

FRIENDS OF HISTORIC KINGSTON

THE ARCHITECTURE OF THE STOCKADE DISTRICT  
KINGSTON, NEW YORK

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## INTRODUCTION

2. This report follows a request to the New York State Council on the Arts from the Historic Landmarks Preservation Commission of the City of Kingston, New York for consultation in surveying the historical architectural resources of the Kingston Stockade Historic District. This consultant spent two days visiting the district, expertly guided by Dr. Charles Galyon and Mr. Harry Rigby. Limited time did not allow visiting the interior of more than a few buildings, but it was proposed that the evaluation of these buildings be based primarily upon their contribution to the area, as determined by their exterior qualities.

[ This consultant has concluded that as an ensemble, the seventy some buildings noted here comprise an outstanding collection of the work of three centuries. While the stone houses of Kingston may be widely recognized as distinctive, they may have been overemphasized to the detriment of other significant buildings. Indeed, this writer considers a few of the late nineteenth century works here to be of value equal to that of some earlier stone houses.] At a time when broad proposals for urban renewal within the Stockade District are being made, it is critical that preoccupation with antiquity alone does not spare but a few ancient buildings to survive out of their context in a modern commercial area.

This consultant has recommended in this report an alternative method of renewal to demolition and reconstruction.

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He urges development of a comprehensive plan for restoring and maintaining the entire stockade area for continued survival as a living historic district. The unique qualities of the place may be better utilized to attract commerce than injection of disruptive new work which, although "modern", might be anticipated to be of a quality consistent with economic speculation. The Stockade District might preserve and considerably enhance by restoration a genuinely distinctive character such as has attracted tourism to other historic communities. To lose this for the anonymity of mass produced, catalogue assembled, "modern" renewal, so typical of other cities across the country, would be tragic.

[The value of the buildings described herein should not be determined one by one. Here the whole is indeed greater in value, than the sum of the parts, because even the simplest of buildings compliment each other, creating the quality of the neighborhood, the context, without which even the most important monuments (and there are several here) would be less valuable. It is as a collection, representing buildings of many types from many periods, that the survey here should be seen. There are very few buildings listed here which could be lost without impairing the value of this collection of historic architecture as a whole.] One should always ask, as well, whether the replacement for even the simplest of buildings is likely to improve or detract from the quality of the neighborhood.

[The Stockade District is still a remarkably cohesive and viable contained urban area. It wears its historic character with accustomed ease. It is not a museum, it is a lively neighborhood. This consultant hopes that the quality of this unique place may be preserved and enhanced by sympathetic restoration.]

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Dewitt House

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Kington Trust Co.



## I. THE STONE HOUSES

5. Twenty two stone buildings within or adjacent to the stockade area may be considered "houses" because of their original function. Of these, only ten appear to be single family residences today, while three more evidence conversion to multiple dwellings. The extent of alteration and restoration of these residences varies. Two have received later brick fronts; otherwise, all retain significant original quality. Four more of the stone houses are now given to institutional use; three of these seem to be secure, while the future of the fourth institutional building may be questionable. These four structures have valuable historic importance. Of another four stone houses now used commercially, only one has been little altered; two others have been much remodeled on the lower floor, but still show upper floors which are little changed. The fourth of the commercially used stone houses retains no architectural value, but like the others <sup>it</sup> has local historic interest. The final example of these twenty two stone houses within the stockade area is one of the most interesting, and may be the oldest. Unfortunately, it is in ruinous condition, but because of its importance and critical status, it may deserve to be considered first:

The Frog Alley House (sometimes called the Bogardus House) was built just outside the stockade. The unusual form,

adapting one and two floor portions to a sloping site, was probably developed in two stages. The smaller and higher single story section would seem the earlier, and it has been suggested that it may be the oldest of the seventeenth century worth extent in Kingston. It is hoped that archeological research at the site may be undertaken which might establish a date and unearth artifacts. Such a project might interest local "Yorkers" or other youth groups, as well as adult historians.

While the remaining stone walls of the burned-out house may not appear attractive except to the most romantic, early photographs show the distinctive charm of the Frog Alley House. It is a "split level" adaptation to ground sloping on the south side, and on the west shows a "salt box" profile, with a wide overhanging eave on the northern one story side; a characteristic feature of colonial work.

Although little remains except the masonry shell, the architectural distinction, as well as the historical antiquity of the structure, should warrant consideration. Left unattended, these stone walls may fall (or be demolished for safety) within a short time. If there is appreciation and concern for preserving the special historic heritage of Kingston, it should be directed immediately to the Frog Alley House. This is not a large building, and a simple roof and some dozen wood sash to enclose it from the weather and from vandalism,

Frog Alley Ruin

would not be a major restoration project. Certainly, this sort of temporary conservation is not beyond feasibility, and it might allow in the future more complete restoration. This consultant urges that this proposal be given first priority.

