

CITY OF KINGSTON

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Suzanne Cahill, Planning Director

Steven T. Noble, Mayor

HISTORIC LANDMARKS PRESERVATION COMMISSION MEETING

Thursday, April 3, 2025

In-Person – Conference Room 1, City Hall, 6:30 PM

MINUTES

HLPC COMMISSION MEMBERS:

Mark Grunblatt, Chairman
Kevin McEvoy
Andrea Puetz, Architect
Robert Tonner
Nettie Morano
Eric Winchell
Vacant

CITY STAFF & OFFICIALS:

Suzanne Cahill, Planning Director
Ethan Dickerman, Historic Preservation Admin.
Matthew Jankowski, Asst. Corporation Counsel

GENERAL BUSINESS:

NOTE 1: There was no open public speaking, and no written comments were received.

NOTE 2: Due to the recording and capability of using such to be transcribed, all votes were roll call votes.

NOTE 3: LINK to HLPC Applications & Materials <https://kingston-ny.gov/content/8399/8491/8499/35761/default.aspx>

CALL MEETING TO ORDER:

S. Cahill made general announcements and called the meeting to order at 6:34 PM. Chairman Grunblatt was late to meeting, and Commissioner McEvoy introduced members and staff present.

CALL MEETING TO ORDER:

I. Adoption of HLPC Meeting Minutes of Thursday, March 6, 2025: https://kingston-ny.gov/filestorage/8399/10476/16128/16481/63967/2025.3.6_hlpc_minutes_%282%29.pdf

DISCUSSION: Acting Chair Kevin McEvoy asked if everyone had reviewed the minutes and any questions. No one made any comment.

DECISION: The Commission voted to approve the minutes as presented from the March 6, 2025, meeting. (Motion – RT; EW- 2nd; AP & KM yes; MN – recused; MG – absent).

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NOTE: Prior to the commencement of discussion on #106-122 Green Street (Wiltwyck Chapter, NSDAR):

- a) Commissioner Grunblatt recused on this matter because he is an adjacent property owner and Commissioner McEvoy assumed the position of Chairman.
- b) Commissioner Winchell recused himself due to the fact that he signed a 2023 letter in opposition to the replacement of windows at 106-122 Green Street prior to his being appointed to the HLPc.

OLD BUSINESS:

- 2. **#106-122 Green Street (Wiltwyck Chapter NSDAR):** Window replacement work. SBL: 48.330-3-19. SEQr Type II. Transect Zone: T5N, KSHD, HA. Ward: 2. Selina S. Guendel, applicant; Wiltwyck Chapter of the National Society of the Daughters of the American Revolution, owner.

DISCUSSION: The applicant, Selina S. Guendel, and attorney James Bacon, Esq., were absent from the meeting. Kaaren Davis, Wiltwyck DAR's Treasurer, represented the project. Acting Chairman McEvoy, began by asking the commissioners present if they received and reviewed J. Bacon, Esq.'s communication, dated April 2, 2025, regarding his client's position on the project, the commission's authority, and the Zoning Code. With R. Tonner, stating he had not reviewed, K. McEvoy read the letter onto the record (**see Attachment I**). Staff noted that while the code references cited within the communication are from the old code, the language is essentially the same in the new code, just the numbering is different.

Commissioner McEvoy asked commissioners present if they reviewed Stacy Caputo's (Bridge Lane Restoration, Croton-on-Hudson) report on the existing window's conditions (**see Attachment II**). All confirmed they received and reviewed. K. McEvoy asked commissioners if they had any observations/comments after the site visit and reading S. Caputo's report:

- **R. Tonner:** Stacey's report was very helpful and well thought out. He acknowledged that he has done restorations before and felt that the windows "don't look that awful" to him but need paint and some treatment. He said they are old growth windows, and you can't replace them with new. He felt good about S. Caputo's report and feels replacement is not the way to go.
- **N. Morano** agreed with R. Tonner and appreciated S. Caputo's comparison with structures of similar age and design nearby. She was concerned about the impact changing the windows will have on the structure's appearance and how changes in their dimensionality could destabilize the structure.
- **A. Puetz** appreciated S. Caputo's report as someone in the architectural industry, but especially because of her specialty with historic wood windows. Addressing J. Bacon's letter, she stated that the HLPc's charge, as stated in the code, is to review proposed work against the NPS's standards for appropriateness, and referenced: <https://www.nps.gov/subjects/taxincentives/windows-replacement-meet-standards.htm>.

A. Puetz referenced several factors which the HLPc is charged with in reviewing projects. She pointed out the definition of "matching" used by the applicant is misrepresentative according to the NPS standards. She pointed out the new window's dimensionality of the muntins and overall shape and size will not match the original windows. The new windows will make the openings smaller. These new

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windows will be distinguished by the character of the historic district. A. Puetz has done several NPS conforming rehab projects in the HV and pointed out that the NPS and SHPO only allow replacement of windows when more than 50% is degraded beyond repair. When replacement is permitted, the new windows must match dimensionally and of the same quality. The existing windows are intact and feel they should be preserved.

(Note – K. Davis requested a copy of the publication referenced by A. Puetz and E. Dickerman emailed the link to her.)

- **K. McEvoy:** The report has a very useful comparison chart. The report was placed on the screen in the room for all to reference the comparison between the existing windows and new window sample as identified by the S. Caputo.

K. McEvoy confirmed with K. Davis that they had received and read a copy of the report from the city consultant. K. Davis confirmed.

R. Tonner, responding to Bacon's letter, stated that he took exception to Bacon's communication. The reason he joined this commission was to help people not make mistakes with buildings. This commission brings together unbelievable amounts of knowledge and talent, and we are here to help. R. Tonner feels that our help was offered and tossed aside. A. Puetz also pointed out that we approve a majority of applications and that we do not like denying people from doing the work they want/need to do. There are many times when applicants have expressed gratitude for the assistance and advice of the Commission.

K. McEvoy initiated discussion on project against the statutory criteria within Section 405.26.L.10.b of the Form Based Zoning Code. S. Cahill stated that the HLPC must formulate its findings of fact based on these criteria:

- The effect of the proposed work in changing, destroying or affecting the exterior features of the landmark or Landmark (L) District upon which such work is to be done.**
 - A. Puetz:** Removing existing windows as proposed with current dimensional quality without using NPS standards will impact the property. The standards are designed to assist property owners and professionals and avoid destruction that would negatively affect the historic quality and integrity of the structure. Window quality is not the same.
 - N. Morano:** I am concerned that replacing the existing windows with newer smaller ones will impact on the structure's integrity. A. Puetz said this is unlikely, but water infiltration becomes more likely.
- The relationship between the results of such work and the exterior architectural features of other neighboring improvements.**
 - R. Tonner:** The whole building is so beautifully intact that you will lose so much of the existing structure by replacing the windows which are important features of this building.
 - A. Puetz:** The juxtaposition of extant material versus the new materials will not equate, and will therefore impact on one of the key exterior features
- The factors of aesthetic, historical and architectural values and significance, architectural style, design, arrangement, texture, material and color**
 - R. Tonner:** You can attempt to match the new windows with the old and get close, but

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they do not look the same. The goal would be to get as close as you might possibly get with a replacement and here old growth hard wood as opposed to pine; staples as opposed to wooden pegs don't achieve that end.

