

**REPORT:  
Pike Plan Canopy History, Integrity, & Eligibility  
(1976-2024)**



**Top:** View of the east side of Wall St. before Pike Plan, circa 1970. Sourced from the Charles Niles Collection <https://www.pinterest.com/pin/114349278016943578/>. **Bottom:** East side of Wall St. with the reconstructed Pike Plan Canopy in place in the spring of 2024. Photo by Ethan Dickerman, HPA.

Prepared for the City of Kingston-NY: Planning Department

Historic Landmarks Preservation Commission

Prepared by Ethan Dickerman, HPA

27 September 2024

## **Introduction & Background**

On August 6<sup>th</sup>, 2024, William Gottlieb Management Co., LLC (WGM) submitted to the Planning Office a Section 405.26.L. 7 of the Form Based Zoning Code (FBC) **emergency landmarking petition** containing 37 signers (out of which only 15 were verified as Kingston residents), requesting the HLPC & Common Council individually landmark the Pike Plan Canopy. The Pike Plan is a colonnaded canopy built between 1973-1976, which is affixed to 44 designated historic structures within the Kingston Stockade Local, State, and National Historic District. The Landmarks section of the City's Code requires 10 signatures from residents to accompany a landmark petition that demonstrates, beyond a doubt, that the proposed structure meets one (1) or more of the code's four (4) criteria and retains sufficient integrity for designation.

Two (2) reports by preservationists accompanied the August 6<sup>th</sup> petition: One written by Walter R. Wheeler, the Senior Architectural Historian from Hartgen Archaeological Associates, Inc. in Rensselaer, NY and the other, by Kerri Culhane, Ph.D., a preservationist and architectural and urban historian based out of NYC. Both reports claim that the Canopy is a significant contributing structure to the Kingston Stockade Historic District and that local landmark and inclusion in the State and National Registers is warranted to protect the resource from demolition by the City of Kingston.

In the 1960s, Kingston's Urban Renewal Agency sought to revitalize the failing uptown commercial area. Wide scale demolition and construction of a modernist mall was proposed, followed by a modernist canopy. In 1969, Fred Johnston, co-founder of the Friends of Historic Kingston and first chair of the HLPC, enlisted John Pike to develop a more historically inspired colonnaded canopy for N. Front and Wall Streets. Pike's design received the most support, such that construction began in 1973 and was completed and dedicated in 1976.

In 2011, the original Canopy was substantially reconstructed and redesigned against the recommendations for removal by the Ulster County Planning Board & National Trust's Main Street program (see February 2009 letter for more) of the State Historic Preservation Office (see April 2009 letter for more). In 2016, the NYS SHPO office expanded the KSHD's statement and period of significance to 1965, declining at the time to evaluate the Pike Plan which was completed in 1976. A walk along N. Front & Wall Street today identifies the incongruous architectural changes associated with Canopy's presence.

To date, SHPO has not issued clear statements on the canopy beyond the 2016 KSHD's amendment (which occurred after the Pike Plan's total reconstruction). To assist with this unique and

complicated preservation matter, HLPC Chair, Mark Grunblatt, Esq., requested City Planning Staff to hire an independent preservation consultant to review the petition, reports, canopy, and the Stockade District's nomination paperwork and provide guidance on the structure's integrity and eligibility for local, SR, & NR designation. This additional report for the HLPC is a synthesis of prior reports by preservationists on the eligibility and integrity of the Pike Plan Canopy and offers a historically sensitive pathway forward for the Stockade District.

### **Petitioner Claims**

The submitted petition claims the Pike Plan Canopy is eligible for inclusion on the local, state, and national levels for the following reasons:

*Pike Plan Canopy would be **eligible for listing as a contributing structure** to the National Register Listed Kingston Stockade Historic District due to its association with significant social events and urban planning history, and its association with John Pike.*

*Further, as set forth in the Reports, the canopy is **eligible for local landmark designation**. Specifically, the canopy:*

- a) exemplifies the broad cultural, political, economic and social history of the City of Kingston...*
- b) ...and the Pike Plan is identified with historic personages or with important events” (Petition by William Gottlieb Management Co., LLC (WGM), 6 August 2024).*

*See section 405.26.L.7 (Landmark Designations) of the City's FBC for more information.*

### **Sorting the Petitioner's Claims & the HLPC's Role**

The Petitioners claim that the Canopy's age, association with significant events, and association with a significant Ulster County watercolor artist warrant recognition and protection through inclusion in the Kingston Stockade Local, State, and National Historic District. Section 405.26.L. 7 of Kingston's Form Based Zoning Code only allows the HLPC to address petitions for individual local landmarks and local landmark districts. There, the petition conflates two critical conflated concepts:

*Local Landmarks vs. State & National Register Listing.  
Individual Local Landmark vs. Contributing Structures within a Historic/Landmark District.*

For the Canopy to be listed as a contributing structure within the State & National Registers, a NYS Determination of Eligibility application must be submitted by the property owner (OR) a 3<sup>rd</sup>-party to the New York State Historic Preservation Office. Inclusion as a contributing structure within the Kingston Stockade National Historic District would require a future amendment to the district's Statement of

Significance (SOS) and Period of Significance (POS). The 2016 amendment to the KSHD defined a POS from the late 1600s until 1965. To include the Canopy in the KSHD, a future amendment must justify extending the POS through Urban Renewal until at least 1975.

At the September 11<sup>th</sup>, 2024, HLPC Public Hearing on this matter, Kerri Culhane, Ph.D., writer of one of the petitioner's reports informed the Commission and the City that she submitted a 3<sup>rd</sup>-party Determination of Eligibility application for the Canopy to SHPO. The Commission may submit commentary on the 3<sup>rd</sup>-party application based on the following: How does the structure meet or not meet the criteria of one or more of the NR's four criteria for listing? Does the structure retain sufficient integrity for inclusion in the NR? Beyond formal commentary by the HLPC to SHPO, the HLPC has little to do with the NR component of the petitioner's claims.