Of the other stockade district stone houses, the most typical form is the one and a half storey, gabled roof building. Usually, these appear as one floor buildings, since the second floor windows, if any on the long side, are in dormers above the eave line, which occurs about window sill height on the upper floor. Only the Hoffman House has small windows below the eaves. Of nine others of the type, four are said to have been altered in the mid-nineteenth century by raising a stone gable above the eave line, creating a dormer for additional windows on the second floor. In three of these, double pointed arch windows were used, characteristic of the Gothic Revival style. In all but one of the four alterations, a single gable surmounts the entrance; in the fourth, two gables flank the entrance.

This latter building, the Dr. <sup>JAMES</sup> Elmendorf (?)

(Hazenbush) House is an excellent example of Gothic Revival style, with such features as cut-out verge (or "berge") boards on the rake of the gables and finials at the ridges. The double entrance doors with grilles are of the same style, and the bracketed entrance hood is an element common to all four of these remodelings. Usually the canopy roof is hipped, with

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a concave curvature, and the brackets are elaborately formed. The iron supports under the brackets of the Elmendorf House are unfortunate modern additions (probably required, however) and the two-over-two sash on the ground floor are of the same period as the nineteenth century remodeling. The barred basement windows appear original.

42 Crown St.

8. The Frantz Roggen House is another fine example of nineteenth century adaptation to an earlier stone house. An exceptionally large stone gable accomodates double pointed windows above a curved canopy and diamond-paned entrance door. The latter is inserted into what may be an earlier entrance-way, with side lights. The six-over-six sash have also been retained from the earlier period, as has the simple cornice, which was matched on the rake of the gable. A distinctive nineteenth century dormer appears on the roof. The roofing is of asphalt shingles, as inoffensive in color and texture as any seen in the area, where fire restrictions have limited use of wood shingles. The taste in choice of color for the painted stone walls and wood trim of this house is also commendable, and the rear yard with its fine wood fence is a community asset.

These two buildings are valuable as nineteenth century works of good quality; one should be hesitant about replacing what is honestly representative of one century with fake reproductions of what one assumes to be representative of another. This consultant would not urge "restoration" in 18th century style of these houses.



9. The Abraham Hasbrouck House is another of this type of nineteenth century adaptation, but is actually a double house, with two canopied entrances. The splendid wood brackets are notable here, as are the dutch doors, appearing to be of the eighteenth century, although a glass panel has been inserted in the very wide door on the left. The transom with curvilinear muntins is distinctive, as are flat panelled shutters with good hardware. The dormers and stoops appear modern, but the simple wood cornice seems appropriate to the eighteenth century style. This house is an amalgam of several centuries which is not less interesting or attractive for the variety of its features. Again, one questions whether "authentic" restoration would be a gain or loss.

The Matthys Person House is also a eighteenth century building which received a stone gable above a canopied entrance. Here again, six-over-six sash are retained (perhaps from earlier in the nineteenth century; the original panes probably would have been smaller). The classical cornice and entrance with sidelights are also representative of an earlier taste, but the glazed door is contemporary with the bracketed canopy.

76 Jch St.

If indeed the stone gables, supposedly added to these houses, are not original eighteenth century work, nevertheless, they are identifiable as a characteristic stylistic element of Kingston architecture. We may note that Fritz's Coffee House, a two floor stone building, has a similar gable of wood, which

is purely decorative. Caution is advised in assuming that all gables are later additions, and <sup>in</sup> "restoring" all buildings to the same formula.

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The one-and-a-half storey stone house for which Kingston is most known, of course, the Senate House. There is no question of the value of this building. Here, however, the inappropriate stone addition might be removed without hesitation. It is, at best, a curiosity. An 1871 photograph shows a wood wing in this location which could be reconstructed. The dormers of the Senate House are of a common regional style which, however, do not appear on other houses in the stockade area. Possibly other seventeenth and eighteenth century buildings had such features, which were replaced when availability of glass made larger dormers practical. The interiors of the Senate House are, of course, superb. Again, there is no need to restate the value of this famous structure.

The Jacobus Coenradt Elmendorf House is of the same form, without a stone gable on the long side. The cumbersome dormers, however, are modern, and the brick facing on the right side was added probably in the nineteenth century. The entrance door is also from this time, although the simple canopy, while probably modern, is not inappropriate to the original design. The windows appear to have been rebuilt somewhat smaller in the masonry openings. The simple cornice appears consistent with the early work. The two small second floor windows and the wood gable above, slightly projecting, are typical features, observed on many Kingston buildings. Chimnies are almost

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invariably of brick. This is a seventeenth century house which might well be restored without loss of significant work of other periods.

The Abraham Van Keuren House has been restored, and gives a good general impression of the original appearance of these one-and-a-half floor stone houses. The smaller paned (12 over 12) sash and the simple entrance hood seem appropriate, the dormers slightly less so, and the green asphalt roofing grossly incongruous. In all, however, this is a handsome house which may serve as a model of how attractive and livable an eighteenth century house may be.

The Anthony Freer House, although its lower floor on the street side has been completely altered for commercial use, nevertheless warrants restoration. The side elevation shows characteristic small second floor windows beneath the clapboard filling of the gable above a masonry wall which terminates at ceiling height of the room inside.

At 24 John Street is another house which may be an older stone building of the type, although it has been veneered with brick and otherwise much altered in the late nineteenth century.

