

CITY OF KINGSTON
Historic Landmarks Preservation Commission
planning@kingston-ny.gov

Suzanne Cahill, Planning Director



Steven T. Noble, Mayor

HISTORIC LANDMARKS PRESERVATION COMMISSION
MEETING MINUTES
AUGUST 1, 2019

COMMISSION MEMBERS PRESENT:

Mark Grunblatt, Chairman	Vacant, Vice Chair
Andrea Bornhoft, Architect	Hayes Clement
Peter Demuth	Robert Tonner
Kevin McEvoy	

EXCUSED:

CITY STAFF and OFFICIALS PRESENT:

Suzanne Cahill, Planning Director
Julie Edelson-Safford, Historic Preservation Administrator & Secretary
Patrick O'Reilly, Ald. Ward 7, HLPC Liaison (Absent)
Steve Knox, Director BSD (Absent)

OTHERS PRESENT:

Bernard Matthews

GENERAL BUSINESS: Chairman Mark Grunblatt called the meeting to order at 6:30PM.

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

1. Open forum for public comment. No comments were received.
2. Adoption of minutes of July 10, 2019.

Upon motion duly made by Commissioner Hayes Clement, and seconded by Commissioner Robert Tonner, the Commissioners present all voted to adopt the Minutes of July 10, 2019, with the exception of Commissioner Kevin McEvoy, who was absent that day and thereby abstained.

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3. Amending of minutes of November 1, 2018.

Upon motion duly made by Commissioner Kevin McEvoy, and seconded by Commissioner Hayes Clement, the Commissioners present unanimously voted to amend the Minutes of November 1, 2018.

OLD BUSINESS:

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

Scott Dutton presented the application. Upon motion duly made by Commissioner Hayes Clement and seconded by Commissioner Robert Tonner, the Commissioners present determined this matter to be a Type II action under SEQRA, with the exception of Commissioner Andrea Bornhoft, who recused herself due to her professional relationship to the Applicant.

Upon motion duly made by Commissioner Hayes Clement and seconded by Kevin McEvoy, with Commissioner Andrea Bornhoft in recusal, the Commission found as fact that the proposed sidewalk cafe plan for 301 Wall St. in the Stockade Historic District by the Applicant, Dutton Architecture PLLC; and Owner; Charles Blaichman, if done according to the plans reviewed at this meeting and according to the procedures stipulated in Section 405-64, of the City of Kingston's Administrative Code, is compatible with the historic character of the building and the district for the following reasons:

- that the proposed sidewalk café installation is to take place along the John St. side of the Hotel Kinsley, a three-story brick building originally designed by architect Richard M. Upjohn, in a polychromatic gothic fashion as the First National Bank of Kingston in 1862-63, and lost its original architectural character to a reconstructed severe monochromatic Renaissance shell in 1947, according to local writer/historian William Rhoads;
- that the sidewalk cafe design as proposed will be, five 30" round bistro tables, ten bistro chairs, five 48" wide by 81" high to rib bottoms square umbrellas, and five planters, all in a black finish;
- that this work will cause a material change to the external appearance of the property;
- that the said sidewalk café installation will not detract from the character of the historic district or the building;
- that any changes or additions to the plans and/or work specifically described and outlined in the submitted application will be subject to further review by our commission prior to the work being carried out;

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- that this Commission's approval does not obviate the need for a Building Permit from the City of Kingston's Building Safety Division or any other required approvals from relevant coordinating agencies.

Based on the preceding findings of fact, it was resolved that on the 1st day of August, 2019, the Commission grant a Preservation Notice of Action to the above referenced Owner and Applicant, for the sidewalk cafe design as described herein and in its application to the Commission, such notice to be subject to the conditions contained in the foregoing motion.

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, HLPC, HAC, Ward 2-1, SEQRA Determination. Dutton Architecture, PLLC; applicant; Charles Blachman, owner.

Scott Dutton presented the application. Upon motion duly made by Chairman Mark Grunblatt and seconded by Commissioner Hayes Clement, the Commissioners present determined this matter to be a Type II action under SEQRA, with the exception of Commissioner Andrea Bornhoft, who recused herself due to her professional relationship to the Applicant.