Therefore, it must be understood that the HLPC can only consider the following at its meeting on October 10<sup>th</sup>, 2024: Based on Section 405.26. L.7 of the FBC and the positions taken by the Petitioners, does the Canopy meet the criteria for individual landmark status? The answer and explanations for this question shall be shared with the Common Council of the City of Kingston – the body that confers landmark status upon historic structures.

### **A Critical Timeline of the Pike Plan Canopies**

- **1961:** Urban Renewal Planners propose modernist canopies along N. Front and Wall Streets
- **1966:** City of Kingston Historic Landmarks Preservation Commission Established, Fred Johnston serves at 1<sup>st</sup>-HLPC Chair.
- **1966:** National Historic Preservation Act Passed
- **1969:** Fred Johnston & John Pike propose a more nuanced rendition of canopies, later called the Pike Plan.
- **1973-1976:** Canopies Constructed
- **1975:** Kingston Stockade Local, State, and National Historic District Established
- **1979:** US Department of the Interior/National Park Service developed the Secretary of the Interior's Standards for Rehabilitation.
- **1989:** Crawford & Stearns, PLLC produces a report on the Stockade District with emphasis on the Canopy. C&S recommends removing the Canopy and restoring the facades to the mid-20<sup>th</sup>-century.
- **2009.2.6:** Ulster County Planning Board and the National Trust for Historic Preservation's Main Street Center and Norman Mintz support plans to remove the Canopies.

- **2009.4.1:** Kenneth Markunas of NY SHPO office acknowledges that the Canopies would not have been approved by their office if it had gone for additional review. They were open to removal and restoration of the streetscape and cautioned that retaining the Canopies longer could result in it gaining historic significance.
- **2010-2011:** The Canopies underwent a substantial government funded reconstruction that removed most of the original fabric and features, like the rooftop balustrades, and the addition of new features, like the shed roofs, and skylights. Please see the table below demonstrating the Canopy's changes between 1956 and 2011.
- **2016:** SHPO amended KSHD nomination paperwork, extending the period of significance from the late 17<sup>th</sup>-century until 1965 (roughly 50 years before present). However, the amendment did not evaluate Canopy's significance at the time. (See Section 7, p. 1: [https://kingston-ny.gov/filestorage/8399/8491/8499/35761/63300/67265/67267/2016.7.18\\_KSHD\\_amendment.pdf](https://kingston-ny.gov/filestorage/8399/8491/8499/35761/63300/67265/67267/2016.7.18_KSHD_amendment.pdf))
- **2024.7.10:** Mayor Noble announces plans to remove the Canopies.
- **2024.8.6:** Petition submitted by WGL with two reports by Kerri Culhane, PhD, and Walter Wheeler claiming the Canopy is eligible as a contributing structure in an expanded period of significance for the Stockade District.
- **2024.9.11:** City of Kingston, Historic Landmarks Preservation Commission held a public hearing during which Kerri Culhane, Ph.D. presented and notified HLPC that she submitted a 3<sup>rd</sup>-party determination of eligibility application for the Canopy to the New York State Historic Preservation Office. Also at the meeting, several residents and property owners who spoke requested the Commission not to designate the Canopy as a landmark and encouraged its removal and the restoration of the historically appropriate storefronts and streetscapes.

**Canopy Reports & Claims of Eligibility**

	<p align="center"><u>Pike Plan, City of Kingston by Walter R. Wheeler of Hartgen Archaeological Associates, Inc.</u></p> <p align="center"><b>August 2<sup>nd</sup>, 2024</b></p>	<p align="center"><u>Pike Plan, Uptown Kingston, New York by Kerri Culhane, PhD.</u></p> <p align="center"><b>August 1<sup>st</sup>, 2024 (revised August 30<sup>th</sup>, 2024)</b></p>	<p align="center"><b>Neil Larson Associates, LLC</b></p> <p align="center"><b>September 20<sup>th</sup>, 2024</b></p>
<b>Local Level</b>	<p>Wheeler the canopy meets criteria A &amp; B of Section 405.26.L.7 of the FBC:</p> <p><b>a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community.</b></p> <p><b>b) Is identified with historic personages or with important events in national, state or local history. (Claim = John Pike is an important watercolor artist to local, state, and national histories)</b></p>	<p>Culhane, Ph.D., argued the canopy meets criteria A &amp; B of Section 405.26.L.7 of the FBC:</p> <p><b>a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community.</b></p> <p><b>b) Is identified with historic personages or with important events in national, state or local history. (Claim = John Pike is an important watercolor artist to local, state, and national histories)</b></p>	<p>Larson argued the canopy only meets criteria A of Section 405.26.L.7 of the FBC:</p> <p><b>a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community.</b></p> <p><b>Note 1:</b> N. Larson disputes that the Canopies should be designated because of its association with historic personages of local, state, or national significance because “A far more comprehensive biography and review of his artistic and architectural output is needed for such an evaluation. It would also need to be demonstrated that the Pike Plan, which no longer embodies critical features of his design, is the most appropriate resource to associate him with. Other resources associated with him (e.g. his home, studio, art school) need to be considered before selecting the Pike Plan as his crowning achievement, which it does not seem to be” (Larson, 2024: 7-8).</p> <p><b>Note 2:</b> Section 405.26.L.7 of the Landmarks Code does not institute a 50-year threshold for structures to be considered for designation.</p>
<b>State &amp; National Level</b>	<p><b>Criterion A:</b> The Pike Plan would contribute to an updated Kingston Stockade District nomination under Criterion A, for its association with the Urban Renewal program at a national</p>	<p><b>Criterion A:</b> As an example of a novel preservation-based approach to urban Renewal, the Pike Plan could be considered eligible for local significance for its association "with events " (both historic</p>	<p><b>Criterion A:</b> Pike Plan’s association with Urban Renewal.</p>