The last of ten one-and-a-half floor stone houses of the stockade district is one of the most important and most critically in need of maintenance: the Nicholas Hoffman House. This differs from the others in having small second floor windows (nine paned) located under the eaves, above the

first floor sash. Here, also, the stone wall fills the entire gable, although the two small windows are present in their usual position. Twelve-over-twelve sash are remarkably preserved on the lower floor. This is a special example of its kind, larger in scale and importantly situated. It is badly in need of repair, and should be high, perhaps second only to the Frog Alley House, on a priority list for restoration. It could be one of the most significant landmarks of Kingston and one of the most important examples of its kind in the state.

In addition to the Frog Alley House, there are eleven stone house of a full two storeys in the stockade area. Six of these have gable roofs, and five have hipped roofs. Two of the gable roofed buildings, which may be compared to each other, are the Cornelius Tappan and Egbert DuMond houses. Both have three windows across the full second floor front, with two windows and a door at one side below. The Tappan House has been reputed to be the oldest in Kingston, and stylistically appears to predate the DuMond House. It has the projecting clapboard gable noted elsewhere, here however, extending from eave to eave, with attic windows. The cornice is very simple, but even here there is a slight projection of the roof slope at the eave, giving a profile common to most of the pre-Civil War Kingston gable-roofed buildings. Usually, such a projection accommodated a built-in gutter, a feature employed with remarkable consistency in this locale.

The upper storey of the Tappan House retains unusual

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eight-over-twelve windows; on the lower floor, the upper twelve paned sash remain, but similar sash below have been replaced by single panes. The "salt box" side elevation is distinctive; the roof changes pitch at the juncture of original and added portions. The addition itself appears venerable, however. The front entrance with transom is simple but appropriate for this house at its time and place. The side entrance is not original, and other modern additions are unfortunate. The house had shutters at one time; an old photograph shows louvered shutters above and panelled shutters below. This is a particularly valuable example which should be carefully maintained.

The similar DuMond House appears slightly more refined in its detail, here quite identifiably "Federal" in style (i.e. coinciding roughly with the English Late Georgian Period, 1760-1820.) The fine, small scaled cornice, again with built-in gutters, probably dates from after the burning by British in 1777. The whole design is characteristic by an elegance and restraint, a sense of grace and proportion, which was an attribute of the eighteenth century.

The employment of stucco here contributes to this character; clearly the coarseness of stone would have been inconsistent with the taste exemplified. The stucco has acquired a mellow patina, and should not be over-"restored". The simple dutch door and four light transom are models of understatement; the six-over-six sash are large paned for the

eighteenth century, but such glass might have been acquired. Certainly the scale seems proper for the design. The gable of the two floor portion is clapboarded, and contains a single small window. The rear one-and-a-half storey wing has casement windows on the second floor. Here the masonry is not stuccoed.

The John Tremper House of 1802 was also stuccoed; whether other buildings may have been similarly covered in the Federal period is conjectural. Certainly any attempt to "restore" these buildings by exposing the stone is to be deplored.

14. Of three two floor stone houses with five windows across the second floor, the Teunis Swart (Pennington) House has received a brick front and otherwise retains little of its original appearance. The Abraham Dewitt Low House (Fritz's Coffee House) is a remarkable building of center entrance form, with a wood gable mentioned previously, breaking a classical cornice with dentils. This important feature, contains a large wood medallion. The purpose of the device seems decorative. The entrance hood, with concave curvature similar to others cited, is supported by very richly carved brackets. This, like the double doored entrance and two-over-two sash, dates from the nineteenth century, but is fine in its own right.

The remains of the Jacobus Bruyn House, another two floor stone house with five windows across the front, are saddening. This must have been one of the finest of Kingston houses in its time. An old photograph shows a gambrel roof, but this, like most every other feature of the building, has



disappeared. One of two exposed walls has been replaced by brick, and the lower floor has been completely altered for commercial use. Only a few pieces of interior woodwork, and portions of the masonry walls and wood structure remain. Unless funding should be most generous, this historic structure must be stricken from a priority list as being beyond restoration.

15. The last of the seven two-floor, gabled roofed stone houses is the Dr. Cornelius Coenradt Elmendorph House (Augustine Insurance Office.) Situated on a corner lot, this is of a form unlike the others. There are three windows on the second floor fronting on one street, and two in the gable end facing the other street. The lower floor is much altered, and the smaller wing is modern, but is harmonious in style. The bracketed cornice of the original building appears to be a revision of the mid-nineteenth century.

There are five two-floor stone houses of the stockade area which have hipped roofs. This form was generally employed on buildings of larger, more square plan, and thus it is not altogether coincidental that these are five of the most important houses of the stockade area.

The Anthony Crispell (D.A.R.) House is a splendid example of Federal architecture, beautifully restored. Indeed, it is difficult to discern between original and reconstructed work, so appropriate is the detail. The small, elegant cornice and similarly refined porch and entrance way, with leaded glass side lights and transom, are late eighteenth or early nineteenth

century in style. The six-over-six sash would suggest the later time, although some portions of this building are believed to date from the seventeenth century. The shutters have not yet been replaced, but even without them this handsome mansion must be regarded as one of the landmarks of the region.

