRA. Upon motion duly made by Commissioner Bonnie Rutski and seconded by Commissioner Abigail Robin, the Commissioners present unanimously voted to approve the plan for the dormer and roof addition for 41 Pearl St. as presented.

NEW BUSINESS:

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6. 235 Wall St. Large metal cross from exterior of Hurley Mission to be added to the playground side wall of St. Joseph's School. Letters on the facade that read Kingston Catholic School & Campus to be taken down. SBL 56.91-3-1, Zone O-2, HAC, Ward 2-1, SEQR Determination, Philip J. Sinagra Sr., applicant; St. Joseph's School, owner.

Applicant, Philip J. Sinagra Sr., presented the Commission with the proposed location for the former Hurley Mission 15' 8" cross, a continuous vertical brick section of the 235 Wall St. former playground-facing wall at the Wall St. side visible to that street and its surroundings. Mr. Sinagra Sr. explained that there are plans to convert the entirety of the former playground into a parking lot, and will return to the Commission when that stage of the plans is ready. Letters on the facade that read Kingston Catholic School & St. Joseph's Campus will be removed and in their place will be the words: St. Joseph's Parish Center. Also, the St. Joseph's masses schedule freestanding sign currently located on the corner of Pearl St. and Wall St. will be moved further down Wall St. to where the Rectory meets the Church building. Upon motion duly made by Commissioner Dean Barnes and seconded by Commissioner Bonnie Rutski, the Commissioners present unanimously determined this matter to be a Type II action under SEQRA. Upon motion duly made by Commissioner Dean Barnes and seconded by Commissioner Abigail Robin, the Commissioners present unanimously voted to approve the addition of the cross, the changes to the wall signage at 235 Wall St., and the relocating of free standing sign from 59 Pearl St. to 242 Wall St.

7. 9 Grove St. Replacement of 9 wooden windows with vinyl, same size and configuration of sashes as existing. SBL 56.36-10-12, Zone R-2, Ward 8-3, SEQR Determination, James and Elaine Rodden, applicants and owners. James and Elaine Rodden explained that the existing wooden windows and storms will be replaced with vinyl windows of the same dimensions and color, for the sake of energy efficiency and increased functionality. The windows will be identical in look to the wooden ones they're replacing. Upon motion duly made by Commissioner Dean Barnes and seconded by Commissioner Bonnie Rutski, the Commissioners present unanimously determined this matter to be a Type II action under SEQRA. Upon motion duly made by Commissioner Abigail Robin and seconded by Commissioner Bonnie Rutski, the Commissioners present unanimously voted to approve the window replacements for 9 Grove St. as presented.
8. 19 W. Chestnut St. Renovation of addition located at the rear of main house, residing of the exterior of carriage house behind main residence, repaving of parking area. SBL 56.34-9-8, Zone R-2 & Chestnut St. Historic District, HLPC, Ward 9-2, SEQR Determination, Hrvoje Latkovic & Rozana Terzic, applicants and owners.

Applicants Hrvoje Latkovic and Rozana Terzic were present and spoke to the scope of the work, all to take place in the back of main house, the carriage house, and the driveway in between. The carriage house, currently sided with asphalt faux brick sheathing, they proposed to remove and re-side with a one layer brick veneer over Zip sheathing system, very similar to the recent brickwork at 591 Broadway in the City, as cited by applicants, and closely resembling the main house; with baseboard and corners matching those of the main house, lime, or concrete, depending on affordability. Applicants plan to replace the garage overhanging door with salvaged arched French-style doors, painted red, a similar look and inspired by the doors of Coach House Players building at 12 Augusta St. Since the application has three extensive parts, Chairman Hayes Clement called for the Commission to vote accordingly. Upon motion duly made by Commissioner Dean Barnes and seconded by Commissioner Ed Ford, the Commissioners present unanimously determined this matter to be a Type II action under SEQRA. Upon motion duly made by Commissioner Bonnie Rutski and seconded by Commissioner Abigail Robin, the Commissioners present unanimously voted to approve the renovation of the carriage house, at 19 W. Chestnut St. as presented. Next section addressed was the addition at the back of the main house with symmetrical half octagonal sections at opposite ends,