	<p>level and for its association with the American Bicentennial at a local level.</p> <p><b>Criterion B:</b> John Pike, prominent watercolor artist who lived in Ulster County</p> <p><b>Criterion C:</b> Structures reflective of the Bicentennial celebration are just now becoming eligible for the National Register. While the Pike Plan was not conceived as part of the Bicentennial celebration, its "colonial" design was certainly dependent upon its associated aesthetic. An updated Stockade District nomination would necessarily acknowledge the Pike Plan as reflective of significant social events and urban planning history.</p>	<p>preservation &amp; urban renewal) that have made a significant contribution to the broad patterns of our history.</p> <p><b>Criterion C:</b> As the work of well-known local artist John Pike, the Pike Plan should be evaluated under criterion C as the work of a master.</p> <p><b>Consideration G:</b> The Pike Plan, constructed between 1974-1976, was not completed until 1976 (48 years ago), however it was conceived, planned and designed between 1969-1974' achieving significance more than 50 years ago.</p>	<p><b>Dispute of Criterion C:</b> Wheeler purports that John Pike was a significant person under National Register Criterion B, but it is not as simple as identifying him as a "well-known" Woodstock artist. A far more comprehensive biography and review of his artistic and architectural output is needed for such an evaluation. It would also need to be demonstrated that the Pike Plan, which no longer embodies critical features of his design, is the most appropriate resource to associate him with. Other resources associated with him (e.g. his home, studio, art school) need to be considered before selecting the Pike Plan as his crowning achievement, which it does not seem to be.</p> <p>The structure now meets the 50-year threshold for the NR. N. Larson also suggests its presence in the Stockade for nearly 50 years embeds it with sufficient significance for inclusion in the KSHD.</p>
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## Assessment of the Pike Plan's Integrity

When assessing a structure's eligibility for local listing, the HLPC must evaluate not just its age, themes, architecture, and associations, but also its integrity. According to the National Register of Historic Places:

*Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven (7) aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.*

### **SEVEN ASPECTS OF INTEGRITY**

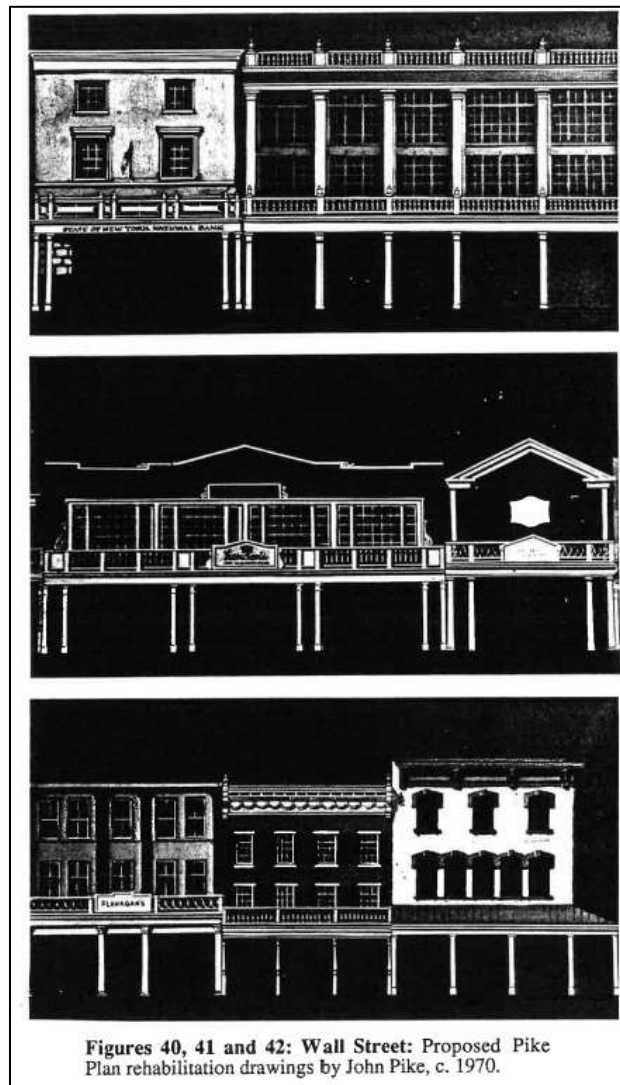
- **Location:** the place where the historic property was constructed or the place where the historic event occurred.
- **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting:** the physical environment of a historic property.
- **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association:** the direct link between an important historic event or person and historic property.

For this section, the author compiled **Appendix I**, containing historic photographs (1956, 1970s, and 2024) demonstrating the substantial changes along N. Front & Wall Streets and to the Canopies since their initial construction completion date of 1976. Commentary identifies critical changes to the historically designated structures the Canopies are affixed to and regarding the Canopys' own integrity. All three reports address the Pike Plan's Integrity in differing terms. Wheeler admits that:



Several of the canopies were renovated, including replacement of components, in 2010-11. This work became necessary due to the decay of portions of the canopies and included installation of standing-seam roofs, removal of roof-edge balustrades and installation of skylights to improve daylighting. New curbs, sidewalk bump-out and street furniture were installed as part of that work. While the loss of the balustrades is unfortunate, it should be noted that they do not appear on Pike's painting of the Plan from 1969" (Wheeler, 2024: 1).

It must be noted here, that while John Pike's initial painting did not include the balustrades, Pike added them to his elevation drawings by 1970 and incorporated them into the final construction, rendering them a character defining feature of the Canopies. The loss of these features, each unique to their associated façade, is emblematic of the "nuanced" design encouraged by John Pike & Fred Johnston in 1969-1970.



**Above:** 1970 Elevation drawings of the Canopies with balustrades. Photograph sourced from Crawford & Stearns Stockade Area Report, 1989.

Culhane, Ph.D.'s report offers a partially expanded concept of integrity for the Canopies:

*While several original canopies remain substantially intact with distinctive posts and brackets tailored to the buildings they serve, all canopies lost their distinctive decorative railings (Culhane, PhD., 2024: 16). - The integrity of the Pike Plan is, on average, fair, with a few extraordinarily intact components and a few losses and reconstructions (see Appendix A for a visual composite of the streetscapes). Rather than evaluating the Pike Plan as an individual resource, however, it should be considered as a contributing resource within the local, state and nationally 'designated stockade Historic District'. As a contributing resource, its integrity should be measured against other contributing resources to the district. A component of a historic district has a lower bar than one that is individually eligible (Culhane, PhD., 2024: 18).*

Culhane, Ph.D.'s reading of Canopy's integrity seems to cherry-pick the retained features as the best, while denigrating the loss of the balustrades and the near total removal and reconstruction that took place in 2010-11. Numerous alterations from the 1976 structure to the post-2011 structure, suggest the Canopies are inconsistent with the design, materials, and intentions chosen by the designer and builders. While categorizing the Canopies as a contributing structure would be more appropriate over an individual listing, Culhane, Ph.D. presents its option as a means of lowering the integrity bar thereby encouraging their preservation.