16. Equally distinguished is the Dr. Matthew Jansen House. It likewise has five second storey windows across the front and center entrance below, and there is a lower side wing with separate entrance designed for a doctor's office. There is also a one floor wing to the rear. Built directly on the sidewalk, there is no porch, but there is again a fine Federal cornice, here with <sup>MODILLIONS</sup> ~~consoles~~, somewhat larger in scale than the dentils of the Crispill House. Nevertheless, the character is similarly refined in scale. Comment may be made here about the six-over-six sash similar to previous observation. In fact, an early photograph shows twelve-over-twelve sash on the second floor, but six-over-six below, together with a bracketed entrance canopy of familiar form. The same photograph also shows second floor shutters similar in design to those of the first floor. These might be restored.

Another hipped roof house of mansion scale is the Judge Lucas Elmendorf (Risley) House. While original sash have been replaced by single paned sash which destroy the scale, a Federal cornice remains. Here there is a flat portion atop the roof; this might have had a balustrade. The most important feature of the house is a magnificent stone entrance way, notable



in design and execution. Surely this monumental element does not appear to be Federal in character and suggests rather the taste for Italian style, prevalent in the mid-nineteenth century. And yet one may recall that until the 1830's the important Albany architect, Philip Hooker, was designing somewhat in the English Baroque tradition of Wren. Nevertheless, the entrance of this building seems even more massive than might be expected of that architect.

17. The painted glass of the transom and sidelights again suggests a mid-nineteenth century taste. This type of decorative work is disappearing, and should be protected here. The Lucas Elmendorf House deserves to have its sash and shutters restored, and possibly the balustrade of the roof reconstructed, if authenticity can be verified. With relatively little cost, this building could be restored as an important monument.

Nearby is the Jacob Tremper House, another of the large two floor buildings which were hip-roofed; in this instance this is conjectural, as there is presently a mansard roof of the later nineteenth century. The porches appear to date from that time, and contribute to what should be regarded and retained as a good example of post-Civil War work.

The John Tremper House is last of the two storey hip-ped roof houses to be considered, although again a mansard roof has replaced the earlier construction. In this instance, however, photographs show the original form of 1802. This mansion situated across from the Senate House and at the head of Clinton

Avenue, was one of the most important of Kingston's landmarks, and was a distinguished example of Federal style. While usually this consultant would advise caution in replacing authentic work of one period with synthetic work of another, the importance of this building in its location, as well as for its design, seems to warrant restoration to the original form, which is well documented photographically.

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## II. OTHER BUILDINGS OF THE FEDERAL PERIOD

19. The Kingston Academy was an important building architecturally as well as historically, as shown in old photographs. Today, however, it has been unfortunately adapted for commercial use; indeed, it is difficult to recognize the building as the same. The lower floor has been completely altered, an addition constructed to the south and the roof extended, with pediment added on the east side. The cornice and some of the second floor windows may be original, but otherwise the value of this historic structure has been seriously compromised. While it still is more harmonious in context to neighboring buildings than might be a modern structure, the lesson of this example should deter future adaptations which purport to be stylistically sympathetic, but which prove to be detrimental. The Kingston Academy might someday be restored; at present at least the offensive stained wood canopies should be removed.

The Ulster County Courthouse is another historic public building, but fortunately this has fared better architecturally than has the Academy. With exception of entrance doors and steps, the Courthouse has been little changed since its rebuilding in 1818, but there is some speculation regarding some details. It is said that the wings were once stuccoed, and this was later removed to expose the stone. The stucco may



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not have been original, although we have observed its use on two other buildings in the area. Nevertheless, from a purely stylistic point of view, the stucco would have been more to the taste of the time, and better related to the dressed stone of the central pavilion. It should be noted that stone quoins, now regrettably covered by inappropriate shutters, were used at the window jambs, repeating their use on the central pavilion. Were the wings stuccoed, these decorative elements would have been exposed. An old photograph shows the stone wings with more pronounced pointing of masonry joints. Here the decorative effect of the window treatment is apparent. This consultant does not regard the present shutters as contributory, in fact, the uncomfortable way in which they are jammed up against the central pavilion suggests that shutters were never intended. The proportions of the design are better without these modern features. Again, one must warn against an attempt to "restore" every building to conform to the same preconceived pattern.

There has also been raised some question of the consoles of the cornice; it has been suggested that these were later nineteenth century additions, and that at one time there were more of these at closer intervals, which were removed in recent times. While in size these elements do bear some resemblance to the brackets much used at the mid-century, there is nothing stylistically to identify them with this period. Moreover, it should be noted that smaller consoles are found on the cupola. In both instances these appear on an old photograph.



What has disappeared are not any of the consoles, but rather the pair of modillions (or mutules) between the consoles, discernable in the photograph (together with four chimnies). The rear of the building has a cornice with none of these decorative features. Nevertheless, this writer cannot affirm that the consoles of the front are later additions for, although they are not characteristic of the Federal style, neither are they identifiably of the later style.