- b. A. Puetz: We must keep in mind periods of significance, whether you wish to replace or retore. However old the window is, these are certainly older than 50 years. Removal of windows over 50 years of age deeply affects the historic integrity and character of the building. Material differences and manufacturing differences as identified in the comparison matrix of Stacy Caputo report (attached here to) demonstrate difference.

iv. **The special character and aesthetic interest that any structure involved adds to the area.**

- a. A. Puetz: This structure, in particular, is so standalove, almost fishbowl like. In comparison, there are many structures where you can't see the rear or the sides. Every angle of this structure is visible. If you change one aspect of it, you are changing one feature; in this case the windows, you are changing the structure's character. The structure is almost at a gateway for the district, especially for pedestrians.
- b. K. McEvoy: It is a gateway.
- c. R. Tonner: There are a handful of stone buildings in Kingston, and it is one of the most intact and beautiful ones. The structure is near the 4 stone corners and other Dutch colonial structures.
- d. N. Morano added the UC Courthouse also.
- e. Kaaren Davis: She pointed out that the DRA purchased the building to save it from demolition in 1906/7 and that it looks the way it does because of their care.

v. **The difficulty or impossibility of reproducing any feature or structure involved because of its design, texture, material, position or detail**

- a. R. Tonner: Well, that is why we are here – the existing windows are old growth wood, handmade, utilize wavy glass.
- b. K. Davis: There is no wavy glass – I was house manager over the last 20 years, and every window has had panes replaced.
- c. A. Puetz: More difficult than impossible – material quality is difficult to replace and match. We are here to maintain as much of the existing as possible. If there were no windows, it would be a different situation in which we would base decisions on historical photographs.
- d. All commissioners encouraged the inclusion of the attributes as defined in the S. Caputo report as the reason to retain. The Commission has requested detailed surveys several times of the applicant and HLPC was never presented with information, so it was difficult for them to identify differences and similarities until they commissioned their own, independent, professional survey.

SEQR DECISION: Acting Chair, K. McEvoy entertained a motion to declare the project at Type II action under SEQR 617.5 (c) (1)(2). (Motion-AP; NM-2nd; RT, KM, -yes).

DECISION: Note: Drafted findings were read/modified as needed, into the record, starting with Commissioner Tonner, but portions were then read by Commissioner Puetz, and ended with reading by Commissioner Morano.

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Commissioner Tonner began: This is a motion that the Historic Landmarks Preservation Commission (HLPC) of the City of Kingston makes the following Findings of Fact, reached in accordance with the review procedures set forth in Section 405.26.L.10 of the Form Based Zoning Code. The following determinations are made regarding the issuance of a Certificate of Appropriateness for proposed projects:

- (A) Replacement of all windows with historically accurate replacements; and
- (B) Repair stone, columns, and benches on the front porch, replacing wood as needed, and repaint in the current color; and
- (C) Repair and level the floor of the back porch, replacing wood as needed, and repaint in the current color,

at #106-122 Green Street (SBL: 48.330-3-19), a local landmark in the Kingston Stockade Local, State, and National Historic District (KSHD), by Selina S. Guendel, Regent (Applicant), and the Wiltwyck Chapter of the NSDAR, an IRS code 501 (c) 3 NFP (Owner). If done according to the plans reviewed prior to and at this meeting, said work is **not compatible** with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures, the City of Kingston's Form Based Zoning Code, and inappropriate for the historic character of the KSHD for the following reasons:

- the HLPC reviewed the application and supporting documents filed by the applicant in accordance with 405.26.L.11 and has determined that the application is **complete** for formal review of the substance of the proposed work;
- in accordance with 405.26.L.13.a, the HLPC determined that the proposed project/s require a Certificate of Appropriateness, prior to the issuance of a Building Permit;
- that during the February 6th, 2025, HLPC meeting the Applicant withdrew Project (C) from the application, and subsequently withdrew Project (B) from the application by email on February 25th, 2024, and stated they will return to the HLPC for review of these projects in the future;
- that the proposed work is to take place at the 2.5 story almost square Georgianized Dutch stone vernacular structure with an extension to the rear with a construction date between 1660 and 1695 by Anthony Crispell, which by the time of the American Revolution, it was owned by Henry (Hendrick) Sleight and was burned in 1777. Historical records link General Washington, Governor Clinton, the Tappens, Sleights, and the Wynkoops to this structure. In 1794, the structure was rebuilt by John Tappen, a lawyer, who was the proprietor and editor of the Ulster Plebian, a Democrat newspaper of the early 19th-century that is said to have been printed on the second floor of the house from 1813 until Tappen's death. A book and stationary store operated out of the structure in the lower front corner room along Green Street. In 1907, the Wiltwyck Chapter of the National Society of the Daughters of the American Revolution purchased the property, and hired local architect, Myron Teller to lead the structure's restoration which was funded through local donations to the organization. Since 1908, the Wiltwyck Chapter of the NSDAR has held 106-122 Green Street in the public trust - preserving and operating it as their headquarters and a publicly accessible museum to this day. (Information sourced from the March 3rd, 1974, and July 1987 Building-Structure Inventory form housed on NYS State Historic Preservation Office's digital Cultural Resource Information System.)
- the HLPC recognizes 106-122 Green Street stands within the Stockade Historic District which has a period of significance which range from the early Dutch Colonial period to 1965;

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- Based on the following documents, the HLPC designated the structure an individual local landmark on August 28, 1969, and it is also understood that it is a contributing structure to the Kingston Stockade Local, State, and National Register Historic District:
 - 1966.8.1_CoK_local_law_2_HLPC_creation (Note legislation has been amended over time, and the current Form Based Code Section 405.26 L, Amended Nov. 2024, is the Ordinance that provides the HLPC authority.)
 - 1969.8.4_106-122GreenSt_hlpc_designation_letter_history_&_architectural_integrity
 - 1969.8.28_hlpc_minutes
 - 1969.9.8_106-122GreenSt_hlpc_designation_&_notification
 - 1975: Kingston Stockade National Historic District nomination paperwork (Amended 2016 by SHPO).
 - 1979.2.5_106-122GreenSt_DAR_&_HLPC_plaque_agreement
 - 1986.12.19_Kingston_Certified_Local_Government_agreement_&_resolution
 - 1987.7_106-122GreenSt_BSIF drafted by Tony Opalka, a recognized Historic Preservationist
 - 2003_106-122GreenSt_in_Kingston-NY_The_Architectural_Guide_by_WilliamB.Rhoads
 - 2022.4.20_106-122GreenSt_DAR_&_SHPO_emails
 - 2025.2.14_106-122GreenSt_SR_&_NR_contributing_email (O. Holland-SHPO)
 - 2025.2.19_106-122GreenSt_HPA_&_NPS-NR-Historian_emails
 - That a September 8th, 1969, letter by Fred Johnston, Chairman of the HLPC, notified the Wiltwyck Chapter of the NSDAR that the HLPC designated 106-122 Green Street a local landmark and local landmarks and/or structures within local landmark districts are subject to review requirements laid out in the Historic Landmarks Preservation Commission section of the local code.
 - That the **1975 Kingston Stockade State and National Register** nomination form prepared by Ellen T. McDougall and Stephen Levy, lists 106-122 Green Street on page four (4) as a contributing to the KSHD, and that the district's nomination paperwork was certified by Alexander Aldrich (the 2nd NY State Historic Preservation Officer) and William J. Murtagh (the National Park Service's 1st Keeper of the National Register of Historic Places);
 - That a **February 14th, 2025**, email from Olivia Holland in the NY SHPO's Survey and National Register Unit to the applicant and shared with City Staff and the HLPC, reaffirmed 106-122 Green St is listed in the State and National Registers as a contributing structure to the KSHD;