Upon motion duly made by Chairman Mark Grunblatt and seconded by Commissioner Robert Tonner, with Commissioner Andrea Bornhoft in recusal, the Commission found as fact that the proposed plans for an exterior roof addition, a new mansard section with a dormer, to be constructed above the rear extension, and the screening of HVAC condensing units for 41 Pearl St. in the Fair St Historic District by the Applicant, Dutton Architecture PLLC; and Owner; Charles Blachman, if done according to the plans reviewed at this meeting and according to the procedures stipulated in Section 405-64, of the City of Kingston's Administrative Code, is compatible with the historic character of the building and the district for the following reasons:

- that the proposed roof addition and screening of HVAC units are to take place at the two and a half story brick building with a mansard roof, on the northwestern corner of Pearl and Fair Streets, originally built prior to the burning of Kingston, then the house of Judge Dirck Wynkoop, the current structure having been built ca. 1790 with a stone exterior, and then converted to existing brick in 1875;

- that the exterior roof design as proposed will be, a new mansard section and dormer, of Enviroslate and compatible material to the millwork of the original dormers, matching the existing, but simplified to distinguish the new section from the old. Unlike the more elaborate patterning of the existing dormers, the running bond pattern will be continued consistently across the new dormer, the trim to be of a subdued interpretation of the original ornate profile, and the height of the new roof section will be lower than the original roof, matching the rear extension. In the rear corner of the building that is farthest from

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Clinton Ave., there will be a fence/landscaping element of 6'5" height, to screen two HVAC condensing units;

- that this work will cause a material change to the external appearance of the property;
- that the said exterior roof addition and HVAC units screening will not detract from the character of the historic district or the building;
- that any changes or additions to the plans and/or work specifically described and outlined in the submitted application will be subject to further review by our commission prior to the work being carried out;
- that this Commission's approval does not obviate the need for a Building Permit from the City of Kingston's Building Safety Division or any other required approvals from relevant coordinating agencies.

Based on the preceding findings of fact, it was resolved that on the 1st day of August, 2019, the Commission grant a Preservation Notice of Action to the above referenced Owner and Applicant, for the exterior roof addition and HVAC units screening/landscaping element as described herein and in its application to the Commission, such notice to be subject to the conditions contained in the foregoing motion.

6. 105-107 Henry St. Application for exterior restoration of siding, windows, doors, and roofing including restoration of front, side, and rear porches for individually listed local and state designated landmark Solomon Burger Matthews House. SBL 56.108-4-27, HLPC, Zone R-2, HLPC, Ward 4-1, SEQR Determination, Alan Baer, applicant; Greer Smith, President/TRANSART, owner.

Alan Baer presented the application. Upon motion duly made by Commissioner Hayes Clement and seconded by Commissioner Peter Demuth, the Commissioners present determined this matter to be a Type II action under SEQRA.

Upon motion duly made by Chairman Mark Grunblatt and seconded by Commissioner Kevin McEvoy, the Commissioners present found as fact that the proposed plans for an exterior restoration of the siding, windows, doors, front, side, and rear porches, and related roofing for 105-107 Henry Street, an individually listed local and state designated landmark by the Applicant, Alan Baer; and Owner; Greer Smith/TRANSART, if done according to the plans reviewed at this meeting and according to the procedures stipulated in Section 405-64, of the City of Kingston's Administrative Code, is compatible with the historic character of the building for the following reasons:

- that the proposed restorations are to take place at the building known as the Solomon D. Burger House, after the leading contractor and builder who is associated with the residence, a unique and eclectic

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Queen Anne wood and brick structure, its main gable oriented to Henry Street, that can be found on the 1870 Beer's Map of Rondout, Wilbur, and Kingston;

- that the exterior restoration as proposed will be, a complete rehabilitation of the exterior, with the aim to restore all elements that can reasonably be restored including siding, windows, trim, decorative and finish components, and roofing, replicating and restoring every element to its original design and material, and to replace in-kind all that cannot, taking into account modern technological advances and energy standards in windows and roofing elements;
- that this work will cause a material change to the external appearance of the property;
- that the said exterior rehabilitation and restoration will not detract from the character of the historic district or the building;
- that any or changes or additions to the plans and/or work specifically described and outlined in the submitted application will be subject to further review by our commission prior to the work being carried out;
- that this Commission's approval does not obviate the need for a Building Permit from the City of Kingston's Building Safety Division or any other required approvals from relevant coordinating agencies;

Based on the preceding findings of fact, it was resolved that on the 1st day of August, 2019, the Commission grant a Preservation Notice of Action to the above referenced Owner and Applicant, for the exterior restoration as described herein and in its application to the Commission, such notice to be subject to the conditions contained in the foregoing motion.