21. The same old photograph shows an entrance more handsome than the present one. A single solid, panelled wood door appears to have existed prior to the present pair of glazed doors and their redundant transom. Possibly this may have been a pair of wood doors, as a single door would have been very large. But the scale was much better. The fine leaded glass fan and sidelights were more effective in contrast to the solid door; at present the coarse detail of wood-muntined glazing obscures the refined quality of the original work.

The design of the earlier entrance steps was also better suited to the building; the platform was one riser lower (with a step at the door) and the treads returned around the sides to the wall, forming a pyramidal base for the entrance. While there were no railings, and the single step at the entrance may have been hazardous, the effect was much superior. Even with the addition of iron rails, this form of stoop would be preferable.

The entrance door itself was painted some very dark

color; the leading of the glass in fan and sidelights painted white, and all of the surrounding casing, including pilasters and entablature, was painted to match the stone.

22. This consultant strongly urges that the Ulster County Courthouse be returned to its original appearance, even to the replacement of unusual fence and lanterned arch above the sidewalk flanked by gas lights at the curb. Reconstruction of the four chimnies and entrance steps would be the only masonry construction entailed, and new wood entrance doors would not be costly. The fence might be last in order of priority, but its importance in recreating the nineteenth century character should not be underestimated.

Both frame and brick houses were constructed here in the Federal period, in addition to stone buildings. Without question, the finest of these is the John Sudam House, which has been magnificently restored and maintained. Situated on an important corner, this is a landmark in every sense of the word, and it is <sup>a</sup>paragon of Federal Style. It exhibits the same restraint, avoiding showy effects, and the same elegant taste in detail which already have been noted as traits of the late Georgian era. Note in particular the understatement of the entrance, contrasted with the embellishment of cornice; concern was directed to a less obvious place. The surrounds of the front windows are distinctive, and again are models of Federal delicacy. This house is one of the finest of its kind, and its importance extends far beyond Kingston.

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23. Some other frame houses of the Federal period have been modified in detail, but retain much valuable material. The house at 143 Green Street shows wider clapboards on the side than front, as noted on some other early frame houses locally, and while the now-familiar Kingston gable on the front, much as it appears on stone houses, together with its round two-over-two sash, does not appear Federal, and while the cornice seems rather heavy and more akin to the Greek Revival, it is recalled that the cornice of the Sudam House was not small. It is on the interior that Federal work becomes most apparent: a fine original stairway is retained virtually intact, and many original doors carry original hardware. The door casings have a simple backband molding, and the floorboards are uncommonly wide. The basement shows timber construction and suggestion of an early kitchen. While the large six-over-six sash are probably not original, and the entrance doors and eave brackets seem to date from the mid-nineteenth century, there is enough valuable Federal work here to warrant preservation. In this instance, moreover, as the later work evidences no particular distinction, restoration to more fully Federal appearance may be condoned.

Undoubtedly other houses would reveal similar interior features of interest, however, limitations of time precluded such a full study by this consultant. Evaluation of other buildings will be based solely upon their exterior design.



At 95 John Street is a house of the Federal period, altered only in sash (two-over-two) and double entrance, both being of the nineteenth century. Here again, clapboards are wider on the sides than the front, and the heading of the clapboards should be noted, as should the cornice with modillions. The shutters appear to be original; they are flat panelled, with original hardware. Small six-over-six sash appear in the attic, and restoration of smaller paned windows and a more appropriate entrance would, at relatively little cost, restore this good house.

24. At 157-59 Green Street is another house of the same type, with five windows across the second floor front and a center entrance below. While this was probably always a fairly simple house, removal of added gable and porch, of little architectural value, and restoration of entrance and sash would make it a more handsome and valuable building.

Again at 160 Green Street is a house which has a simple cornice of the Federal type, but the character of the building has been obscured by a late nineteenth century two storey porch and modern imitation brick siding. The entrance door is worth retaining as a good example of Greek Revival work, <sup>with</sup> retaining false wood graining.

Next door, is a slightly smaller house which might also be improved by removal of modern siding and late nineteenth century door and porch. The entrance frame is of the Greek Revival style, worth saving, although the simple cornice again

suggests an earlier date.

At 177 Green Street is a large frame house of the period, unfortunately covered with asbestos siding, and with two-over-two sash. Here again the simple cornice, together with a Federal entrance (with transom and colonnettes), suggests an early date, although the door has been modernized.

[Other frame houses which may date from the early nineteenth century, at least, are found at 279 and 296 Clinton Ave. and next to the brick Federal house at Green Street.

25. At 20 John Street is a good house of <sup>the</sup> period; the entrance and side porch are of mid-century style, but are well designed.]

Second in the Kingston Stockade only to the John Sudam House, as an important frame building of the Federal style, is the Abraham Masten (?) House at 308 Clinton Ave. This is another of the two storey, center entrance form, with narrower clapboards on front than on the side walls. The front elevation is well scaled and proportioned with irregularly spaced twelve-over-twelve windows surrounding a fine entrance way of the period. Although again evidencing the period's taste for simplicity, this is a subtle and sophisticated design.