At this point, Commissioner Puetz, continued to read:

- That a **February 19th, 2025**, email from Lisa Deline, Senior Historian with the National Register of Historic Places Unit of the National Park Service to the Historic Preservation Administrator reaffirmed that 106-1122 Green St is listed on the NR as a contributing structure to the KSHD;
- That the HLPC's review records demonstrate the owners came before the commission for review of new signage in 1990, and new fencing in 2008, and communicated with Planning Staff on landmarks review requirements in March of 2021;

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- That the submitted application seeks *“Replacement of all windows with historically accurate replacements. All will be double-hung, as are the existing ones that were installed in 1908. The current windows have lost their integrity due to age and weathering,”* and supplied the HLPC with the following supporting materials:
 - I. A 1907 Kingston Daily Freeman article detailing Myron Teller’s restoration work at 106-122 Green Street
 - II. 2025.2.6_106-122GreenSt_photos_submitted_during_meeting
 - III. 2022.3.10_106-122GreenSt_proposed_Marvin_Windows
 - IV. An email chain between the Wiltwyck Chapter of the NSDAR’s Treasurer and Sarah McIvor (Technical Preservation Specialist) and Chelsea Towers (Historic Preservation Program Analyst) from the State Historic Preservation Office. **City Staff notes that the email chain that was supplied was incomplete and that the complete chain was provided to City Staff and the HLPC by Sarah McIvor on December 19th of 2024.*
 - V. Window Evaluations and Resumes from H&J Farms, Harkey Davis, Jeff Martino, and Stephen Crews
 - VI. 2023.12.20_106-122GreenSt_affadavit_by_KaarenDavis
 - VII. 2024.11.14_106-122GreenSt_SupremeCourt_Decision
 - VIII. 2025.4.2_106-122GreenSt_DAR_Attorney_JamesBacon_letter
 - At the February 6th, 2025, HLPC meeting, commissioners requested additional documents specific to the conditions and ages of the existing wood windows, and on the proposed replacement windows, but the applicants refused to provide any additional information beyond what was submitted;
 - Instead of providing the requested documentation, the applicants permitted the HLPC to conduct an exterior and ground only site visit to examine the existing window’s conditions and to review the proposed replacement windows on February 19th, 2025 and the following photographs were taken during that visit:
 - 2025.2.19_106-122GreenSt_site_visit_photos
 - Recognizing the application lacked sufficient documentation to support its claims the HLPC retained Stacy Caputo, a professional historic wood window preservationist, to assist the commissioners during the site visit and to prepare a formal window condition assessment that addressed the existing window’s conditions, their age, and the appropriateness of the proposed Marvin Ultimate replacements;
 - With the applicant’s refusal to provide addition documentation necessary to corroborate their claims that *“The current windows have lost their integrity due to age and weathering,”* the HLPC must render Findings using the submitted application, the applicant’s supporting documents, the HLPC’s records, site visit, and professional assessment, and any other relevant documents available to the HLPC at the time of this review;
 - The HLPC recognizes that condition and integrity are two different concepts in the field of historic preservation, and that the poor condition of structures and character defining features, does not equate to a loss of integrity or make their replacement an appropriate treatment;
 - That the HLPC consulted the following visual and written records on 106-122 Green Street, which speak to the age and significance of the existing historic wood windows:

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- 1880: 106-122GreenSt_photograph (sourced from FHK via NY Heritage)
 - 1880: 106-122GreenSt_photograph (sourced from FHK via NY Heritage)
 - 1906: 106-122GreenSt_photo_from_LOC
 - The August 13th, 1907, news article, *OLD TAPPEN HOUSE BEING RESTORED*, provided by the applicants, which does not address, nor does it demonstrate that the existing windows were replaced during the rehabilitation work led by Myron Teller.
 - 1956_106-122GreenSt_property_record_card
 - 1966.4.18: 106-122GreenSt_HABS_report
 - 1969.8.4: 106-122GreenSt_hlpc_designation_letter_history_&_architectural_integrity
 - 1969: 106-122GreenSt (Crispell_House)_Malo_report
 - 1987.7: 106-122GreenSt_BSIF
 - 2025.3.26_106-122GreenSt_window_assessment_StacyCaputo
 - That the HLPC also consulted the following materials:
 - Replacement Windows that Meet the Standards - Historic Preservation Tax Incentives (U.S. National Park Service)
 - 2021.5-6_106-122GreenSt_DAR_AmericanSpirit_article
 - 1908.2.10_106-122GreenSt_Kingston_Argus
 - 1907.8.5_106-122GreenSt_Kingston_Argus
 - That the April 20th, 2022, emails between the members of Wiltwyck Chapter of the NSDAR and Staff of the New York SHPO demonstrate the state agency's early position that existing wood windows should be restored whenever possible;
 - Kingston, as a participant in the Certified Local Government Program since 1986, sought an advisory opinion on the former application by the Wiltwyck Chapter of the NSDAR for the replacement of all their existing wood windows, and that on May 26, 2022, the HLPC received Linda Mackey's (former Certified Local Government Representative tasked) opinion on SHPO letterhead advising against the replacement of the existing windows and advocated for restoration, which was subsequently shared with the applicants;
 - The March 26th, 2025, window condition assessment by Stacy Caputo demonstrated that the existing windows are:
 - ...historic to the building and range in age between the 17th and 18th-centuries, which is based on their design, single-hung operation, and construction method, thereby predating the work of Myron Teller;
 - ...unique exterior and interior character defining features that were fashioned by hand in specific dimensions to match each masonry portal using old growth wood, traditional joinery methods, and hand-blow glass lites, and are in restorable condition due to past maintenance and the presence of aluminum and wood storm windows;
 - ...primary issue with the existing windows is the buildup of paint that renders them inoperable and portions of the exterior peeling;
 - ...the proposed replacement windows are custom in size but do not accurately reflect the nuanced dimensionality and irregularities of the masonry portals, are made of modern pine with staple fixtures, incorporate vinyl, double-hung operation, and use of plate glass;

