

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

Suzanne Cahill, Planning Director



Steven T. Noble, Mayor

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**HISTORIC LANDMARKS PRESERVATION COMMISSION**  
**MEETING MINUTES**  
**JULY 10, 2019**

**Commission Members Present:**

Andrea Bornhoft, Architect

Hayes Clement, Temporary Chairman

Peter Demuth

Robert Tonner

**Excused:** Mark Grunblatt, Chairman; Kevin McEvoy

**Others:**

Suzanne Cahill, Planning Director

Julie Edelson-Safford, Historic Preservation Administrator & Secretary

Patrick O'Reilly, Ald. Ward 7, HLPC Liaison (not present)

**GENERAL BUSINESS:** Commissioner Hayes Clement, Interim Chair, 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 received.
2. Adoption of minutes of June 6, 2019.

Upon motion duly made by Commissioner Robert Tonner and seconded by Commissioner Andrea Bornhoft, the Commissioners present unanimously approved the minutes of the June 6, 2019 meeting.

**OLD BUSINESS:**

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3. **301 Wall St.** Installation of five round bistro tables, ten bistro chairs, five square umbrellas, and five planters for patron sidewalk café dining area for new restaurant business, Restaurant Kinsley. SBL 48.331-1-19, Zone C-2 & Stockade Historic District, HAC, Ward 2-1, SEQR Determination. Dutton Architecture, PLLC; applicant; Charles Blauchman, owner.

Application was presented. Action could not be taken on the matter due to the absence of two Commissioners and another Commissioner's professional relationship to the applicant. Upon motion duly made by Commissioner Robert Tonner and seconded by Commissioner Peter Demuth, the Commissioners present voted to table the matter with Andrea Bornhoft having recused herself.

4. **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 Blauchman, owner.

Application was presented. Action could not be taken on the matter due to the absence of two Commissioners and another Commissioner's professional relationship to the applicant. Upon motion duly made by Commissioner Robert Tonner and seconded by Commissioner Peter Demuth, the Commissioners present voted to table the matter with Andrea Bornhoft having recused herself.

5. **97 Broadway.** Returning for approval of exterior sconce design and main signage over new entrance. SBL 56.43-4-4, Zone R-T & Rondout Historic District, HAC, Ward 8-1, Brad Will of Ashokan Architecture, applicant; Arts Society of Kingston, Inc., owner.

Motion was introduced that the Commissioners present find as fact that the proposed sconce and signage design for 97 Broadway in the Rondout Historic District by the Applicant, Ashokan Architecture & Planning; and Owner; Arts Society of Kingston, Inc, if done according to the plans reviewed at this meeting and according to the procedures stipulated in §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 Art Society of Kingston, the former Jewish Community Center, a Georgian-Federal style building designed by Gerard W. Betz in 1925, according to local writer/historian William Rhoads;

- that the sconce and signage design as proposed will be, two simple linear wall washing lights in a bronze finish, LED illumination behind the Corten-like surfaces and behind the signage with the

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letters "ASK" displayed, the main sign above the central entrance being a still image of the letters "ASK" centered within;

- that this work will cause a material change to the external appearance of the property;

- that the said scone and signage design work will not detract from the character of the historic district or the building;

- that any deviations, 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 proposed to resolve that on the 10th day of July, 2019, the Commission grant a Preservation Notice of Action to the above referenced Owner and Applicant, for the scone and signage design as described herein and in its application to the Commission, such notice to be subject to the conditions contained in the foregoing motion.

Commissioner Robert Tonner moved to accept said motion, Commissioner Andrea Bornhoft seconded, all were in favor. Commissioner Hayes Clement moved to declare this matter a Type II Action under SEQRA, Commissioner Andrea Bornhoft seconded, all were in favor.

