

CITY OF KINGSTON

planning@kingston-ny.gov



Suzanne Cahill, Planning Director

Steven T. Noble, Mayor

HISTORIC LANDMARKS PRESERVATION & HERITAGE AREA COMMISSIONS MEETING

August 4, 2022

In-Person – Common Council Chambers, City Hall, 6:30 PM

MEETING MINUTES OF THE HAC

HLPC COMMISSION MEMBERS:

Mark Grunblatt, Chairman – Absent
Hayes Clement
Kevin McEvoy – attended remotely
Andrea Puetz, Architect – Absent
Robert Tonner – Absent
Nettie Morano
Vacant

HAC COMMISSION MEMBERS:

Hayes Clement, Chairman
Bonnie Howland, Vice Chairman
Vacant
Michael Del Priore – Absent
Kevin McEvoy – attended remotely
Nettie Morano
Janet Maher

CITY STAFF & OFFICIALS:

Suzanne Cahill, Planning Director
Kyla DeDea, Assistant Planner
Taylor Bruck, City Historian
Steve Knox, Director BSD
Barbara Graves-Poller, Corporation Counsel
Matthew Jankowski, Asst. Corporation Counsel
Ald. Rita Worthington, Ward 4 Liaison

GENERAL BUSINESS:

NOTE 1: THE HISTORIC LANDMARKS PRESERVATION COMMISSION DID NOT HAVE A QUORUM TO VOTE. Staff will work to reschedule, with a date to be determined.

NOTE 2: There were no open public speaking or public hearings.

NOTE 3:

LINK to HAC Applications & Materials <https://kingston-ny.gov/content/8391/8415/35431/default.aspx>
LINK to HLPC Applications & Materials <https://kingston-ny.gov/content/8399/8491/8499/35761/default.aspx>

1. HAC Adoption of the Minutes of the June 2, 2022 and the July 7, 2022 Meetings.
HLPC Adoption of the Minutes of July 7, 2022 Meeting.

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HAC DECISION: The Commission voted unanimously to adopt the minutes from the June 2, 2022 meeting and the July 7, 2022 meeting. (6/2/22 – BH – motion, JM – 2nd, HC, NM, KM – yes; 7/7/22 – JM – motion, NM – 2nd, HC, KM – yes; BH – abstain)

HAC/HLPC JOINT REGULAR BUSINESS:

2. **#270 Fair Street** Installation of 28”x84” fabric banner as branding identification. SBL 48.331-4-20. SEQR Type II. Ward 2. Zone C-2, Stockade Historic District, HA. Timely Signs/applicant; Hudson Valley Kingston Development, LLC/owner.

See Item #5 - Combined

3. **#301 Wall Street** Installation of 28”x96” fabric banner as branding identification. SBL 48.331-1-19. SEQR Type II. Ward 2. Zone C-2, Stockade Historic District, HA. Timely Signs/applicant; Hudson Valley Kingston Development, LLC/owner.

See Item #5 - Combined

4. **#41 Pearl Street** Installation of 28”x84” fabric banner as branding identification. SBL 48.331-6-11. SEQR Type II. Ward 2. Zone O-2, Fair Street Historic District, HA. Timely Signs/applicant; Hudson Valley Kingston Development, LLC/owner.

See Item #5 - Combined

5. **#24 John Street** Installation of 28”x54” fabric banner as branding identification. SBL 48.331-4-2. SEQR Type II. Ward 2. Zone C-2, Stockade Historic District, HA. Timely Signs/applicant; Hudson Valley Kingston Development, LLC/owner.

NOTE: Items #2, 3, 4, 5 were discussed and voted on together under a joint decision.

Paul Beichert was present at the meeting. Chairman Clement explained that the HLPC did not have a quorum to consider a Preservation Notice of Action but that the HAC could consider the application in their advisory role. P. Beichert stated that as per the request last month, he brought samples of the red options in the sunbrella fabric. He also noted that they relocated the banner on 270 Fair to a lower building portion and he agreed it is more in keeping with the other signage along the street and a better location. The HAC recommended Jockey Red 4603-0000 for the banners. The Commission also reminded the applicant of the required variances for the location of the banner on the building.

HAC DECISION ITEMS 2, 3, 4, 5: The Commission rendered the action a Type II under SEQR and voted unanimously to endorse a Preservation Notice of Action for the banners recommending Sunbrella Jockey Red 4603-0000 with all variances obtained and naming the City as additionally insured. (NM – motion, JM – 2nd, BH, HC, KM – yes)

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6. **#27 West Chestnut Street** Restoration of the front porch. SBL 56.34-9-11. SEQR Type II. Ward 9. Zone R-2, Chestnut Historic District, HA. David Smilow; applicant/owner.