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- The HLPC has examined the window replacement project in accordance with the five (5) criteria listed under §405.26.L.10 (b) of the Form Based Zoning Code as follows: (Note – Due to handwritten discussion notes, staff read the criteria and responses below for the Commission, after which Commissioner Puetz resumed reading)
 - vi. *The effect of the proposed work in changing, destroying or affecting the exterior features of the landmark or Landmark (L) District upon which such work is to be done.*
Removing existing windows as proposed, with current dimensional quality, using NPS standards will negatively affect historic quality and integrity of the structure. Window quality is not the same.
 - vii. *The relationship between the results of such work and the exterior architectural features of other neighboring improvements.*
The juxtaposition of new versus old materials will not equate and will therefore impact one of the key exterior features.
 - viii. *The factors of aesthetic, historical and architectural values and significance, architectural style, design, arrangement, texture, material and color*
Removal of windows over 50 years in age deeply effects the historic integrity and character of the building. Material differences and manufacturing differences as identified in the comparison matrix of Stacy Caputo Report (attached here to) demonstrate difference.
 - ix. *The special character and aesthetic interest that any structure involved adds to the area.*
 - This structure is highly visible from all angles and changing the windows will change the character.
 - It is one of the major structures in a gateway area of the KSHD.
 - The structure is in close proximity to the 4 stone corners and other Dutch colonial structures;
 - x. *The difficulty or impossibility of reproducing any feature or structure involved because of its design, texture, material, position or detail*
More difficult than impossible – material quality is difficult to replace and match. If there were no windows it would be a different situation. Recognizing the key attributes as defined in report are indicative of the reason to retain. Have requested dimensional survey several times of the applicant and HLPC was never presented with information, so difficult for the commission to judge differences and similarities until own professional survey.
 - Pursuant to Section 405.26.L.10.e, the HLPC reviewed Project A in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures (36 CFR 67) and determined that Project A will violate the following standards:
 - 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - 4) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
 - 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic*

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property shall be preserved.

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

And possibly:

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- Based on the combination of documentary, visual, and material evidence sourced by the HLPC to supplement the applicant's materials, the HLPC Finds that replacing the existing 17th-18th century single-hung old-growth wood windows is an inappropriate treatment that will adversely impact the integrity of the structure, and requires that the applicant and property owner must restore the existing windows to maintain the structure's individual integrity and to maintain the integrity of the Kingston Stockade Local, State, and National Historic District;
- The applicant/owner shall engage a qualified historic preservation professional to undertake and complete the restoration work, which may be done in stages over time, in accordance with industry standards and the US Secretary of Interior and the National Park Service's Technical Preservation Briefs as a guide;
- In rendering its determinations, the HLPC references the importance of the following sections of the Form Based Zoning Code:
 - Section 405.26.L.9.a (Legislative Intent) of the Historic Landmarks Section of the Code: The purpose of this section is to provide for the promotion of the educational, cultural, economic, and general welfare of the public through the protection, enhancement, perpetuation and preservation of landmarks and Landmark (L) Districts. The legislative body declares that it is in the public interest to ensure that the distinctive landmarks and Landmark (L) District shall not be injuriously affected, that the value to the community of those buildings having architectural and historical worth shall not be impaired and that said districts be maintained and preserved to promote their use of the education, pleasure, and welfare of the citizens of the City of Kingston and others.
 - Section 405.26.L.9.b. iii (Landmark & Landmark District Façade Materials) of the Historic Landmarks Section of the Code: Façade materials must conform with § 405.14. A-K of the City's Zoning Code. The HLPC may require restoration and construction projects conform with the district's historical conditions and the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- That pursuant to Section 405.26.L.13.e of the Form Based Zoning Code, the property owner shall initiate a regular schedule of maintenance going forward to prevent detrimental effects upon the character of the property itself and the Kingston Stockade Local, State, and National Historic District;
- The proposed work is considered to be a Type II Action under NYCRR Part 617.5 (c) (1) (2)

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- Any material 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 performed.

At this point Commissioner Morano completed reading through the remainder of the Motion for the record.

- 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 Resolved that on the 3rd day of April 2025, the Commission DENIES the Certificate of Appropriateness to the above referenced Applicant, for the work as described herein and in its application to the Commission, pursuant to reasons set forth in the foregoing motion. (Motion – RT; NM – 2nd; KM, AP – yes; MG, EW – recuse).

NEW BUSINESS:

- #55 Fair Street:** Removing one of two entryway doors along Fair Street. SBL: 56.108-2-9. SEQR Type II. Transect Zone: T3N, FSHD, HA. Ward: 5. Meghan Ritchie, applicant/owner.

DISCUSSION: The applicant/owner, Meghan Ritchie, presented her plan to remove one of two existing, side by side, entryway doors along Fair Street. M. Ritchie stated she recently purchased the property which was vacant for about 10 years. The house is within the Fair Street Local Historic District, and they have initiated some in-kind restoration but have more work ahead. M. Ritchie speculated that the dual doors served to separate the former doctor's living quarters from office space. Because the structure is now a single-family residence, M. Ritchie seeks to close off the southern (left) door and fill in the portal with wooden clapboard siding to match the siding that exists on the home: ½ inch by 10-inch with an 8-inch exposure cedar siding. Although they believe that the home was originally white, at some point the owners painted it green, with cream trim and accent features. The new clapboard siding will be painted to match the rest of the structure in Gallery Green (#0015) by Sherwin Williams, which was approved by Staff under a desk review incorporating several in-kind restoration projects.

DECISION: The Commission voted unanimously to in favor of rendering the action a Type II under SEQR 617.5 (c) (1) and (2). Chairman Grunblatt introduced a motion that Commissioners present find as fact that the proposed removal of an existing 2nd-entryway door along Fair Street at 55 Fair Street in the Fair Street Local Historic District, if done according to the plans reviewed, the discussions had, and the procedures stipulated in Section 405-26 L, of Kingston's Zoning Code, is compatible with the historic character of the district for the following reasons:

- pursuant to Sections 405.26.L.11 & 405.26.L.13.a, the Commission determines the application, and all supporting materials are complete for formal review, and that the proposed work requires a Certificate of Appropriateness;
- the proposed work is to take place at the two-story Colonial Revival-style residence of wood construction whose main body has a hipped-roof with interior brick chimneys and asymmetrically-arranged four bay facade at the north western corner of Henry & Fair Streets, which "...is a locally distinctive example of modes

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of Colonial Revival-style architecture - [and] represents the work of a prominent local architect, Charles S. Keefe (1876-1946) - designing a variety of building types including Colonial Revival, Tudor Revival, and Queen Anne. He designed this house for local physician Mortimer Downer in 1938. It is a significant feature within the street scape - [and] appears individually eligible for the National Register as the work of a prominent local designer" (2003, BSIF);

- the applicant seeks to remove the southernmost (left) of two entryway doors which once served to separate the former doctor's living space from his working space;
- that the structure now serves as a single-family residence with no doctor's office or business operation to warrant a double entry;
- that the applicant may close off the southern (left) door and fill in the portal with wooden clapboard siding to match the siding that exists on the home: ½ inch by 10-inch with an 8-inch exposure cedar siding and paint it in Gallery Green (#0015) by Sherwin Williams to match the structure;
- that the HLPC generally recognizes that the proposed work could be undone in the future, if desired;
- that the applicant must retain the original door in storage for future reuse;
- this Certificate of Appropriateness may be used by the owner in applying for the City of Kingston's 10-year Graduated Rehabilitation Tax Abatement Program under Chapter 360, Article 5;
- any future changes or additions to the plans and/or work specifically described and outlined in the submitted application are subject to further review by our commission prior to work's start;
- this Certificate of Appropriateness is valid for one year from this date;
- the Commission's approval does not obviate the need for a Building Permit from the Building Safety Division or any other required approvals from relevant coordinating agencies;

Based on the preceding findings of fact, I move that on the 3rd day of April 2025, the Commission grant a Certificate of Appropriateness to the Applicant, for the proposed work with all conditions as described above. (Motion – MG; EW- 2nd; AP, NM, RT - yes).