The familiar built-in gutter appears, with a small projecting cornice, supported by small and widely spaced brackets. These do not seem typical of the later mid-century "bracketed" style. They are so simple in design and diminutive in scale as to appear consistent with the Federal work; their employment here may have been functional, supporting the cornice



with its built-in gutter, rather than purely decorative, as were the brackets of the later style.

26. The stockade area contains several brick buildings evidencing characteristics of the Federal style. At 213 Clinton Avenue is a brick house retaining early cornice, but here the French windows appear to be later revisions. Here, also, the entrance way is a fairly modern restoration in the Federal style, perhaps done at the same time as construction of the side porch. There is also a brick house on North Front Street (now a store next to the Cannon property) which shows two small windows in the attic gable, as noted for many other early buildings. At No. 14 Main Street, is a brick commercial building with stepped gables and an original cornice, as well as good dormer windows, which all suggest an early date. Such stepped gables were a common feature of the Federal style.

An excellent example of the use of the stepped gable on an early brick house is the Lloyd LeFever (?) House on Main Street. Although sash are now single paned, there are distinctive stone lintels and a typical entrance way with transom and side lights and porch. The door itself is Greek Revival in style, but may be original, as the traditional design shown by the house as a whole was continued well into the nineteenth century. There is also a good iron fence in front of the house.

A very fine late Federal house, perhaps again to be considered transitional to the Greek Revival in style, is the Professional Building on Clinton Avenue. Here the rather heavy



cornice suggest the later style, although the fine porch is a good example of Federal work which does not appear to be a modern restoration. The lintels, with modified pediment, also suggest an early nineteenth century date. This is a handsome building, very well proportioned, which also retains a good iron fence.

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### III. BUILDINGS OF THE GREEK REVIVAL STYLE

28. While some reference has been made to later styles shown by alterations, the buildings which have been considered generally represent the colonial and what is known as the "post-colonial" or Federal periods. The continuity of an architectural tradition extending from England through the late Georgian period was broken here, as it was there, by the revival of antique classicism, as well as of gothicism and of other romantically "foreign" styles. In this country, a decisive change in taste occurred at about the end of the first quarter of the nineteenth century. Up until this time the Federal style was generic; thereafter, although the old tradition may be evident in some later work, architecture was quite different.

The Kingston Trust Company is an important example of the Greek Revival style. This brick commercial building, although not large in actual dimensions, has a monumental scale, with massive features. The wood entablature and cornice are very heavy, with unusual windows, surrounded by classical wreaths, set into the frieze. The contrast with the earlier taste for the diminutive and elegant, as shown, for example, by the cornice of the Crispell (D. A. R.) house, is evident.

The single-paned sash and entrance doors of the bank building are modern, and are inappropriate in character. Otherwise this is a little altered and a distinctive example of a pre-Civil War commercial building which is of increasing historic

value. It warrants restoration of windows and doors. Handsome as it is, it could, at but minor cost, return to its original appearance, contributing in its important situation to the historic character of the stockade area.

St. Joseph's Catholic Church on Main Street is basically a building of the Greek Revival style, although the present front was probably added late in the last century. The side walls show a large classical cornice, although the arched windows are not typical of the style.

The superb Old Dutch Church by Minard <sup>a</sup>LeFever is without question the architectural glory of Kingston, and one of the finest buildings in the nation. The architect, a native of upstate New York, has attained a wide reputation, although his short life time was less productive than were those of his major contemporary architects in this country.

The splendid stone building of 1852, fairly late for Greek Revival work, is stylistically unique, but shows the influence of classical revival in its battered piers and massive entablature. The spire, although rebuilt, retains traits of Wren, shown as well on the interior. As mentioned earlier, this tradition had never become extinct in upstate New York.

The Old Dutch Church is certainly one of the monuments of American architecture, and its value need not be defended here.

Across the street, the old Parsonage is a good

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example of a frame house of the Greek Revival style. Although the bay window appears modern, the heavy cornice is typical for the style.

30. On Clinton Avenue, at 290 and 294, are two small single storey houses which may be earlier houses, but their present appearance is characteristic of the Greek Revival. At No. 290 the rake of the cornice at the gable and the rear cornice appear Federal in their simplicity, and the large entablature beneath a similar cornice on the front may be a later addition. The door is also of the Greek Revival style, and may be a replacement of the same period. The formers appear modern. At No. 294, there is a similar cornice, but brackets have been added, perhaps later in the century. Here again, there is a Greek Revival door, and more modern dormers. Both of these adjoining houses warrant restoration, in the Greek Revival style.

A good larger frame house of symmetrical Greek Revival design is located at 303 Clinton Avenue. Here, although again the structure might be older, the heavy cornice, distinctive window casings and porch across the front are identifiable as of the second quarter of the century. The six-over-six sash are appropriate; had the house been remodeled from an older one, the windows of the lower floor would have been enlarged at this time.

At 307 Clinton Avenue is another frame house of the period. Also a two storey building, this house has a gable facing the street and a side wing. The latter has a two-floor bay window of a later mid-century, rather than Greek Revival

character. This is very finely detailed, however, and is valuable. It is, of course, possible that a house such as this might have been late for its Greek Revival work, and that the more decorated bay could have been contemporary. Like the house previously mentioned, which is next door, this building is distinguished by window casings, porch and entrance of the Greek Revival style.

