

**VISUAL IMPACT ANALYSIS**

August 7, 2019

**The Kingstonian Project**

Kingston Development LLC

JM Development Group LLC

**Simulations from Ten Vantage Points**

Prepared for:

**CITY OF KINGSTON PLANNING BOARD**

420 Broadway

Kingston, NY 12401

Prepared by:

**MACKENZIE ARCHITECTS, P.C.**

The Kingstonian  
Kingston, NY  
August 7, 2019  
City of Kingston HLPC Application

Item #9 of the Secretary of the Interior's Standards for Rehabilitation offers particular relevance for this project; it says "*Contemporary design for.....additions to existing properties shall not be discouraged when.....such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.*" We have endeavored to incorporate compatibility as the foundation for our design approach to the project.

Our primary historic considerations for the overall development included the following goals, all of which are consistent with the City's Heritage Area Management Plan;

1. Enhance the overall fabric of the Stockade District through restoration of the edge along Front Street;
2. Maintain particular sensitivity to the North Front Street presence with respect to the immediate context and the surrounding Stockade District in terms of:
  - a. project scale,
  - b. building character,
  - c. materials,
  - d. color, and
  - e. fenestration;
  - f. detailing;
3. Establish a restored presence for the Kingstonian Hotel, recognizing that the original had been altered significantly over the years;
4. Use the Montgomery Ward building (built 1901, demolished 1968) as the most recent historic precedent for consideration along North Front Street west of Fair Street;
5. Enhance the overall commercial viability of the Stockade District through infusion of needed uses currently unavailable or underserved;

Our strategy for addressing each of above goals is as follows:

1. With regard to the North Front Street edge, our new building will reestablish and maintain the same setback line as existing adjacent buildings to the west along Fair Street, which was lost with the demolition of the Montgomery Ward building. The new Kingstonian Hotel will match the original version's placement to complete restoration of this edge of the Stockade District.
2. With regard to the North Front Street presence, we have employed the following measures;
  - a. the primary massing scale of three stories is similar in height to existing three and two story buildings to the west; the strong cornice line at the third level reinforces this relationship; the fourth level matches the overall height of the Kingstonian Hotel to comfortably frame the Fair Street amenity plaza, but is set back with a low key aesthetic treatment to diminish its impact once we shift away from the corner;
  - b. sympathetic to elements found in many other Stockade District buildings (along Wall Street: 302, 304, 306, 308-310, 309, 312-316, 317, 318, 319-321, 322, 323, 324, 326, 328, 330, 331, 332, 334, 335), we have employed the use of:
    - i. brick masonry;

- ii. punched openings;
    - iii. stone sills and lintels;
    - iv. opening proportions similar in scale;
    - v. larger ground level glazing for commercial uses;
    - vi. strong cornice expression;
  - c. Our building near Fair Street features a corner entry, height, curved edge and scale that recall the Stuyvesant Hotel; the upper levels feature three sided double oriel windows similar to the Nekos Bros Building at 309 Wall Street;
3. The Kingstonian Hotel reconstruction is based on best information available from original photos. Our intent is to use clapboard siding, detailing and wood trim to match; no color information is available that we have found, but our intent is to use a palette appropriate to the style and sympathetic to other neighborhood buildings.
4. With regard to Montgomery Ward, our building uses elements that reference the original building in several ways:
- a. a new brick masonry volume similar in height to the oversized MW two stories;
  - b. continuity of façade expression along North Front Street from Uncle Willy's to Fair Street;
  - c. a continuous heavy cornice expression along Front Street;
  - d. use of a transom windows;
  - e. use of brick masonry;

All of these elements serve to effectively reestablish a strong edge for this section of the Stockade District;

5. As noted on Page 8 of the NRHP amendment, 1895 to 1965 was considered to be the commercial heyday for this district. We believe that the introduction of neighborhood housing, restoration of a hotel presence, the addition of infill commercial uses along North Front Street and the discreet introduction of convenient parking will only serve to further enhance the viability of this district. We also believe that the creation of a public park to replace Fair Street will provide a valuable focal point for activities and a sense of place for the area as envisioned in the City's Heritage Area Management Plan; it also provides an opportunity to preserve the views of the mountains to the north and a sense of transition offered by the original bluff edge of the stockade.