4. **#103 Broadway:** Rooftop Solar Installation. SBL: 56.35-2-43. SEQR Unlisted. Transect Zone: T5MS, RWSHD, HA, CZ. Ward: 8. Solar Generation (David Martindale), applicant; City of Kingston-NY, owner.

DISCUSSION: David Martindale, noted that his company, Solar Generation, will be installing a 50kW 125 panel solar system on the roof of 103 Broadway (Kingston's Rondout Neighborhood Center) in the Rondout-West Strand Local, State, and National Historic District. This project is before the HLPC because it is minimally visible as viewed from the public right of way along Broadway and Spring Streets and because the application is considered Unlisted under SEQR. D. Martindale stated that twenty (21) out of the (125) panels will be mounted on the structure's lower flat roof facing the Broadway frontage, and the remaining 104 panels will be atop the structure's taller flat roof at the rear and with some visibility from Spring Street. Each panel will be mounted to the roof via IRONRIDGE BX System for flat roof ballast mounting blocks with no penetrations. The system has a max height of 1'2" off the existing roof and the system will be setback from the structure's existing knee-wall parapet. The plan set was shared and google earth images showing the building from street views, identified how and where some of the exterior line sets would be placed and hidden by either the topography or existing vegetation. D. Martindale stated that the line's will be about an inch-diameter tube hidden in the structure's rear in the corner of a bump-out of the wall and will run down the wall to the existing utility meter. In accordance

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with Central Hudson's request, a disconnect switch will be installed in the rear. All this equipment will be screened by existing reed-grass and will be minimally visible along Spring Street.

DECISION: The Commission voted unanimously to classify the project as Unlisted under SEQR and render a Negative declaration of Environmental Significance. Chairman Grunblatt introduced a motion that Commissioners present find as fact that the proposed 50kW 125 panel rooftop solar installation at 103 Broadway (the Rondout Neighborhood Center) in the Rondout-West Strand Local, State, & National Historic District, if done according to the plans reviewed, the discussions had, and the procedures stipulated in Section 405-26 L, of Kingston's Zoning Code, is compatible with the historic character of the district for the following reasons:

- pursuant to Sections 405.26.L.11 & 405.26.L.13.a the Commission determines the application and all supporting materials are complete for formal review, and that the proposed work requires a Certificate of Appropriateness;
- the proposed work is to take place at the two & three story mid-century hard brick building at the northwestern corner of the intersection of Spring St and Broadway dating to dating to 1971 and which serves as the Rondout Neighborhood Center" (1977, BSIF);
- the applicant shall install a 50.000kW, 125 panel solar system on the structure's flat roofs using IRONRIDGE BX System for flat roof ballast mounting blocks with no penetrations with a max height of 12" off of the existing roof and the system will be setback from the structure's existing parapet;
- that Ralph Pacifico, Professional Engineer, from Pacifico Engineering, PC. provided a structural assessment demonstrating that the roof is capable of carrying the proposed load;
- the HLPC recognizes that rooftop solar systems can be removed in the future with a fair degree of ease and the roof can be restored to its original condition and appearance;
- the rooftop solar system's accessory electrical equipment shall be located in the structure's rear within minimal visibility, thereby conforming with Section 405.14.I.5;
- any future changes or additions to the plans and/or work specifically described and outlined in the submitted application are subject to further review by our commission prior to work's start;
- this Certificate of Appropriateness is valid for one year from this date;
- the Commission's approval does not obviate the need for a Building Permit from the Building Safety Division or any other required approvals from relevant coordinating agencies;

Based on the preceding findings of fact, I move that on the 3rd day of April 2025, the Commission grant a Certificate of Appropriateness to the Applicant, for the proposed work with all conditions as described above. (Motion – MG; RT- 2nd; KM, NM, AP - yes).

5. **#159 Broadway (Kingston Catholic School):** Replacing existing Gymnasium Windows. SBL: 56.35-2-2. SEQR Type II. Transect Zone: T4N, RWSHD, HA, CZ. Ward: 8. Michael Molinelli (Molinelli Architects), applicant; St Mary's Roman Catholic Church, owner.

DISCUSSION: Michael Molinelli, of Molinelli Architects, presented Kingston Catholic School's plans to replace 32 existing aluminum gymnasium windows installed at some point in the 1980s, and which replaced the original double hung wood windows. M. Molinelli stated that the 1980s windows differ in design from the original windows because code required double pane glass, making each sash heavier and the 3-sash solution was the best way to make sure someone could lift the bottom sashes. According to M. Molinelli, the existing late

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replacements do not operate properly, impacting both energy and ventilation. He reviewed the plan set showing the replacement of the 1980s aluminum windows with new insulated simulated divided lite windows that more accurately match the design and texture of the structure's original double-hung wood windows. Older photographs were provided to document the original windows which had been removed.

DECISION: The Commission voted unanimously to in favor of rendering the action Type II under SEQR 617.5 (c) (1) and (2). Chairman Grunblatt introduced a motion that Commissioners present find as fact that the proposed replacement of all gymnasium windows at 159 Broadway (Kingston Catholic School) in the Rondout-West Strand Local, State, and National Historic District, if done according to the plans reviewed, the discussions had, and the procedures stipulated in Section 405-26 L, of Kingston's Zoning Code, is compatible with the historic character of the district for the following reasons:

- pursuant to Sections 405.26.L.11 & 405.26.L.13.a the Commission determines the application and all supporting materials are complete for formal review, and that the proposed work requires a Certificate of Appropriateness;
- the proposed work is to take place at the 2.5 Neo-Classical (1900-1920) school structure with a projecting central pavilion, quoining and grouped windows, at the southwestern corner of the intersection of McEntee Street and Broadway which dates to 1913 and serves as the "Kingston Catholic School" (1978, BSIF);
- the applicant submitted plans and elevations dated March 21st, 2025, to replace 32 existing aluminum gymnasium windows, circa 1980s, that replaced the structure's original wooden double-hung windows, because the later replacements do not operate properly, impacting the energy and ventilation;
- the applicant shall replace the existing windows with new custom fit manufactured Vanguard 3000 Series aluminum double-hung windows by Kelly Windows with grills that more accurately replicate the structure's original wooden windows as viewed in the 1956 property record card photograph;
- that the windows shall be simulated divided lites to maintain an appropriate character for the structure and district;
- any future changes or additions to the plans and/or work specifically described and outlined in the submitted application are subject to further review by our commission prior to work's start;
- this Certificate of Appropriateness is valid for one year from this date;
- the Commission's approval does not obviate the need for a Building Permit from the Building Safety Division or any other required approvals from relevant coordinating agencies;

Based on the preceding findings of fact, I move that on the 3rd day of April 2025, the Commission grant a Certificate of Appropriateness to the Applicant, for the proposed work with all conditions as described above. (Motion – MG; RT- 2nd; KM, NM, AP - yes).

6. **#58 Hunter Street:** Replacing a single 2nd-story wood window. SBL: 56.43-1-10. SEQR Type II. Transect Zone: T5N, RWSHD, HA, CZ. Ward: 8. Alaina Bart (Permit Services, LLC.), applicant; William & Maria Hilgendorf, owner.