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and a door in the center, inaccessible from the exterior. This section was once a porch enclosed around the turn of the 20th Century, and is propped above an exterior patio, resting on insufficient footings and progressively sinking. Applicants are proposing to enclose the exterior patio under the addition, with continuous windows and a new door to the backyard, and to add a deck, approximately 142 square feet, at the level of the addition, in the shape of a half octagon centered in between the existing half octagons addition, with a wider footprint extending approximately 11' farther into the yard toward the carriage house, with mahogany custom-turned handrails to match those of the front porch. Applicants wish to stabilize the addition and the proposed deck with the existing inboard columns to be re-used in conjunction with a professionally engineered retaining wall, to mitigate the sinking. The unoriginal brick columns will be removed. Decking will likely be composite unless the budget allows for real wood. Upon motion duly made by Commissioner Bonnie Rutski and seconded by Commissioner Dean Barnes, the Commissioners present unanimously determined this matter to be a Type II action under SEQRA. Upon motion duly made by Commissioner Bonnie Rutski and seconded by Commissioner Abigail Robin, the Commissioners present unanimously voted to approve the renovation of the 'nook' addition, at 19 W. Chestnut St. as presented. Last section addressed was the dirt parking area, in which the applicants are proposing to install interlocking pavers, same as they used at 15 W. Chestnut St. Upon motion duly made by Commissioner Dean Barnes and seconded by Commissioner Kevin McEvoy, the Commissioners present unanimously determined this matter to be a Type II action under SEQRA. Upon motion duly made by Commissioner Bonnie Rutski and seconded by Commissioner Abigail Robin, the Commissioners present unanimously voted to approve the paver driveway improvement, at 19 W. Chestnut St. as presented.

9. 53 Spring St. Renovation and replacement of porch flooring, railings, and latticework. SBL 56.42-7-11, Zone R-T & Rondout Historic District, HLPC, Ward 9-3, SEQR Determination, Brian Hommel, applicant; Diane Lavery, owner.

Jason Vollmer represented the applicant, explained that 53 Spring St. does not currently have adequate footings, and that they plan install the correct footings, adding composite decking for the flooring, and composite railings in the same traditional style to replace wrought iron railings, and the existing stairs will be replaced with wood stairs with a composite top, Upon motion duly made by Commissioner Bonnie Rutski and seconded by Commissioner Dean Barnes, the Commissioners present unanimously determined this matter to be a Type II action under SEQRA. Upon motion duly made by Commissioner Ed Ford and seconded by Commissioner Abigail Robin, the Commissioners present unanimously voted to approve the porch flooring, railing, and latticework replacement at 53 Spring St. as presented.

10. 1 North Front St. Repairing, restoring, and repainting of all existing stucco and wood clapboard siding. All 51 windows and shutters will also be repaired and/or replaced and painted. SBL 48.80-1-24.200, Zone C-2 & Stockade Historic District & Mixed Use Overlay District, HLPC, Ward 2-2, SEQR Determination, Wright Architects, applicant; Andrew Wright, owner.

Applicant's representative Sonia Lemus spoke about the improvements that were needed to restore the stucco facade due to hairline cracking and worse, and the painting currently taking place, to match existing white tone. Rotted wood present on the dormers and eaves will be replaced. There's a total of 51 windows, 10 of which are in the basement and will not be replaced as of yet. Of the remaining 41 windows, the storm windows will be removed and interior storms will replace them. 5 of the 41 windows are vinyl and will be replaced with the same wooden windows as the others, and any rotting wood in those existing windows will be repaired, shutters will be restored. Lemus was informed that they made unauthorized landscape changes that will be addressed at the HLPC meeting in the

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following week where they are also scheduled to appear. Julie Edelson-Safford noted unauthorized changes to the foliage, at least one tree was removed from the property, and that these changes were not disclosed in the applications to SHPO or local agencies. Edelson-Safford recommended that they prepare a plan to replant and to speak with the City's Engineer about mitigating any potential resulting erosion. Upon motion duly made by Commissioner Bonnie Rutski and seconded by Commissioner Dean Barnes, the Commissioners present unanimously determined this matter to be a Type II action under SEQRA. Upon motion duly made by Commissioner Dean Barnes and seconded by Commissioner Kevin McEvoy, the Commissioners present unanimously voted to approve the painting, stucco, and window repair/replacements and shutter repairs at 53 Spring St. as presented.

DISCUSSION:

11. Planter - North Front Street Parking Lot
12. Budget Overview - YTD \$605.00 (Est budget for FY 2019 is \$700)
13. Next Meeting – August 28, 2019, 7 PM Conference Room #2, City Hall
14. Tribute to Ed Ford's last Commission meeting, as a 35 year member! You're amazing Ed and will be sorely missed!

There was no motion called to adjourn the meeting.