**Kingston Mixed Use Development**

**1 - Wall Street and North Front Street - Original**

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Poughkeepsie, New York  
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**Kingston Mixed Use Development  
2 - Wall Street from Peace Park at corner of  
Crown Street - Original**

**JM Development Group LLC  
Poughkeepsie, New York  
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**Kingston Mixed Use Development  
2 - Wall Street from Peace Park at corner of  
Crown Street**

**JM Development Group LLC  
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**Kingston Mixed Use Development**

**3 - Wall Street and John Street - Original**

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3 - Wall Street and John Street**

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**Kingston Mixed Use Development  
4 - Fair Street near Friends of Senate House  
Building - Original**

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**Kingston Mixed Use Development  
5 - Senate House Lawn at corner of North Front  
Street and Clinton Avenue - Original**

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**Kingston Mixed Use Development  
6 - Schwenk Drive looking towards Fair St/Plaza  
Entrance - Original**

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Kingston Mixed Use Development  
7 - Intersection of Plaza Entrance/Fair St and  
Schwenk Drive - Original

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**Kingston Mixed Use Development  
8 - Kingston Plaza Parking Lot at MAC Fitness  
Entrance - Original**

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**Kingston Mixed Use Development  
9 - Schwenk Drive near Catskill Hudson Bank  
Offices - Original**

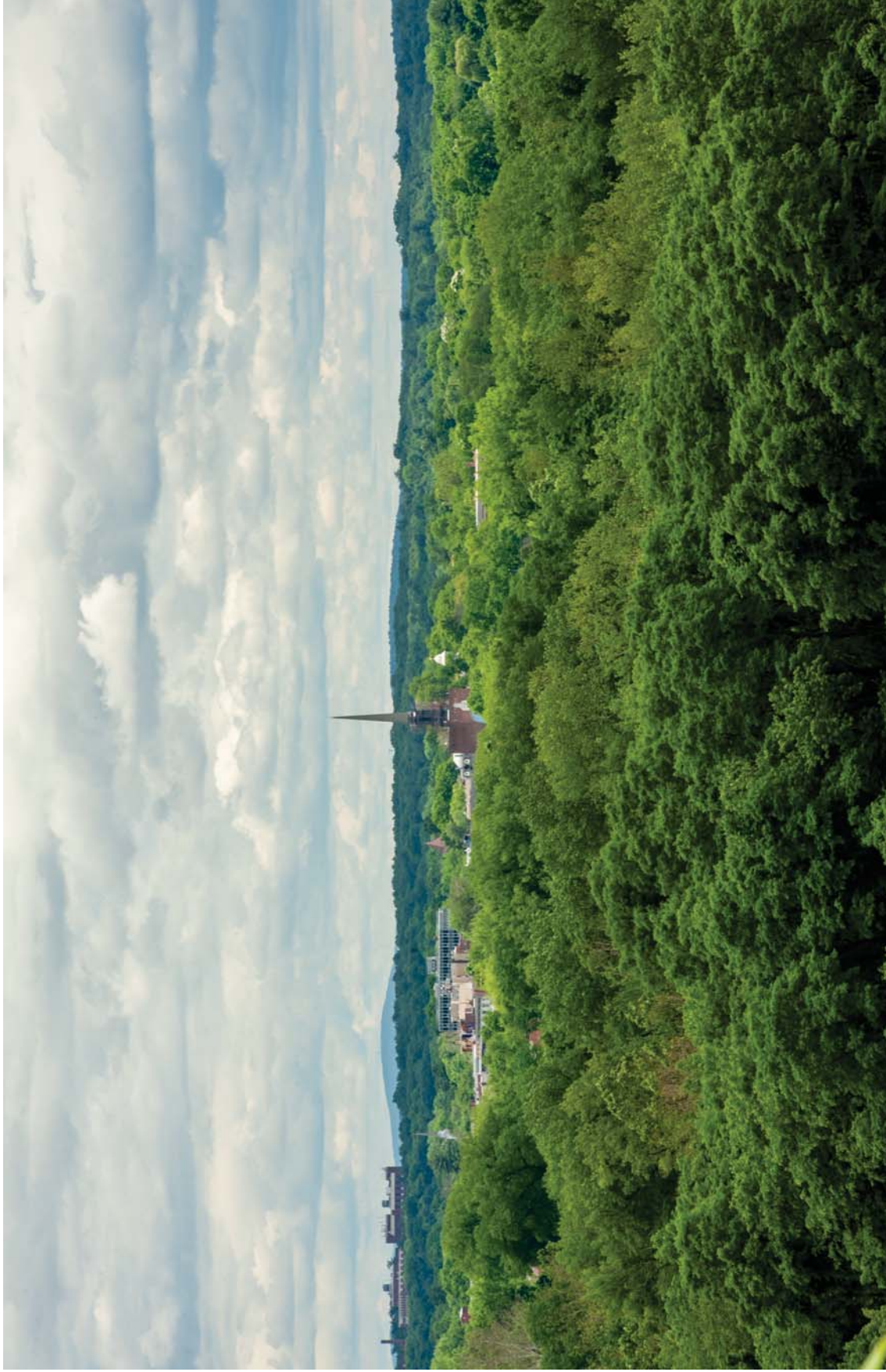
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**Kingston Mixed Use Development  
10 - Rodeway Inn/Skytop Motel/Restaurant  
overlooking uptown Kingston - Original**

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