In contrast to Wheller and Culhane, N. Larson offers the most expanded assessment of the Canopy's integrity to date:

*For historic resources to be considered eligible for the National Register, either individually or as contributing features in a historic district, they first need to pass an integrity test to verify authenticity. Seven qualities form the basis for evaluation, of which a majority is expected to be met: location, design, setting, materials, workmanship, feeling, and association. **The Pike Plan meets the first three, although its design has been compromised, but fails in materials and workmanship as a result of later alterations. The quality of feeling is debatable because people react both positively and negatively to the presence of the canopies and the impact they have had on the facades of pre-existing buildings.** The plan's association with the historic district has already been demonstrated. Enough qualities have been met to make a claim of historic integrity, **but alterations to the design and questionable qualities of feeling reflect on the ongoing issue of its authenticity.** There is not a clear path here, but it appears that the very presence of the canopies over the past 50 years argue for their preservation. They have become a character-defining feature of the Stockade. However, the Pike Plan's structural integrity is an important consideration. Since their construction in the 1970s, the canopies have created no end of maintenance problems leading to a virtual reconstruction in 2010. This latest iteration is now in need of an overhaul. **A strict application of the integrity test, finding that authenticity has been compromised, coupled with the poor physical conditions, and the expense of rehabilitation, which would further compromise integrity, is persuasive** (Larson, 2024: 9).*

Larson addresses each aspect of integrity and acknowledges that the Canopies, as of 2024, only meet three out of seven (3/7; 42.85%) of the aspects expected of a historic structure to be listed on the National Register of Historic Places. The author argues that the Canopies are not a self-sufficient structure/free-stranding structures; instead, the Canopies rely substantially on the structural and contextual support of their associated structures. It is the professional opinion of the author that structures within these contexts proposed for historic designation should exceed the 75% of aspects necessary in the NR integrity test. Public commentary, addressed later in this report, shows greater support for the removal and for the Canopies than retention, many of which cite integrity. For more information on Public Commentary, please see the HLPC webpage's materials for the September 11<sup>th</sup>, 2024, meeting. Furthermore, public commentary OPPOSING designating the Canopies came overwhelmingly from owners of the properties to which they are affixed.

## Public Commentary on the Canopy Landmark Petition

#	Name	Owner of an Affected Property	Written/Spoken Commentary	Position
1	Vince Eckertt	No	W	Designate & Rehab
2	Carmella Marner	No	W	Designate & Rehab
3	Helen Atkinson	No	W	Designate & Rehab
4	Kathleen Yeager	No	W	Designate & Rehab
5	Mark Hoffstatter	No	W	Undetermined
6	Robin J. Kahn	Yes	W	Designate & Rehab
7	Scott A Miller	Yes	W	Designate & Rehab
8	Ann Bredahl	No	W	Designate & Rehab
9	Frank Almquist	No	W	Designate & Rehab
10	Len Waters	No	W	Designate & Rehab
11	Ted Benson	No	W	Designate & Rehab
12	Ken A. (Abatayo)	Unclear	W & S	Undetermined
13	Michael Loksengard	No	W	Designate & Rehab
14	<b>Theresa Lyn Widmann</b>	<b>Yes</b>	<b>W</b>	<b>Opposes Designation</b>
15	<b>Carol Amper</b>	<b>Yes</b>	<b>W &amp; S</b>	<b>Opposes Designation</b>
16	<b>Maria Phillipis</b>	<b>Yes</b>	<b>W</b>	<b>Opposes Designation</b>
17	<b>Joe Concra</b>	<b>Yes</b>	<b>W</b>	<b>Opposes Designation</b>
18	<b>Dominick Vanacore</b>	<b>Yes</b>	<b>W &amp; S</b>	<b>Opposes Designation</b>
19	<b>Trip Thompson</b>	<b>Yes</b>	<b>W</b>	<b>Opposes Designation</b>
20	<b>Jon Hoyt</b>	<b>Yes</b>	<b>W &amp; S</b>	<b>Opposes Designation</b>
21	<b>Robert Hansen-Sturm</b>	<b>Yes</b>	<b>W &amp; S</b>	<b>Opposes Designation</b>
22	<b>John Murphy</b>	<b>Yes</b>	<b>W</b>	<b>Opposes Designation</b>
23	<b>Kathy Sekowski</b>	<b>Yes</b>	<b>W</b>	<b>Opposes Designation</b>
27	<b>John Perry</b>	<b>Yes</b>	<b>S</b>	<b>Opposes Designation</b>
30	Joanne Steele	No	S	Designate & Rehab
31	Richard Heyl de Ortiz	Yes	S	Undetermined
32	Brian Cafferty	No	S	Opposes Designation
<b>Public Commentary &amp; Public Hearing Statistics</b> <b>(9/5 – 9/11)</b>				
Total Comments				27
Written Only – Written & Spoken – Spoken Only				18 / 5 / 4
Non-Owner – Unclear – Affected Property Owner				12 / 1 / 14
Designate & Rehab. – Undecided – Opposes Designation				12 / 3 / 12

## **Conclusion & Recommendations for October 10<sup>th</sup>, 2024, HLPC Meeting:**

Since construction (1973-1976), the Canopies has been a unique, complex, and controversial historic preservation project. For decades, public opinion on the Canopies was split. However, the commentary gathered because of the 2024 petition informs us that a substantial number of N. Front & Wall Street property owners whose properties are impacted by the Canopies oppose designation and want to see the structure removed in the future. Wheeler & Culhane, Ph.D.'s reports are detailed and considerate of the structure's history, design, and integrity, but are weakest regarding associating the structure with a significant architectural theme, arguing that the structure is the culmination of John Pike's work, and that the structure remains sufficient integrity for landmarking.