31. The fine entrance way, of the same style, salvaged from an old local hotel, has been reused at the modern Bus Terminal on Crown Street. The stuccoed commercial building on North Front Street, occupied by Goodyear Tire Company, shows Greek Revival pilasters at the corners, but the two-over-two sash are later in date. Six-over-six sash could contribute greater to the appearance of this building.

Across the street, at No. 108 North Front, is a great brick mansion in the Greek Revival style. Its size, as well as sandstone lintels and entrance casing, indicate its importance in its time. Although large six-over-six sash remain, the classical wood cornice has been removed, and modern steps and door detract from the appearance. This appears to be a sound structure, which without great cost, could be restored as one of Kingston's most important buildings, usable for many purposes. Consideration of this in current planning is urged. There is nothing else like it in the stockade area.

The body of Greek Revival work in the stockade area (and perhaps in the region) is not as great as is that of other periods. Accordingly, these relatively few examples should be



maintained with care as especially important to the local collection of historic architecture.

#### IV. BUILDINGS OF THE LATER NINETEENTH CENTURY

32. This consultant makes a special plea for these buildings. In a region where historic architecture extends from the seventeenth century, the value of more recent works may be less appreciated than in other parts of the nation, where they record a region's earliest history. Here the richly decorated work of the past century may have represented something too familiar to another generation, which reacted with a taste for simpler things, possibly in newer or probably in more antique styles. Now the so-called "Victorian" work may be distant enough to be reappraised with objectivity. In fact, the pendulum of taste may return it to favor. At any rate, it is representative of its time, and a collection of historic architecture should save for the future whatever a people considered to be the best that they were able to do in their own time.

The simple board-and-batten house at 124 Green St. affords a modest introduction to the period. Although a simple cottage, it is of a form and material associated with the Gothic Revival, one of several mid-century styles. It is the only one of its kind in the stockade area, and its front is little altered, except for steps, rail and dormer.

At 185 and 187 Green Street are two houses, both of the Civil War era, which are similar. At No. 185 the entrance door



and windows, as well as porch, have been modernized. At 187 there is an unusual original porch, and the entrance and window casings are characteristic. The bracket eaves are such a typical feature that some writers have referred to a "bracketed" style.

A small frame house with bracketed eaves is found at 306 Clinton Ave. There is a two storey bay window, but modern siding detracts from the character of the building.

33. There are more brick than frame buildings of the period in the stockade area. One of the best of the masonry bracketed houses is found at 17 John Street. This is a large, square building raised on a high basement. There are shuttered six-over-six sash between stone lintels and sills on the top floor, and transomed french windows on the main floor, opening onto a fine iron balcony. This, like the iron entrance railings, appears original. The low hip roof, made popular with the advent of metal roll roofing, has broadly extending eaves supported on brackets. This is an excellent example of one of several forms of mid-nineteenth century houses.

Across the street, at No. 16, is a house of similar style, also with wide, bracketed eaves. Although also a two and one half storey house, it is somewhat smaller. It has a two and a half floor bay window, however. The entrance porch may have been added in the classical revival style of the end of the century, or may be a retention of earlier Greek Revival detail. Like the house last mentioned, there are here large limestone steps.

The houses at No. 8 John Street and adjoining, on the corner of Clinton Ave, are considered by this consultant to be two of the most interesting buildings seen in Kingston. Almost twins, there are subtle differences between them. Both have hipped roofs of low pitch with wide eaves. The house at No. 8 does not have brackets, as does the companion next door; neither does it have the other's decorative lintels, but its bay windows are decoratively enriched. The pair of bay windows on the front of each house are unusual features; indeed, the plan of these houses, with side entrances, is uncommon, and suggests an inventive designer.

34. The porch at No. 8, with Tuscan columns, may be a replacement of the end of the century, when these classical features were revived. The porch on the corner house, however, is original. Here the columns match the pilasters of the bay windows, and the simple square balusters are consistent in character. The entrance here, arranged in a sort of bay window, repeating the form on the front, is notable.

A good mid-century house of brick with bracketed eaves is located at 304 Clinton Ave. This is unlike the others in being more of a town-house type, abutting buildings at each side (although these are of frame construction, so that there are not common party walls). There are windows inserted between the eaves brackets, and the two-over-two windows of the second floor and the two-over floor long windows of the first floor have curved cast iron lintels. Although, this large, center-entranced house has lost its original doors (which were probably double) it is an example worth restoring and retaining.



A smaller house of different form at 86 John St. has bracketed eaves with a gable roof. Although the porch, and probably the entrance seem to have been altered in neo-Federal style, this is an example of good, simple work of the mid-century.

A commercial building of 2½ storey frame construction, showing bracketed eaves, is presently the Goodrich Tire store on Front Street. Although the modern composition siding is unattractive, this building could be well restored to its Civil War appearance.