DISCUSSION: The owner, William Hilgendorf, and his contractor with Marvin Windows (Name unknown), presented plans to replace nine (9), double-hung wood windows across the structure's rear, north, and south sides. The owner noted the existing windows are mismatched and they are not consistent in type around the

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building. An additional patio door in the rear structure is scheduled for replacement. Staff clarified for all present that only one (1) 6/6 double hung window on the 2nd-floor of the structure's northeastward side is visible from the public right of way along Hunter St. This window is for a 2nd-story bathroom. The remaining eight (8) windows and rear patio door do not require HLPC or desk level review. The application lists the following as the reasons for replacement, and the conditions of the existing 6/6 wood window:

- *...due to rot and overall failure of the glass.*
- *Removal of, "exterior wooden storm windows with grills."*
- *The windows will be replaced for functionality, energy efficiency/ U Factors and for more natural light and fresh air. Energy efficient windows will help sustain the home temperatures with reduced drafts.*

W. Hilgendorf addressed the one window, which he described as minimally visible, would be replaced with a new Marvin undivided fiberglass casement window with ebony exterior colors and white interior with screen. He noted that the interior space is a bathroom, and the new window would be more appropriate. The commission questioned the condition of the window and asked if one of the other windows scheduled for replacement could be restored and installed in this location to maintain the design and integrity of the original fenestration. W. Hilgendorf and his contractor stated that the other windows are all different designs and are in poor condition. Additionally, they would not allow sufficient light or allow frosted glass that would screen the bathroom.

A. Puetz questioned installing a simulated 6/6 screen, but this was deemed inappropriate because the other replacement window in the bathroom will be an undivided casement window. Commissioners debated the impact this would have on the structure and streetscape, given the minimal visibility along Hunter Street via the presence of fencing and an evergreen tree.

DECISION: The Commission voted unanimously to in favor of rendering the action a Type II under SEQR 617.5 (c) (1) and (2) and a motion was made that Commissioners present find as fact that the proposed single north-facing window replacement project at 58 Hunter Street in the Rondout-West Strand Local, State, and National Historic District, if done according to the plans reviewed, the discussions had, and the procedures stipulated in Section 405-26 L, of Kingston's Zoning Code, is compatible with the historic character of the district for the following reasons:

- pursuant to Sections 405.26.L.11 & 405.26.L.13.a the Commission determines the application, and all supporting materials are complete for formal review, and that the proposed work requires a Certificate of Appropriateness;
- the proposed work is to take place at the 2-story vernacular dwelling with a street-facing gable roof and porch on the south side of Hunter Street six (6) parcels south of the intersection of Wurts & Hunter Streets, which "...appears on the c. 1990 Burleigh map of Kingston. The small worker house belongs to no particular style, but it retains its simple 19th-century decorative elements, and has received no major modern alterations" (1977, BSIF);
- the property owners purchased Marvin windows to replace 9 existing double-hung wood windows across the structure's north, east (rear), and south sides and that only the north-facing 2nd-story window is visible from the public right of way along Hunter Street and therefore subject to Section 405.26.L review;

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-
- the applicant proposes to replace the existing 6/6 double-hung wood on the structure's 2nd-story north face with a new Marvin undivided casement window with ebony exterior colors and white interior with screen;
 - the existing 6/6 design is a character of the structure, however, the proposed replacement is deemed appropriate due to limited visibility;
 - this Certificate of Appropriateness may be used by the owner in applying for the City of Kingston's 10-year Graduated Rehabilitation Tax Abatement Program under Chapter 360, Article 5;
 - any future changes or additions to the plans and/or work specifically described and outlined in the submitted application are subject to further review by our commission prior to work's start;
 - this Certificate of Appropriateness is valid for one year from this date;
 - the Commission's approval does not obviate the need for a Building Permit from the Building Safety Division or any other required approvals from relevant coordinating agencies;

Based on the preceding findings of fact, I move that on the 3rd day of April 2025, the Commission grant a Certificate of Appropriateness to the Applicant, for the proposed work with all conditions as described above. (Motion – MG; NM- 2nd; KM, RT, AP - yes).

RECOMMENDATION:

7. Amendments to Kingston Forward Form Based Zoning Code

DISCUSSION: Suzanne Cahill, the Planning Director detailed for the commission a series of proposed amendments to the FBC drafted by the Kingston Zoning Working Group. S. Cahill stated that according to the City Code, amendments must be referred to the Kingston Planning Board, HLPC (where historic properties or districts are impacted), and the Ulster County Planning Board. The items which have been identified are a result of the new FBC being implemented and where adjustments or improvements for clarification are needed. Each of the elements were reviewed with the Commission members. The proposed updates include the following:

- *Parkland Fee Process – creation of a set recreation fee, as opposed to one which is subjective.*
- *Off-Street Parking Standards – removal of the required 1 car handicap (ADA) parking space for developments with 4 or more units.*
- *Minimum First-Floor Height Requirements – previously studied by the HLPC for suggested contextual language the first-floor height requirements within Historic Districts.*
- *Changes to Signage Standards: Clarifying discrepancies. Allowing temporary window covering signage during renovations. Increasing window signage for more than 1 window per business to 2, using neon as a material, providing for signage in certain transects where none is permitted, but commercial uses are allowed, and allowing for hanging signs to swing and not be fixed.*
- *Consistency between the FBC and the New York State Building Code regarding Bed & Breakfast and Home Occupation definitions.*
- *Organizational Matters: adding setback requirements for accessory buildings, providing matrices before chapters as a quick reference tool.*

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For more specific details on the proposed changes, please view the red-lined amendments via the following link to the posted materials:

[https://kingston-ny.gov/filestorage/8399/8491/8499/35761/69177/70760/70822/2025 CC referral for FBC amendments.pdf](https://kingston-ny.gov/filestorage/8399/8491/8499/35761/69177/70760/70822/2025%20CC%20referral%20for%20FBC%20amendments.pdf)

DECISION: The HLPC voted to recommend in favor of the proposed amendments to the Form Based Zoning Code and send said recommendation to the Laws and Rules Committee of the Common Council. (Motion – MG; AP – 2nd; KM, NM, RT – yes).

GENERAL DISCUSSION:

- Commissioner Kevin McEvoy informed the commission that the Kingston Land Trust is close to finalizing a co-ownership of a parcel of land along Sawkill road that contains a Native American Burial ground. Co-ownership will add an additional layer of legal protection to the sacred land.
- Commissioner McEvoy also informed the commission that the new Preservation Advisory Board recently held its first meeting and he will serve as the Secretary.
- S. Cahill informed the Commission that the new Muni Collab HLPC portal will go live next week. Moving forward all HLPC applications will be received through this portal and commissioners will receive automatic updates and access to submitted materials.

Adjourn HLPC Meeting: 9:07 pm (Motion – RT; KM – 2nd; NM, AP, EW – yes).

Next Meeting: Thursday, May 1st, 2025.