6. **18 Livingston St.** Repairing three rotting front porch columns and their brick bases and replacement of columns above in kind. SBL 56.35-3-5, Zone R-2 & Chestnut St Historic District, HAC, Ward 9-2, SEQR

Introduced was a motion that the Commissioners present find as fact that the application as originally submitted for the demolition, repair and restoration work at 18 Livingston St. in the Chestnut Street Historic District by the Applicant, Victorian Builders; and Owners; Brittany and Elliot Toman, is denied as the work thus far conducted constitutes a material change that is inappropriate to the historic character of the building and the district;

- that the proposed construction, if done according to the plans outlined at this meeting and according to the procedures stipulated in §405-64, of the City of Kingston's Administrative

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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 18 Livingston St, originally built for Guilford Hasbrouck, grandson of Abraham Hasbrouck, the farmer whose land was subdivided and developed into Rondout after the completion of the Delaware and Hudson Canal, appearing on the 1887 Sanborn map, built some time shortly before that;
- that the restoration work as proposed will be the demolition of the recently constructed brick bases that were not approved, and the repairing and replacement of the three rotting front porch columns in kind;
- that this work, if determined by the Building Safety Division to be an in-kind replacement, will not cause a material change to the external appearance of the property;
- that any deviations, 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 proposed to resolve that on the 10th day of July, 2019, the Commission grant a Preservation Notice of Action, subject to a review and approval, to the above referenced Owner and Applicant, for the design as described herein and in its application to the Commission, such notice to be subject to the conditions contained in the foregoing motion.

Commissioner Andrea Bornhoft moved to accept said motion, Commissioner Robert Tonner seconded, all were in favor. Commissioner Andrea Bornhoft moved to declare this matter a Type II Action under SEQRA, Commissioner Robert Tonner seconded, all were in favor.

### NEW BUSINESS:

7. **63 N. Front St.** Signage application for new business, Front Street Tavern. 135" wide by 27" high wall sign with routed dimensional letters, 107" wide by 19.125" high with a 1/2" depth, to be mounted

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onto existing seamed pin backer panel; and routed dimensional letters, 100" wide by 18" high with a 1/2" depth to be installed onto clapboard portion of gable. SBL 48.314-2-15, Zone C-2, Stockade Historic District, HAC, Ward 2-1, SEQR Determination. Timely Signs of Kingston, applicant, 63 North Front Street, LLC, owner.

Introduced was a motion that the Commissioners present find as fact that the proposed signage for 63 N. Front St in the Stockade Historic District by the Applicant, Timely Signs of Kingston; and Owners; 63 N. Front St LLC, if done according to the plans reviewed at this meeting and according to the procedures stipulated in §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 signage will be displayed to distinguish the business, Front St. Tavern;
- that the signage design as proposed will be, 135" wide by 27" high wall sign with routed dimensional letters, 107" wide by 19.125" high with a 1/2" depth, to be mounted onto existing seamed pin backer panel; and routed dimensional letters, 100" wide by 18" high with a 1/2" depth to be installed onto clapboard portion of gable, prior business at this location, Redwood, having been granted approval for like signage on same backer panel in front and same clapboard portion of gable on side;
- that this work will cause a material change to the external appearance of the property;
- that the said signage design will not detract from the character of the historic district or the building;
- that any deviations, 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 proposed to resolve that on the 10th day of July, 2019, the Commission grant a Preservation Notice of Action to the above referenced Owner and Applicant, for the signage design as described herein and in its application to the Commission, such notice to be subject to the conditions contained in the foregoing motion.

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Commissioner Robert Tonner moved to declare this matter a Type II Action under SEQRA, Commissioner Andrea Bornhoft seconded, all were in favor. Commissioner Robert Tonner moved to accept aforementioned motion, Commissioner Andrea Bornhoft seconded, all were in favor.

8. **10 Abeel.** Signage application for new business, Artisan Beauty Bar, for hanging 48" wide by 32" high double-sided digitally-printed sign of ¾" depth secured by sign clips and quick links to square hanging bar. SBL 56.43-5-21. Zone R-T, Rondout Historic District, HAC, Ward 8-1, SEQR Determination. Timely Signs of Kingston, applicant, 39 Broadway LLC, owner.