David Smilow was present at the meeting. He explained his plans to restore the porch back to the original 1870's design. He reviewed the older photograph and is attempting to replicate it to a certain degree. Chairman Clement noted that he appreciated the level of detail and work that is being put into this restoration. N. Morano stated that bringing the details back was a tribute to the district also. Chairman Clement explained that the HLPC did not have a quorum to consider a Preservation Notice of Action but that the HAC could consider the application in their advisory role.

HAC DECISION: The Commission voted unanimously to render the action a Type II under SEQR and to recommend endorsement of a Preservation Notice of Action for the project as proposed. (BH – motion, JM – 2nd, HC, NM, JM, KM – yes)

7. **#59 Broadway** Installation of a double sided hanging sign. SBL 56.43-4-28. SEQR Type II. Ward 8. Zone RT, Rondout Historic District, HA. Timely Signs of Kingston/applicant; Nicolas Coppola/owner.

Paul Beichert was present at the meeting. Chairman Clement explained that the HLPC did not have a quorum to consider a Preservation Notice of Action but that the HAC could consider the application in their advisory role. Paul Beichert explained that the proposal is for installation of a double sided 24"x36" PVC hanging sign to be installed over the sidewalk suspended from existing brackets. The signage will be painted a dark green color with a white leaf and the description "Oak Hair Studio".

HAC DECISION: The Commission voted unanimously to render the action a Type II under SEQR and to recommend endorsement of a Preservation Notice of Action for the project as proposed with the condition that insurance be provided naming the City of Kingston as additionally insured. (BH – motion, NM – 2nd, HC, NM, JM, KM – yes)

8. **#59 (61) Broadway** Installation of a double sided hanging sign. SBL 56.43-4-28. SEQR Type II. Ward 8. Zone RT, Rondout Historic District, HA. Timely Signs of Kingston/applicant; Nicolas Coppola/owner.

Paul Beichert was present at the meeting. Chairman Clement explained that the HLPC did not have a quorum to consider a Preservation Notice of Action but that the HAC could consider the application in their advisory role. Paul Beichert presented proposal that included installation of a double sided sign depicting "Mod Vin Modern Vintage" to be hung from the underside of the existing balcony. The sign will be 24" high and 46" wide. It will be painted black with satin finish. The lettering "Mod" will be Silver Slate Metallic with satin finish and the "Vin" will be Gold Foil Metallic with Satin Finish. "Modern Vintage" will be painted white. Sign clips will be black.

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HAC DECISION: The Commission voted unanimously to render the action a Type II under SEQR and to recommend endorsement of a Preservation Notice of Action for the project as proposed with the condition that insurance be provided naming the City of Kingston as additionally insured. (JM – motion, BH – 2nd, HC, NM, KM – yes)

9. **#105 Fair Street** Continued restoration of an existing house to include porch, restoration and recreation of windows and doors, roof replacement, site work, and paint removal. SBL 56.107-3-11. SEQR Type II. Ward 5. Zone R-1, Fair Street Historic District, HA. Lee Kelly/applicant; Kostos Katsaras/owner.

Lee Kelly was present at the meeting. She explained that she had returned to the Commission to present the next phase in the restoration of her home. Chairman Clement explained that the HLPC did not have a quorum to consider a Preservation Notice of Action but that the HAC could consider the application in their advisory role. L. Kelly gave a presentation on the history of the home and the research that she has uncovered.

This phase will include the following work included in an updated letter from the applicant.

- 1) To historically restore and selectively recreate the majority of our home's windows and transoms (35 units total) c/o [Newburgh Sash](#).
- 2) To begin restorative prep work on existing, original, exterior features, namely:
 - A) To sand, make good and prime entry antae, [architrave](#), coffered entry door frame and transom enclosure, porch entablature, 1.5 porch pilasters, roof cornice and returns.
 - B) Replicate and thereafter seamlessly join missing left half of right porch pilaster and entire base to match original, intact left porch pilaster.
 - C) Replicate and prime porch roof ceiling's missing crown moulding to match partial original and replace 2016's porch ceiling beading.
 - D) Mill and prime decorative coffering of jambs bordering French Doors and basement doors to match coffered, main entry door frame.
 - E) Sand, make good, prime and insulate French Doors plus replace modern lights with "wavy" antique or [restoration glass](#).
- 3) If commission members are willing to consider draft versus finalized architectural drawings, to begin fabrication of porch, balusters, box posts, columns, finials, and ramped railings.