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

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Suzanne Cahill, Planning Director



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ATTACHMENT I (Item I):
[2025.4.2 106-122GreenSt DAR Attorney JamesBacon letter](#)

JAMES BRYAN BACON, ESQ., P.C.
Attorney and Counselor at Law
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New Paltz, New York 12561
(845) 419-2338

Historic Landmarks Preservation Commission
420 Broadway
Kingston, New York, 12401

April 2, 2025

Via email

*Re: #106-122 Green Street (Wiltwyck DAR): Window replacement work. SBL: 48.330-3-19.
Wiltwyck Chapter of the National Society of the Daughters of the American Revolution, owner.*

Dear Commission members,

I represent the Applicant and while I cannot attend the April 3, 2025 meeting, my client will be present and will again ask for approval of the DAR's application to replace the Tappen House windows with exact replicas.

My client and I appeared on February 6, 2025 without resolution of the Application and as the HLPC is well aware, the substance of this application has been litigated and the City only prevailed on the procedural question.

Notwithstanding the City's new claimed expert study and non-binding opinion from a sister agency with no jurisdiction, as already ruled by Judge Graff, the DAR has the right to rely on its own experts who maintain the windows require replacement as the best option and that the proposed exact replacement windows do not harm the landmark Stockade district one iota.

In fact, the HLPC has never explained how exact replica replacement windows would negatively impact the District because it cannot. And, nothing in the law supports restoration of the existing windows, all of which were replaced circa 1920.

Please make a determination as soon as possible and in the event of a denial, in order to create an accurate record, each HPLC member must explain exactly how replica windows will harm the Stockade district as it is defined by the criteria in the City Code, i.e.:

In making such determinations, the HLPC shall consider:

- i. The effect of the proposed work in changing, destroying or affecting the exterior features of the landmark or Landmark (L) District upon which such work is to be done;
- ii. The relationship between the results of such work and the exterior architectural features of other neighboring improvements;
- iii. The factors of aesthetic, historical and architectural values and significance, architectural style, design, arrangement, texture, material and color;

- iv. The special character and aesthetic interest that any structure involved adds to the area; and The difficulty or impossibility of reproducing any structure involved because of its design, texture, material, position or detail.

And, specifically, the HLPC must explain how the replica windows fail to “maintain the desirable character of the... Landmark District...out of harmony with existing buildings insofar as character, material, color, line and detail are concerned.” See §405.26(9)(b)(i)-(iii), and (9)(d).

In the event the HLPC denies the DAR’s Application, please accept this letter as an immediate application for a hardship exemption pursuant to §405.26(11) of the City Code, again based upon all the evidence in the record before the Commission.

The Hardship grounds are addressed as follows:

- The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible. Id. at 11(a)(i).

Unlike other most other properties in the District, the Tappen House was bought by the non-profit DAR for charitable purposes and to preserve it and thus hired the pre-eminent architect Myron S. Teller more than 100 years ago to complete renovations. The DAR will continue to operate the Tappen House in a manner to be enjoyed by future generations.

- The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return. Id. at 11(a)(ii).
-

Again, the DAR is not looking for a reasonable return. It is looking to replace the existing deteriorating windows with exact replicas.

- Efforts to find a purchaser interested in acquiring the property and preserving it have failed. Id. at 11(a)(iii).

This is inapplicable. The DAR will never sell the Tappen House. They are the oldest organized preservation group in Kingston and have steadfastly used what meager funds they can raise all for the benefit of future generations enjoying the Tappen House.

In sum, the DAR repeats its demand that the Commission approve its Application without reservation allowing the DAR to immediately replace the Tappen House windows.

Should the Commission deny the DAR’s Application, the DAR requests the HLPC to either grant the requested hardship immediately or deny it so that the DAR may proceed to the Zoning Board of Appeals. The DAR’s experience with the HLPC represents a classic case of overreach and has become the poster boy for precisely why a majority of the public has turned against historic preservation.

Respectfully submitted,



James Bacon

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ATTCHMENT II (Item 2):
[2025.3.26 106-122GreenSt window assesement StacyCaputo](#)

FIELD REPORT

General project and report information	<ol style="list-style-type: none">1. DATE: February 19, 20252. CLIENT: City of Kingston Historic Commission3. PROJECT: 106-122 Green Street, Kingston4. SCOPE OF WORK: Historic Window Assessment5. REPORT PREPARED BY: Stacy Caputo
General property information	<ol style="list-style-type: none">1. YEAR BUILT: Late 17th Century2. HISTORY:<ul style="list-style-type: none">• Dutch Colonial Style Architecture• Known as “Henry Sleight House” after one of the home’s first owners. Henry Sleight was he owner of the home during the Revolution and was the Village President at the time• The home was partially burned during the Kingston Fire of October 16, 1777.• The house was later owned by John Tappen, who published the newspaper, The Plebeian, on the second floor• In 1905, the house was purchased by the Daughters of the American Revolution, Wiltwyck Chapter, who engaged Kingston architect Myron S. Teller to restore it. He installed the Dutch divided door, stoop with settees, and Federal transom and sidelights."

Assessment

1. At a site visit to the property on 2/19/25 the following observations were made:
 - South Elevation – (9) 6 over 6 windows
 - West Elevation – (1) 6 over 6 window, (5) 12 over 12 windows, (2) 6 over 6 windows (narrow, 2nd floor)
 - North Elevation – (11) 12 over 12 windows
 - East Elevation – (3) 12 over 12 windows
2. Based on the written history and from what I observed onsite, the South (front) Elevation of the house was a later addition, the 6 over 6 windows are of slightly of younger age than the east and rear elevation windows. There's one newer 6 over 6 window located on the west elevation of the house that was a later addition. Also, on the west elevation, on the upper floor (furthest south windows) were a later replacement – but can still be dated to approximately late 19th to early 20th century.
3. The windows at the property have all of the characteristics of windows on adjacent houses in the Stockade District of Kingston, built in the same time frame, and are indicative of windows built during late 17th century
4. While I was not able to observe the window sashes at the interior side, from what I viewed on the exterior side, wood forming the sashes is in sound condition and can be fully restored.
5. Other noted additions: lower floor of the house had four light wood storms added and the upper floor has new aluminum storms added.
6. The addition of these storm windows has contributed to the protection of condition of the wood window sashes.

106 Green Steet, Kingston NY:



This photo is of a west facing window at 106 Green St. The storm window, added at an unknown date, may have been added during the early 19th century. Older photos of the structure show the dwelling had an exterior shutter system that would have helped protect the sashes and would have provided a bit of security and protection against weather elements. At first glance, one would think that this is not worth saving, but that's not the case at all. While the window system is weathered, the wood and glass are both sound. The system that's failing is the paint system.

Also, not visible in this photo, are any gaps that may exist due to the jamb being out of square. Those gaps are easily remedied by adding bronze weatherstripping and by making a few minor adjustments to the sashes. Another attribute in regards to increasing the life span of this window system is to remove the current paint, sanding the old growth wood to release the tannins and treat the wood with a treatment of boiled linseed oil prior to painting. This will help protect the wood fibers, increase the rot resistance. Applying finish coats of linseed oil paint will also assist in increasing the lifespan of the windows.