A motion was introduced that the Commissioners present find as fact that the proposed signage for 10 Abeel in the Rondout Historic District by the Applicant, Timely Signs of Kingston; and Owners; 39 Broadway LLC, if done according to the plans reviewed at this meeting and according to the procedures stipulated in §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 signage will be displayed to distinguish the business, Artisan Beauty Bar;
- that the signage design as proposed will be a hanging 48" wide by 32" high double-sided digitally-printed sign of ¾" depth secured by sign clips and quick links to square hanging bar;
- that this work will cause a material change to the external appearance of the property;
- that the said signage design will not detract from the character of the historic district or the building;
- that any deviations, 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 proposed to resolve that on the 10th day of July, 2019, the Commission grant a Preservation Notice of Action to the above referenced Owner and Applicant, for the signage design as described herein and in its application to the Commission, such notice to be subject to the conditions contained in the foregoing motion, and subject to

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Applicant obtaining liability insurance naming the City as additionally insured as per §358-9 Projections and Obstructions of the City's legislation in respect to the overhang.

Commissioner Peter Demuth moved to accept said motion, Commissioner Andrea Bornhoft seconded, all were in favor. Commissioner Robert Tonner moved to declare this matter a Type II Action under SEQRA, Commissioner Andrea Bornhoft seconded, all were in favor.

9. **33 N. Front St.** Signage application for new business, psychic readings, 48" high by 40" wide semi-transparent neon sign to be hanging in the main window of business. SBL 48.314-2-3.110, Zone C-2, Stockade Mixed Use Overlay & Historic District, Ward 2-1, SEQR Determination. Jay Wilson, applicant, John Perry, owner.

Application was represented by Sandy Wilson. Applicant explained that she was commissioning two duplicate signs, the other for another location for their business at 217 Main Street in Saugerties. The Commissioners were concerned with the design, size, quality of fabrication, and luminosity of the proposed signage. Applicant was asked to submit images of the Saugerties sign installed, as it was approved by that municipality. Commissioners wanted more time to review the other existing signs, both traditional and neon, on N. Front St. and general area for context. It was recommended that the applicant consult with a local signage company to tighten up the design and speak with experts who can offer advice to conform to the City's signage precedents. Commissioner Peter Demuth moved to table this matter for further review, Commissioner Andrea Bornhoft seconded, all were in favor.

10. **22 Livingston St.** Removal of existing porch and second floor deck and replacement/restoration to a one-story porch to match the original porch/exterior of building as much as possible. SBL 56.35-3-4, Zone R-2 & Chestnut Street Historic District, Ward 9-2, SEQR Determination. MaryAnn Miller, applicant, Immanuel Evangelical Lutheran Church, owner.

Motion was introduced that the Commissioners present find as fact that the proposed demolition and restoration work for 22 Livingston St in the Chestnut St Historic District by the Applicant; MaryAnn Miller and Owner; Immanuel Evangelical Lutheran Church, if done according to the plans reviewed at this meeting and according to the procedures stipulated in §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,

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- that the proposed work is to take place at the schoolhouse building of the Immanuel Evangelical Lutheran Church, appearing on the 1887 Sanborn map, built some time shortly before that;
  - that the restoration work as proposed will be the removal of the existing porch and second floor deck and the replacement/restoration to a one-story porch to match the original porch/exterior of building as much as possible;
  - that this work will cause a material change to the external appearance of the property;
  - that the said restoration plan will not detract from the character of the historic district or the building;
  - that any deviations, 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 proposed to resolve that on the 10th Day of July, 2019, the Commission grant a Preservation Notice of Action to the above referenced Owner and Applicant, for the restoration design as described herein and in its application to the Commission, such notice to be subject to the conditions contained in the foregoing motion.

Commissioner Andrea Bornhoft moved to accept the aforementioned motion, Robert Tonner seconded, all were in favor. Commissioner Andrea Bornhoft moved to declare the matter a Type II Action under SEORA.

**DISCUSSION/OTHER BUSINESS:**

11. Resolution 137 of 2019, request that the petition for rezoning of Kingstonian Development Group LLC dated June 4, 2019 be referred by the Common Council to the HLPC for review pursuant to §405-73 of the City of Kingston Zoning Ordinances and §239-m of the General Municipal Law of the State of New York.



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Commissioner Robert Tonner moved that the Commission acknowledge the referral by the Common Council with no comment, Andrea Bornhoft seconded, all were in favor.

12. Budget Overview - YTD \$1000.00 collected

13. Next Meeting –August 1, 2019, 6:30 PM Conference Room #1, City Hall

Commissioner Andrea Bornhoft moved to adjourn the meeting at 7:47PM, Commissioner Robert Tonner seconded, all were in favor.