HAC DECISION: The Commission voted unanimously to render the action a Type II under SEQR and to recommend endorsement of a Preservation Notice of Action for the full proposal as submitted for all components including pursuing the porch, balusters, box posts, columns, finials, ramped railings and windows. (JM – motion, NM – 2nd, HC, BH, KM – yes)

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10. #93 Abruyn Street Installation of a new asphalt roof. SBL 56.36-5-2. SEQR Type II. Ward 8. Zone R-2, State/National Register, HA. Xterior Solutions, applicant; Ponckhockie Union Church, owner.

Jaclyn Shrieve and Chris Esposito, representatives from Xterior Solutions, were present at the meeting. Chairman Clement explained that the HLPC did not have a quorum to consider a Preservation Notice of Action but that the HAC could consider the application in their advisory role. The application is to remove the existing asphalt shingle roof and install new asphalt shingles. The roof will be IKO Cambridge architectural shingles in Dual Grey. The replacement will be for the main roof but will not include the turret or the lower roofs over entry ways.

HAC DECISION: The Commission voted unanimously to render the action a Type II under SEQR and to recommend endorsement of a Preservation Notice of Action for the project as proposed. (JM – motion, NM – 2nd, BH, HC, KM – yes)

HAC APPLICATIONS:

11. #44 Lindsley Avenue Installation of new asphalt shingle roof. SBL 56.36-8-5.100. SEQR Type II. Ward 8. Zone R-1 & RRR, HA. Michael MacDonald; applicant/owner.

Michael MacDonald was present at the meeting. He explained that the application is for installation of a new asphalt shingle roof to replace a combination roofing system, consisting of both metal and shingle materials. Existing box gutters will also be repaired, rebuilt and lined for improved function. The main house and the back and front porch roofs will be removed down to the wood sheathing. Plywood, ice shield, drip edge and flashing will be installed with Owens Corning Terra Cotta asphalt shingles.

HAC DECISION: The Commission voted unanimously to render the action a Type II under SEQR and to approve the roof replacement project as proposed. (BH – motion, JM – 2nd, NM, HC, KM – yes)

12. #113 Main Street Installation of roof mounted solar panels. SBL 56.90-4-5. SEQR Type II. Ward 2. Zone R-2, HA. Justin Schaeff; applicant/owner.

V. Ricotta, representative from the solar company was present at the meeting. The application is to install a roof mounted solar array. Twelve panels will be located on the front of the roof facing Main Street. The applicants included a plan to show the locations and details as well as a photo with superimposed panels to better illustrate the visual impact.

HAC DECISION: The Commission voted unanimously to render the action a Type II under SEQR and to approve the installation of solar panels on the rooftop as presented. (JM – motion, NM – 2nd, HC, BH, KM – yes)

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13. **#474 Broadway** Exterior painting and installation of signage and banners. SBL 56.26-9-29.110. Ward 5. Zone C-2, BOD, HA. Brian Wallis/applicant; LA Kingston Inc./owner.

The applicant was not present during the discussion, but a representative was present at the meeting after the vote. The proposal is to paint the street level storefront black, using semi-gloss for the window frames and low luster for the façade. The applicants will also install a double sided, over-hanging sign, black with white lettering, identifying the occupancy.

Two banners will be installed and will be changed as new exhibits are shown. These will measure 24"wx71"h on matte black vinyl. These will be considered temporary and are larger than permitted by zoning and may be in place for longer terms than allowed. The applicants have reached out to the Zoning Enforcement Officer to discuss applying for a variance. The ZEO is reviewing all of the signage proposed.

The installation will require that insurance be provided naming the City as additionally insured in accordance with Section 358-9.

Lastly, the applicants proposed a sandwich board sign measuring 18.75"W x 30.25"H with "cpw We are open. Come on in." Sandwich Board signs are regulated under 405-31.2 which states that signs are permitted to be displayed in front of the building during hours of operation provided that they are limited to a maximum of 6ft on each side.

HAC DECISION: The Commission voted unanimously to render the action a Type II under SEQR and to approve the signage proposal with the following conditions: confirmation with the Zoning Enforcement Officer and variance if required, confirmation of height clearance between the sidewalk and the bottom of the sign, and insurance naming the City as additionally insured. (JM – motion, NM – 2nd, HC, BH, KM – yes)

Adjourn HLPC Meeting: To Be Rescheduled

Adjourn HAC Meeting: 7:20pm (BH-motion, JM – 2nd – KM, NM, HC – yes)

Next Joint Meeting: September 1, 2022

This meeting will be live-streamed at the City of Kingston YouTube channel:
<https://www.youtube.com/c/CityofKingstonNY>