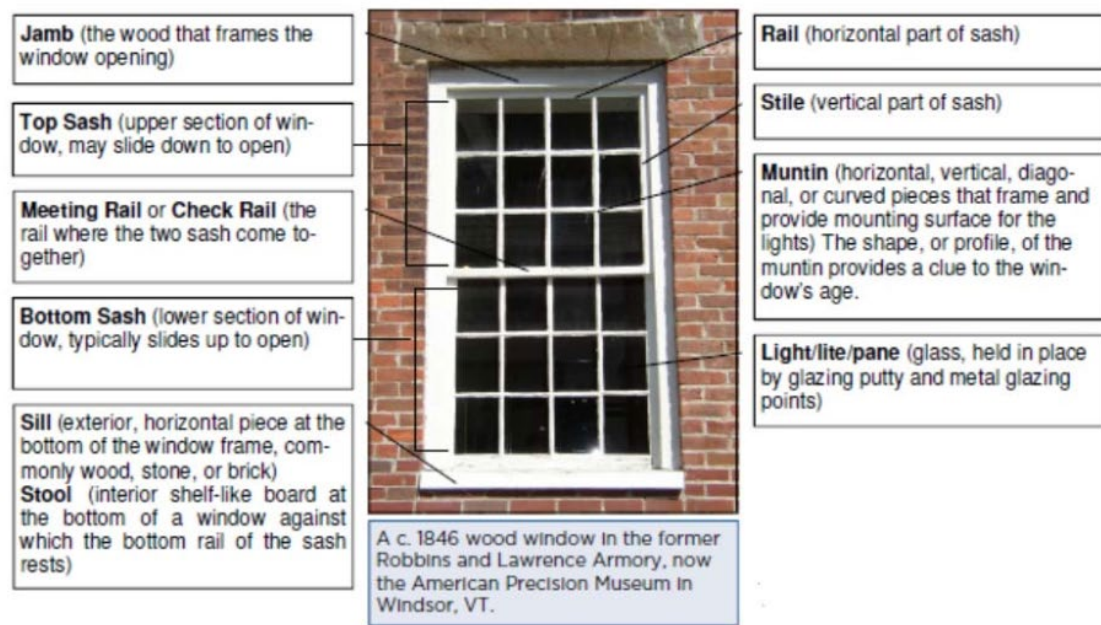
Window System Information:

Originating from the Latin word fenestra, meaning window, fenestration refers to the openings in a building's facade. In simple terms, fenestration can be explained as the arrangement of windows, doors and openings in a building. What was once a rudimentary opening in a solid wall to allow for light and air, windows serve as an intrinsic architectural element of any building or structure.

Just as building techniques evolved and improved over time, so did windows. Fast forward the 17th century AD and the Dutch are settling in the Hudson Valley. Just south and on the west side of the Hudson River is Kingston, the first capital of New York. One of the early Dutch Stone Homes, located in, what is known as the Stockade District, is the property located at 106 Green Street, Kingston New York.

Wood Window Basics

Using this 12-over-12 double hung wood window as our example, here are the basic terms used for wood window parts. This window is called 12-over-12 because there are 12 panes of glass in each sash. Both sashes are moveable so it is called double-hung. If only the bottom sash moves, it is called single-hung.⁵



Key Attributes Of The Existing Windows at 106 Green Street Kingston NY:

1. Constructed with old growth wood, most likely pine or fir. Old growth wood is structurally denser and more rot resistant than modern, young growth wood.
2. Constructed by hand with traditional mortise and tenon joinery, fastened with removeable wood pegs
3. Each part of the sash is made individually, as the sash was made to be disassembled to ease repairs in the event of any damage
4. Each pane of glass is individually installed – in the event one pane is damaged, that individual pane can be replaced.
5. The individual panes of glass make the sash a true 'divided light "sash
6. "Wavy" glass panes cut from mouth blown cylindrical glass
7. Based on viewing and restoring windows in another home, from the same time period, located further on Green Street, the 12 over 12 windows appear to be single hung, with no weight balancing system. This correlates to the time period of the windows being made in the late 17th century. The 6 over 6 windows, located on the front (south elevation) are slightly newer, early to mid 18th century. A larger glass pane, a more narrow muntin and spline are indicative of being made at a later time frame.
8. Hand glazed with linseed oil putty

Existing Windows vs. New Window Sample:

<u>Existing Windows</u>	<u>New Window Sample</u>
1. Constructed From Old Growth Wood	1. Constructed From Young Pine
2. Mortise and tenon joinery with removeable wood pegs	2. Mortise and tenon joinery with staples
3. All parts are made individually	3. Rails and stiles are individual parts, muntins appear to be single part wood grid, also stapled
4. Each pane of glass is an individual mouth blown pane	4. Double pane insulated glass unit; IGU's are individual panes. Insulated glass units are not historical – the seal on IGU's is known to break, argon gas

	escapes, glass ends up with cloudy appearance and can't be repaired.
5. Individual sash parts and panes make these windows true divided light windows	5 The insulated glass units are individual panes, but the rest of the window parts are not individual parts, this window is not easily repairable
6. Existing windows have "wavy" glass	6 The insulated glass units do not have wavy glass. They're made with flat plate glass
7. No weight balance system was visible, time frame indicative of single hung window system, with wood jamb and trim parts, hand molded	7 Sashes are installed within a vinyl lined wood framed jamb, not historical
8. The existing sashes are hand glazed and painted	8 Vinyl clad wood grid is stapled on to frame to create muntins. This method is not historically accurate. Also, the staples cause a perforation in the wood grid material. If left as is, rainwater and other moisture could result in wood rot. When wood is clad in vinyl and other non-permeable materials, when water infiltrates there is little to no air circulation

One last item to note:

After any structure is built, it will settle over time. As a building settles, so do its parts. What was once perfectly square, will shift, and perfectly square corners will be slightly out of square. As a window opening may shift out of perfect alignment the jamb and sashes will also shift. This phenomenon creates a unique opening so that if what's original is removed, any new replacement would have to be custom made to fit perfectly. And, even with a customized new window, the original opening may have to be made smaller for the replacement window to be installed without any gaps. This installation process will change the architectural esthetic and may lead to other structural issues.

With proper care and maintenance, historical wood windows will last for centuries, and function efficiently. Having a proper storm and/or shutter system, along with the proper locks and weather stripping, there is never an advantage to replacing the existing windows of a structure.

Other structures built approximately in the same time frame as 106 Green Street, show similarities in the window systems that were made during that building period in Kingston. These similarities help date the existing windows to the 17th century:



DeWint House, Tappan NY. Built circa 1700.



Senate House, Kingston NY. Built circa 1676.



Tobias Van Steenburgh House, Kingston NY. Built Circa 1700

As can be seen in the photos above, the window systems in the structures captured above are in kind to 106 Green Street. The number of lights per sash are the same. The size of the window openings are similar in size to 106 Green St. And, the shutter systems operate in a similar fashion. All of these attributes date the windows at 106 Green to the same time frame.

Recommendation:

Based on the historical findings on this property and the observed condition of the existing windows, it is noted that these windows should remain in place and not be replaced. The sample of the replacement window that was reviewed at the onsite meeting on 2/19/25, is not a historically accurate replica of the existing windows and would change the look of the home and significantly change the historic value of the house. The existing windows contain characteristics in the glass and the structural elements of the wood sash that lend to the historic architectural value of this building and other similarly aged homes located in Kingston NY.



Stacy Caputo
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