NEW BUSINESS:

7. 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 in rear. SBL 56.34-9-8, Zone R-2 & Chestnut St. Historic District, HLPC, HAC, Ward 9-2, SEQR Determination, Hrvoje Latkovic & Rozana Terzic, applicants and owners.

Mr. Latkovic and Ms. Terzic presented the application. Upon motion duly made by Commissioner Andrea Bornhoft and seconded by Commissioner Hayes Clement, the Commissioners present determined this matter to be a Type II action under SEQRA.

Upon motion duly made by Chairman Mark Grunblatt and seconded by Commissioner Hayes Clement, the Commissioners present found as fact that the proposed plans for exterior renovations of the carriage house, the rear addition, and the parking area in the rear of 19 West Chestnut Street, in the Chestnut

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Street Historic District, by the Applicants and Owners, Hrvoje Latkovic & Rozana Terzic, if done according to the plans reviewed at this meeting and according to the procedures stipulated in Section 405-64, of the City of Kingston's Administrative Code, is compatible with the historic character of the building and the district for the following reasons:

- that the proposed restorations are to take place at the eastern corner of West Chestnut Street and Welles Lane, an Italian Villa style residence appearing on the 1867 Newkirk Map of North Rondout, built ca. 1865, most likely by the local builder John Gill, who is listed as a resident on the 1870 Beer's Map of Rondout, Wilbur, and Kingston;
- that the exterior renovation as proposed will be, the re-siding of the carriage house at the rear of the property, currently faux brick asphalt sheathing, to be removed and re-sided with a one-layer brick veneer over Zip sheathing system or similar sheathing, closely resembling the brick exterior of the main house; with baseboard and bottom corners made to also match the main house, in lime or concrete. The existing overhanging door is to be replaced with salvaged arched French-style doors. The addition at the rear of the main house flanked by symmetrical half octagonal sections at opposite ends, propped above an exterior patio resting on insufficient footings and progressively sinking, the Applicants propose to enclose the ground level with continuous windows and a new centered door to the backyard, and add a 142 square foot deck at the level of the addition, in the shape of an octagon centered in between the existing half octagons, with a wider footprint than current at ground level, extending approximately 11' into the yard toward the carriage house, with mahogany custom-turned handrails to match those of the front porch of the house. The addition and the proposed deck will be stabilized by re-used existing preserved inboard columns in addition to a professionally engineered retaining wall to mitigate the sinking. The brick columns that are not original to the house will be removed. Decking will likely be composite. For the dirt parking area, approximately 950 square feet, the Applicants propose to install interlocking pavers, same as those used at the front of 15 W. Chestnut;
- that this work will cause a material change to the external appearance of the property;
- that the said exterior rehabilitation will not detract from the character of the historic district or the building;
- that any changes or additions to the plans and/or work specifically described and outlined in the submitted application will be subject to further review by our commission prior to the work being carried out;
- that this Commission's approval does not obviate the need for a Building Permit from the City of Kingston's Building Safety Division or any other required approvals from relevant coordinating agencies.

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Based on the preceding findings of fact, it was resolved that on the 1st day of August, 2019, the Commission grant a Preservation Notice of Action to the above referenced Owner and Applicant, for the exterior renovation as described herein and in its application to the Commission, such notice to be subject to the conditions contained in the foregoing motion.

8. 53 Spring St. Renovation and replacement of porch flooring, railings, and latticework. SBL 56.42-7-11, Zone R-T & Rondout Historic District, HLPC, HAC, Ward 9-3, SEQR Determination, Brian Hommel, applicant, Diane Lavery, owner.

Jason Vollmer representing the applicant, presented the application. Upon motion duly made by Commissioner Andrea Bornhoft and seconded by Commissioner Peter Demuth, the Commissioners present determined this matter to be a Type II action under SEQRA.