Because the canopy is not a stand-alone/ discrete structure, like a house or church, Staff argues that eligibility rests on total integrity of design, material, historical associations, and compatibility with the historic districts period and statement of significance. On August 26<sup>th</sup>, 2024, the HLPC hired Neil Larson & Associates: Historic Preservation & Planning Services, to evaluate Wheeler & Culhane, Ph.D.'s reports and the Canopies. N. Larson determined that the Canopies meets Criteria A (a structure associated with significant events to the broad patterns of our history) and the 50-year age criteria for listing as a contributing feature in a future amendment to the KSHD's nomination paperwork. N. Larson also highlights the structure's poor integrity meeting only 3/7 requirements, out of which typically a majority must be met. N. Larson also notes that the poor integrity, existing conditions, and adverse impacts on the designated structures to which they are affixed are unequivocally strong positions.

Appendix I of this document highlights the substantial changes to the Canopies since its initial completion in 1976. Repairs to the structure were constant. By 2009, discussions regarding the removal or reconstruction of the Pike Plan were underway. In February of 2009, the Ulster County Planning Board issued a statement supporting the removal of the Canopies with support from the National Trust for Historic Preservation Main Street program. By April of 2009, SHPO also sent commentary to the Planning Department supporting the Canopies removal and the restoration of the 1950s streetscape. Yet, the City opted to reconstruct the Canopies. The work in 2010-11 was substantial enough to include a period where the structure was absent from the streetscape prior to reconstruction. Reconstruction resulted in the loss of most of the original fabric, the loss of all rooftop balustrades, visible changes to the roof pitches, the inclusion of modern skylights, the shortening of original columns, and the loss of original light fixtures. The changes documented within Appendix I demonstrate the Canopy's integrity was irreparably lost between 2010-11.

Beyond the question of the Canopies eligibility and integrity, is whether it is appropriate to retain the structure when previous studies demonstrated its inappropriateness. In 1989, Crawford & Stearns' wrote a *Historic Rehabilitation and Streetscape Design Plan for the Stockade Area*. At the time of their study, the Canopies were 13 years old, in disrepair, and removal was heavily considered. Crawford & Stearns argued that:

***By contemporary design review standards, the Pike Plan represents a clear violation of the [Secretary of the Interior's Standards for Rehabilitation](#), the guidelines developed in 1979 by the U.S. Department of the Interior/National Park Service in an attempt to provide structure for regulatory reviews dealing with historic properties. Simple comparison of c.1970 photos taken before the construction of the Pike Plan with the appearance of the buildings today suggests that this work violated at least standards #2, #3, #4, #5, #6, probably #7, and #10. While an argument could possibly be made for considering the portico additions to be "contemporary design" under #9, their construction did clearly result in the removal of historic material and the overall design was, at least at its inception, incompatible with the character of the neighborhood (Crawford & Stearns, 1989: 76).***

Colonnaded canopies are inappropriate structures affixed to buildings, which often adversely impact the building's integrity and the streetscape. If a proposal for a canopy were brought before the HLPC in the Rondout-West Strand Historic District, the structure would likely not meet the City's Form Based Zoning Code and would be recognized by the HLPC as violating the same standards identified by Crawford & Stearns for the Canopies in 1989.

The Petition to locally landmark the Canopies initiated several important and broad discussions about the structure's history, design, and integrity. Wheeler and Culhane, Ph.D.'s reports attempt to link the structure to Urban Renewal, John Pike, the Bicentennial, and a model by which other cities followed. While the Canopies are a standing artifact of the Urban Renewal era, it is far from the most impactful and lasting artifact. The East Rondout neighborhood serves as a more appropriate artifact – a place and space where families, businesses, and churches thrived prior to Urban Renewal's thirst for demolition. East Rondout's loss – visible on maps and in life, is an artifact (tangible and intangible) that tells the cruel stories of the Urban Renewal Era in Kingston. Interestingly, the East Rondout perspective seems lost by the Petitioners, Wheeler, and Culhane, Ph.D. N. Larson's analysis cut through the Wheeler & Culhane Ph.D. reports and supports Criteria A (based on the Canopy's association with Urban Renewal) and it's near 50-year age but acknowledged the structure's integrity is poor.

Therefore, it is the position of this author that the Canopy's association with Urban Renewal gives it significance under Criteria A, but that an overwhelming majority of the documentary data

available demonstrates that the Canopies lack sufficient integrity for landmarking and inclusion in the State & National Registers of Historic Places. Landmarking the Canopies will set a bad precedent for the inclusion of other structures in the future retaining little integrity on the local landmark list. Furthermore, it is equally inappropriate to landmark the Canopies, given the documented damage it caused (and could continue to cause) to the original fabric of the historically designated structures along N. Front & Wall Street. Based on the information uncovered, this author supports the 1989 recommendations for the Stockade Area by Crawford & Stearns:

*... the Pike Plan canopy system be removed and that the building storefronts and facades be rehabilitated in compliance with the Secretary of the Interior's Standards. This recommendation is based on the following points, as discussed above:*

- 1. The Pike Plan is an inappropriate intrusion which compromises the historic, early 20th century character of the commercial core area.*
- 2. The Pike Plan is seriously deteriorated and represents an imminent threat to public safety.*
- 3. The City of Kingston would be more likely to receive funding assistance for a revitalization program that included the re-establishment of the historic streetscape (through the removal of the Pike Plan) rather than for the perpetuation of the inappropriate form.*

Lastly, the Historic Landmarks Preservation Commission must continue to accept robust proposals for landmarking additional structures within Kingston that meet the code's criteria. At the same time, preservation and rehabilitation of the existing landmarks is imperative, and it remains the responsibility of the HLPC to carry that spirit forward. Encouraging data driven rehabilitation initiatives is the most appropriate path forward to preserving, cherishing, and telling the unique histories of Kingston's past.