35. A style of the era very popular elsewhere but little represented in the stockade is the "Italianate", as it was sometimes called in its time. The good little house at 89 John St. although otherwise of perhaps earlier date, has a side porch in the Italian manner. The front door is not original, and the very simple cornice of the main roof has a built-in gutter; this shows a characteristic profile at the gable end.

The only complete example of an "Italian Villa", as it was sometimes called, to be found in the stockade area is situated at 296 Fair Street. This is, moreover, a very good example of the style. Built of brick, it is unsymmetrical, with a characteristic porch (or it might then have been called a "Piazza"). The balustrade on the steps is not original, and should be replaced. Otherwise this bracketed eaved house is a well preserved example, rare here, of its kind.

Across the street the Firemen's Hall is another bracketed, brick building of the period (1857) showing Italian



influence. The tower here is neo-Renaissance in style. This is a building of considerable charm for its use as well as its style, and it is hoped that it may remain in its original function for the future.

The most important building of this mid-century, Italian-influenced style is the Public School. Although modern sash detract from its quality, this is a handsome structure, soundly constructed of brick with arched lintels. The neo-Renaissance detail is good, and with restoration of windows, this public building could contribute significantly to the stockade area.

36. There are three stockade area buildings in addition to alterations of stone houses noted earlier, which have mansard roofs. These became popular here after the Civil War, for their utility as well as for their novel appearance. At 101 Green St. is a small brick building of distinction, crowned by a handsome slate-clad mansard roof. Although the entrance has been altered, there is good cornice and dormer detail. This is a building worth saving.

Another mansard roofed house is found at No. 12 John Street, although here the front porch and bay windows above it appear to have been added about the turn-of-the-century, in Classical Revival style. The shutters are modern.

An excellent work of the period is the mansard-roofed carriage house at the corner of Green and North Front Streets. This brick building shows fine detail, and has a special period charm. It is regrettable that it has fallen into bad repair, but

it is not yet beyond restoration. It could become one of the most attractive features of the area, if given immediate attention. This is an urgent need, however, if the building is to be saved, and advanced priority is recommended.

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Of several late nineteenth century commercial buildings of interest, the Clemont Building, again with slate mansard roof, is the outstanding. Located at the corner of John and Wall Street, the large structure acquires landmark status. The original metal roof cresting, which has been lost on many buildings of this era, here is retained. Together with the Coratts building next door, this building might be restored on the lower floor to contribute more character to the area than would modern replacement.

This consultant did not record all individual buildings in the commercial center of the area; but in general recommends that a course of sympathetic restoration to original appearance of these buildings be considered as an alternative to demolition. Reconstruction of nineteenth century storefronts, perhaps returning gaslights to the streets, might be far more attractive( and income-producing as an attraction) than construction of conventional modern buildings in the area or, perhaps worse, of fake period commercial buildings, which are rarely convincing. In fact, the economics of modern commercial construction preclude a quality appropriate to this historic area. A good nineteenth century building is better than a bad twentieth century building. This architect has restored many nineteenth century store fronts, and knows that this may be no



more costly than "modern" plate glass and metal construction.

Two other commercial buildings which may be pointed out as appropriate to the area are the Burgebin Building and the neighboring building at 48 Main St. The former is a brick building and on an important corner; the upper floors are suggestive of Greek Revival work, but it is understood the building was constructed early in this century. The lower floor is more evidently of the Classical Revival style of the early Twentieth century; this, however, is very compatible with its surroundings.

38. The brick building at 48 Main St. is a curious work of the same era in a neo-Dutch style. The allusion may be appropriate historically, but stylistically the appearance here of the New Amsterdam stepped gable facing the street is not convincing, when surrounded by so much English tradition. Nevertheless, this small building is well detailed, and contributes interest without being visually disruptive. It represents the taste and attitude of the early twentieth century, and as such should be preserved.

There are two adjoining frame houses at 21 and 25 Main St., which are a pair similar in general late nineteenth century style. The house at No. 21 is marred by a fire escape, and has neo-classical detail of the turn-of-the-century, but is a good companion to the remarkable building at No. 25, which is one of the finest examples of its kind that this author has ever seen.

Dated on its facade 1883, this is a superb example of



29. a sophisticated style identified in England with the designer Eastlake, and in this country by such work of H.H. Richardson as the Watts Sherman House in Newport, R.I. The general type of irregular "picturesque" house much favored by the late nineteenth century is often termed (rather inappropriately) "Queen Anne". The house at 25 Main Street is a pure example of a more special type, with consistent formal vocabulary. Although richly decorative, the effect derives more from inventive use of simple materials than from application of ornamentation. The lower floor is of brick, the upper floor of frame with patterned shingle siding. Turned balusters are used effectively, as are colored glass transoms. There is much special detail, as the date plaque, carved in wood, the octagonal chimney, and the entrance door. Certainly this appears to be the work of a skillful architect, representing the best taste of his time. While very remote in history and in character from the earliest stone houses, it may be a fitting work with which to conclude, suggesting the richness of the collection of historic architecture contained in the stockade area of Kingston, and hopefully encouraging recognition of the value of the later work of the nineteenth century as well as the perhaps more evidently valuable work of earlier centuries.