Upon motion duly made by Chairman Mark Grunblatt and seconded by Commissioner Robert Tonner, the Commissioners present found as fact that the proposed plans for the renovation and replacement of porch flooring, railings, and latticework for 53 Spring St. in the Rondout Historic District, by the Applicant Brian Hommel Home Improvement; and the Owner, Diane Lavery, if done according to the plans reviewed and any modifications thereto agreed upon at this meeting, and according to the procedures stipulated in Section 405-64, of the City of Kingston's Administrative Code, is compatible with the historic character of the building and the district for the following reasons:

- that the proposed renovations and replacements are to take place at the two-story wood frame residence situated in the center of Spring St. between Wurts and Hone Streets, with its main gable facing southeast, appearing on the 1858 French Map, built sometime after the 1851 Map of Rondout was made, retaining its striking 19th Century porch;
- that the exterior renovation as proposed with approved modifications will be, the replacement of the current wooden floor boards with composite flooring, the re-use of the current wrought iron railing without a guardrail or balusters, re-locating the left railing further left to accommodate a wider opening, the replacement of broken or missing wooden lattice work in-kind, and the replacement of the existing stairs with wooden stairs, wooden risers, with composite treads;
- that this work will cause a material change to the external appearance of the property;
- that the said exterior rehabilitation will not detract from the character of the historic district or the building;
- that any changes or additions to the plans and/or work specifically described and outlined in the submitted application will be subject to further review by our commission prior to the work being carried out;

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- that this Commission's approval does not obviate the need for a Building Permit from the City of Kingston's Building Safety Division or any other required approvals from relevant coordinating agencies.

Based on the preceding findings of fact, it was resolved that on the 1st day of August, 2019, the Commission grant a Preservation Notice of Action to the above referenced Owner and Applicant, for the renovation and replacement of porch flooring, railings, latticework, and stairs as described herein and in its application to the Commission, such notice to be subject to the conditions contained in the foregoing motion.

9. 1 North Front St. Repairing, restoring, and repainting of all existing stucco and wood clapboard siding. 41 windows and shutters to be repaired and/or replaced and painted. SBL 48.80-1-24.200, Zone C-2 & Stockade Historic District & Mixed Use Overlay District, HLPC, HAC, Ward 2-2, SEQR Determination, Wright Architects, applicant, Andrew Wright, owner.

Chris Bick presented the application. Upon motion duly made by Commissioner Andrea Bornhoft and seconded by Commissioner Hayes Clement, the Commissioners present determined this matter to be a Type II action under SEQRA.

Upon motion duly made by Chairman Mark Grunblatt and seconded by Commissioner Kevin McEvoy, the Commissioners present found as fact that the proposed plans for the painting, stucco, and window repair/replacements and shutter repairs at 1 North Front St., in the Stockade Historic District, by the Applicant, Wright Architects; and the owner, Andrew Wright, if done according to the plans reviewed at this meeting and according to the procedures stipulated in Section 405-64, of the City of Kingston's Administrative Code, is compatible with the historic character of the building and the district for the following reasons:

- that the proposed work is to take place at the building known as the John Tremper House, according to Marius Schoonmaker's *The History of Kingston*, constructed in 1802, originally built with a hipped roof, and converted to a mansard roof with dormers in the late 1800s;
- that the exterior renovations as proposed will be, the replacement of rotted wood present on the dormers and eaves, the repair and repainting of stucco and clapboard siding as needed, the repair and restoration of all forty-one windows of the ground and upper stories, excluding the ten basement windows, five of the forty-one being vinyl, will be replaced with wooden windows, all shutters will be restored, and everything will be repainted in the existing white tone present throughout the building;
- that this work will cause a material change to the external appearance of the property;
- that the said exterior rehabilitation will not detract from the character of the historic district or the building;

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- that any changes or additions to the plans and/or work specifically described and outlined in the submitted application will be subject to further review by our commission prior to the work being carried out;

- that this Commission's approval does not obviate the need for a Building Permit from the City of Kingston's Building Safety Division or any other required approvals from relevant coordinating agencies.

Based on the preceding findings of fact, it is proposed to resolve that on the 1st day of August, 2019, the Commission grant a Preservation Notice of Action to the above referenced Owner and Applicant, for the exterior rehabilitation and replacement work as described herein and in its application to the Commission, such notice to be subject to the conditions contained in the foregoing motion.

DISCUSSION/OTHER BUSINESS:

10. Budget Overview - YTD \$1100.00 collected

11. Next Meeting - September 5, 2019 at 6:30 PM in Conference Room #1, City Hall

Commissioner Hayes Clement moved to adjourn the Meeting at 8:23PM, Commissioner Robert Tonner seconded, all were in favor.