## **Bibliography**

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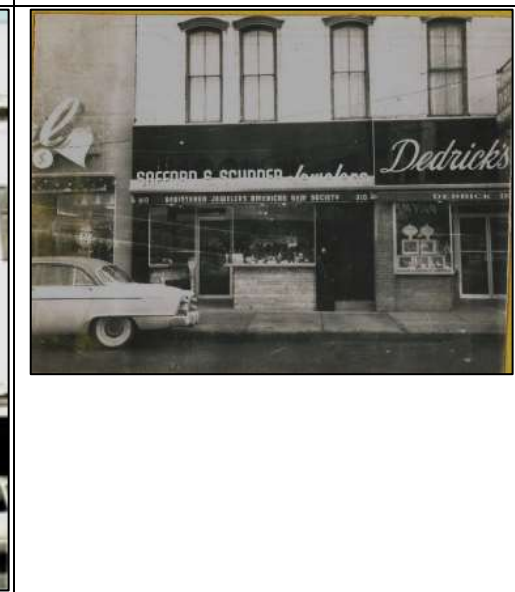
**Appendix I: Wall & North Front Streets  
Architectural & Streetscape Changes  
(1956 - 2024)**

#	Address	SBL	2022-2024 Google Street View	1980s photographs (Assessor & BSIF)	1956 Property Record Card	Integrity Assessment
1	300 Wall St	48.331-2-16				<p>The original canopy obscured a key position of 300 Wall Street's façade.</p> <p>The 2010s reconstruction removed the canopy's character defining balustrades at 300 Wall Street.</p>
2	301 Wall St	48.331-1-19				<p>The original canopy obscured a key portion of 301 Wall Street's façade.</p>



3	302 Wall St	48.331-2-15				<p>The original canopy obscured a key portion of 302 Wall Street's storefront façade regarding signage.</p> <p>The 2010s reconstruction of the canopy added modern readily visible from the public right of way at 302 Wall St.</p>
4	304 Wall St	48.331-2-14				<p>The original canopy obscured a key portion of 304 Wall Street's façade.</p> <p>The 2010s reconstruction removed the character defining balustrades at this location and added modern skylights readily visible from the public right of way at 304 Wall Street.</p>





5	306 Wall St	48.331-2-13				<p>The 2010s reconstruction removed the canopy's character defining rooftop balustrades at this location and added modern skylights readily visible from the public right of way at 304 Wall Street.</p>
6	307 Wall St	48.331-1-18				<p>The original canopy obscured a character defining feature of the façade at 307 Wall Street which was once the location of shopfront signage.</p> <p>The 2010s reconstruction removed the canopy's character defining balustrades and modern skylights were added.</p>

7	309 Wall St	48.331-1-17				<p>The original canopy substantially altered the façade at 308 Wall Street which was once the location of shopfront signage.</p> <p>The 2010s reconstruction removed the canopy's character defining balustrades and modern skylights were added</p>
8	310 Wall St	48.331-2-12				<p>The original canopy substantially obscured a character defining feature of the façade at 310 Wall Street which was once the location of shopfront signage.</p> <p>The 201s reconstruction of the canopy weakened the structure's integrity by shortening its columns and the addition of modern skylights.</p>



9	311 Wall St	48.331-1-16				<p>The original canopy obscured a character defining feature of the façade at 311 Wall Street which was once had an unobstructed view of the business's signage.</p> <p>The 2010s reconstruction removed the canopy's character defining balustrades and modern skylights were added.</p>
10	312 Wall St	48.331-2-11				<p>The original canopy may have played a role in the substantial change's façade at 312 Wall Street which was once a paneled material servings as the primary location for signage. The more recent façade may be a more appropriate restoration to an earlier period.</p> <p>The 2010s reconstruction removed the canopy's character defining balustrades and modern skylights were added.</p>

11	314 Wall St	48.331-2-10			*1956 property record card missing.	The 2010s reconstruction removed the canopy's character defining balustrades and modern skylights were added.
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12	316 Wall St	48.331-2-9				<p>The original canopy altered a character defining portion of 316 Wall Street's façade that initially displayed street facing signage.</p> <p>The 2010s reconstruction removed the character defining rooftop balustrades, the roof pitch changed, and modern skylights were added.</p>
13	317 Wall St	48.331-1-15				<p>317 Wall Street was dramatically altered between the 1956 photograph and the construction of the canopy. Subsequent alterations to the building and the canopy occurred after the latter's construction. For example, the canopy's roof pitch changed, and modern skylights were added at the site.</p>



14	318 Wall St	48.331-2-8				<p>The original canopy was affixed to 318 Wall Street where business signage was once placed. The current columns for the canopy are square, whereas the original appear to be rounded columns.</p> <p>The 318 Wall Street section of the canopy appears to have had a pitched roof, but after the 2010s reconstruction, modern skylights were added.</p>
15	321 Wall St	48.331-1-14				<p>321 Wall Street changed substantially because of the original canopy. Initially the façade displayed signage for street front shops and covered fabric awnings.</p> <p>The original canopy had a flat roof and balustrades. The 2010s reconstruction of the canopy increased the roof's pitch, the balustrades were lost, and modern skylights were added.</p>

16	322 Wall St	48.331-2-7				<p>322 Wall Street's façade changed substantially after the 1956. Evidence of in-filled earlier windows near the large 2<sup>nd</sup> floor window suggests, the post 1956 appearance might be a partial restoration to an earlier façade.</p> <p>The 2010s canopy reconstruction added modern skylights and altered the columns base and trim work near their capitals.</p>
17	323 Wall St	48.331-1-13				<p>323 Wall Street received substantial changes in the mid-20<sup>th</sup>-century before and after the original canopy's construction. The canopy is affixed to the place where signage was, in one case, signage included a substantial movie theater sign and overhang.</p> <p>The original canopy at 323 Wall Street exhibited a flat roof, with a Chippendale-like balustrade, and doric columns. After the 2010s reconstruction, the canopy's roof pitch changed, the balustrades were removed, the columns were shortened and placed on concrete bases, and modern skylights were added.</p>



18	324 Wall St	48.331-2-6				<p>The original canopy at 324 Wall Street is affixed to the place where signage historically hung. The most readily identifiable difference to the canopy, post 2010, is the addition of a modern skylight.</p>
19	325 Wall St	48.331-1-12				<p>After the 2010 reconstruction, the canopy lost two of its four original columns. The remaining two columns were shortened and placed upon concrete pedestals. Two modern skylights were added.</p>










20	326 Wall St	48.331-2-5				<p>The original canopy obscured a substantial portion of 326 Wall Street's shopfront façade.</p> <p>After the 2010 reconstruction, the canopy at 326 Wall lost its iron rooftop balustrades and gained two modern skylights.</p>
21	328 Wall St	48.331-2-4				<p>Before the original canopy, 328 Wall Street exhibited a varied façade that included large panels where the canopy eventually mounted. A retractable awning is visible in 1956.</p> <p>328 Wall Street's canopy displayed a flat roof with balustrades and full-length columns. After the 2010s reconstruction, the canopy lost the balustrades, the columns were shortened, and the addition of modern skylights.</p>



22	329 Wall St	48.331-1-11				<p>329 Wall Street's façade in 1956 displayed signage and awnings where the canopy now mounts.</p> <p>The original canopy at 329 Wall Street displayed a flat roof with balustrades, and full-length columns. After the 2010 reconstruction, concrete piers now support shortened columns, the balustrades were dropped, and the flat roof became pitched with modern skylights.</p>
23	330 Wall St	48.331-2-3				<p>330 Wall Street's façade comprised large panels of an unknown material in 1956.</p> <p>By the time the original canopy was installed, the façade changes to include 3<sup>rd</sup> story windows. The canopy displayed a flat roof, with ornate balustrades, and four full length columns.</p> <p>After the 2010s reconstruction dropped the canopy's balustrades, pitched the roof, and included modern skylights. Concrete piers now support shortened columns.</p>

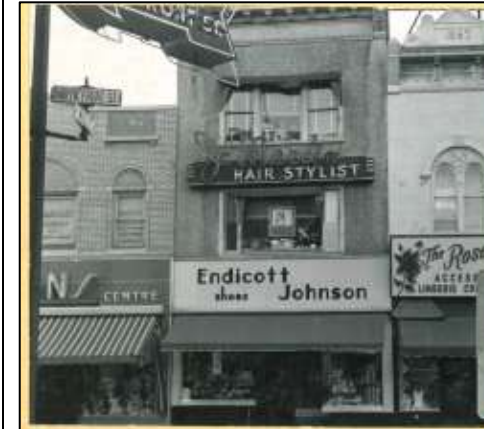
24	331 Wall St	48.331-1-10				<p>331 Wall Street presented signage and awnings at the location where the canopy later attached to the structure.</p> <p>The original canopy at 331 Wall St displayed tall columns, ornate balustrades with a street-facing sign, and a flat roof. The 2010s reconstruction dropped the balustrades and sign, concrete piers now support shortened columns, and the inclusion of two modern skylights.</p>
25	332 Wall St	48.331-2-2				<p>332 Wall Street displayed an art deco façade on the ground level in 1956. The original canopy may have contributed to the loss of this façade.</p> <p>The original canopy displayed a pitched roof with simple balustrades, full-length columns, and arches. After the 2010s reconstruction, concrete piers now support shortened columns, the balustrades were removed, and the roof received a modern skylight.</p>



26	333 Wall St	48.331-1-9				<p>333 Wall Street displayed two storefronts with signage in 1956; the signage corresponds with the canopy's mounting location.</p> <p>The original canopy at 333 Wall Street had a flat roof with balustrades and full-length columns. After the 2010s reconstruction, the canopy lost its balustrades here and piers now support shortened columns.</p>
27	334 Wall St	48.331-2-1				<p>334 Wall Street's façade displayed a wrap feature between the 1<sup>st</sup> &amp; 2<sup>nd</sup> floors that presented signage. The N. Front St façade was mostly plain brick.</p> <p>The original canopy obscured this feature and drastically altered the Front St façade. After the 2010s reconstruction, concrete piers supported shortened columns and roof received several skylights.</p>
28	335 Wall St	48.331-1-8				<p>335 Wall Street displayed three storefronts in 1956 with signage above between the 1<sup>st</sup> and 2<sup>nd</sup> floors.</p> <p>The original canopy was white with a mono pitches roof and wrapped around from wall to N. Front St. After the 2010s reconstruction, the structure was painted black with a green metal roof which received modern skylights.</p>

29 31 N. Front St

48.314-2-3.120



31 N. Front St displayed a radically different and more appropriate façade in 1956.

By the time the original canopy was built, the façade was altered/flattened beyond recognition. The original canopy displayed a flat roof, with balustrades, full-length columns, and iron fencing at the site.


The 2010s reconstruction dropped the fencing and rooftop balustrades. Concrete piers now support shortened columns, and the roof is now pitched and displays a modern skylight.






30	33 N. Front St	48.314-2-3.110				<p>33 N. Front St displayed a radically different and more appropriate façade in 1956.</p> <p>By the time the original canopy was built, the façade was altered/flattened beyond recognition. The original canopy displayed a flat roof, with balustrades, full-length columns, and iron fencing at the site.</p> <p>The 2010s reconstruction removed the fencing and rooftop balustrades. Concrete piers now support shortened columns, and the roof is now pitched and displays a modern skylight.</p>
31	35 N. Front St	48.314-2-5				<p>35 N. Front St displayed a radically different and more appropriate façade in 1956.</p> <p>By the time the original canopy was built, the façade was altered/flattened beyond recognition. The original canopy displayed a flat roof, with balustrades, full-length columns, and iron fencing at the site.</p> <p>The 2010s reconstruction removed the fencing and rooftop balustrades. Concrete piers now support shortened columns, and the roof is now pitched and displays a modern skylight.</p>

32	37 N. Front St	48.314-2-6				<p>37 N. Front St displayed a radically different and more appropriate Italianate façade in 1956.</p> <p>By the time the original canopy was built, the façade was altered/flattened beyond recognition. The original canopy displayed a flat roof, with ornate balustrades, full-length columns, and iron fencing at the site.</p> <p>The 2010s reconstruction removed the fencing and rooftop balustrades. Concrete piers now support shortened columns, and the roof is now pitched and displays a modern skylight.</p>
33	39 N. Front St	48.314-2-7				<p>39 N. Front St displayed a simple Italianate façade in 1956 consistent with others along N. Front &amp; Wall Streets.</p> <p>The original canopy displayed a flat roof with ornate iron balustrades, full-length pronate iron columns, and iron fencing at the site.</p> <p>The 2010s reconstruction removed the fencing and rooftop balustrades. Concrete piers now support shortened columns, and the roof is now pitched and displays a modern skylight.</p>



34	40 N. Front St	48.331-1-7				<p>40 N. Front Street displayed a simple early 20<sup>th</sup>-century storefront and row building façade.</p> <p>The original canopy obscured the traditional placement for signage at the site and hid the storefront from clear view.</p> <p>The 2010s reconstruction does not appear to have altered this section of the canopy much, with exception to new street lighting.</p>
35	41 N. Front St	48.314-2-8				<p>41 N. Front Street displayed a simple early 20<sup>th</sup>-century storefront façade (likely altered) and row building façade.</p> <p>The original canopy obscured the traditional placement for signage at the site and hid the storefront from clear view. New façade material like vitrolite appears to be in place by the 1970s.</p> <p>The 2010s reconstruction of the canopy removed the rooftop balustrades and saw the roof change from flat to a single-pitched roof with modern skylights.</p>

36	42 N. Front St	48.331-1-6				<p>42 N. Front Street displayed a simple early 20<sup>th</sup>-century storefront façade and row building façade. The original canopy obscured the traditional placement for signage at the site and hid the storefront from clear view. The 2010s reconstruction of the canopy may have raised the canopy at this location. It is unclear from photographs if this section contains skylights. Since 2010, this portion of the canopy was painted black.</p>
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37 43-47 N. Front St

48.314-2-9.100












43-47 N. Front Street displayed a fine early late 19<sup>th</sup> or early 20<sup>th</sup>-century Italianate storefront façade (possibly altered) and row building façade.

The original canopy obscured the traditional placement for signage at the site, prevented the use of traditional awnings, and hid the storefronts from clear view.



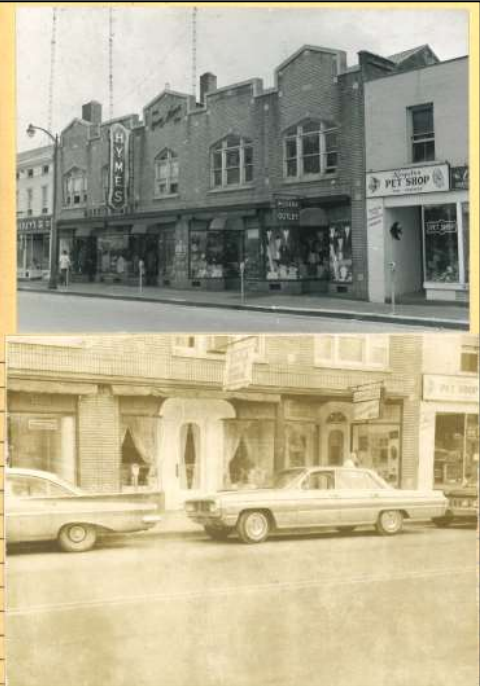



The 2010s reconstruction of the canopy removed the rooftop balustrades at the western portion of the structure and the brackets supports beneath the canopy attached to the columns. The canopy's roof changed from flat to a single-pitched roof with modern skylights.



38	48 N. Front St	48.331-1-4.100	 	 	 	<p>48 N. Front Street displayed two different facades in 1956: one with a street-facing pitched roof with a single dormer, and the other with a more traditional clapboard façade with two 2<sup>nd</sup>-story windows.</p> <p>The original canopy obscured the traditional placement for signage at the site and may have influenced the substantial alterations that merged the two earlier structures into a single flat façade.</p> <p>The 2010s canopy reconstruction removed the rooftop balustrades and modern skylights were added.</p>
39	50 N. Front St	48.331-1-3				<p>50 N. Front displayed a single clapboard façade atop the shopfront in 1956. The original canopy obscured the traditional placement for signage at the site.</p> <p>The 2010s canopy reconstruction removed the rooftop balustrades and modern skylights were added. The canopy's columns were shortened and placed upon concrete piers, too.</p>

40	51 N. Front St	48.314-2-11				<p>51 N. Front displayed a simple brick façade atop the shopfronts in 1956. The original canopy obscured the traditional placement for signage at the site and hindered the use of awnings.</p> <p>The 2010s canopy reconstruction removed the rooftop balustrades and modern skylights were added. The canopy's columns were shortened and placed upon concrete piers, too.</p>
41	53 N. Front St	48.314-2-12				<p>53 N. Front displayed a simple brick façade atop the shopfronts in 1956. The original canopy obscured the traditional placement for signage at the site and hindered the use of awnings.</p> <p>The 2010s canopy reconstruction removed the rooftop balustrades and modern skylights were added. The canopy's columns were shortened and placed upon concrete piers, too.</p>



42	54 N. Front St	48.331-1-2				<p>54 N. Front displayed a simple brick façade atop the multiple and decorative shopfronts in 1956. The original canopy obscured the traditional placement for signage at the site and hindered the use of awnings.</p> <p>The 2010s canopy reconstruction removed the rooftop balustrades and modern skylights were added. The canopy's columns were shortened and placed upon concrete piers, too.</p>
43	57 N. Front St	48.314-2-13				<p>57 N. Front displayed a simple brick façade atop the shopfronts in 1956. The original canopy obscured the traditional placement for signage at the site and hindered the use of awnings.</p> <p>The 2010s canopy reconstruction removed the rooftop balustrades and modern skylights were added. The canopy's columns were shortened and placed upon concrete piers, too.</p>



44	59 N. Front St	48.314-2-14				<p>59 N. Front displayed a simple brick façade atop the shopfronts in 1956. The original canopy obscured the traditional placement for signage at the site and hindered the use of awnings.</p> <p>The 2010s canopy reconstruction removed the rooftop balustrades and modern skylights were added. The canopy's columns were shortened and placed upon concrete piers, too.</p>
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