



—★ KINGSTON, NY ★ EST. 2019 ★—

Uptown Revitalization Project

September 26, 2019

City Planning Staff

Historic Land Preservation Committee

Historic Heritage Area Commission

JM Development Group, LLC

Herzog Supply Co., Inc.

Historic Standards for Rehabilitation

*“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 property, neighborhood or enviroment.”*

- Item #9 of the Secretary of Interior's Standards for Rehabilitation



Design Philosophy

*“Always design a thing by considering it in its next larger **context** - a chair in a room, a room in a house, a house in an environment, an environment in a city plan.”*

- Eliel Saarinen

*“Design depends largely on **constraints**”*

- Charles and Ray Eames



Stockade District

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Stockade Historic District is the area of the original Kingston settlement located generally within the Stockade bounded by the present Clinton Avenue on the east, North Front Street on the north, Green Street on the west and Main Street on the south. Rear property lines of the far side of each perimeter street form the district's boundaries. The district is extended along the east side of Converse Street to include the Lowe-Bogardus ruin and site.

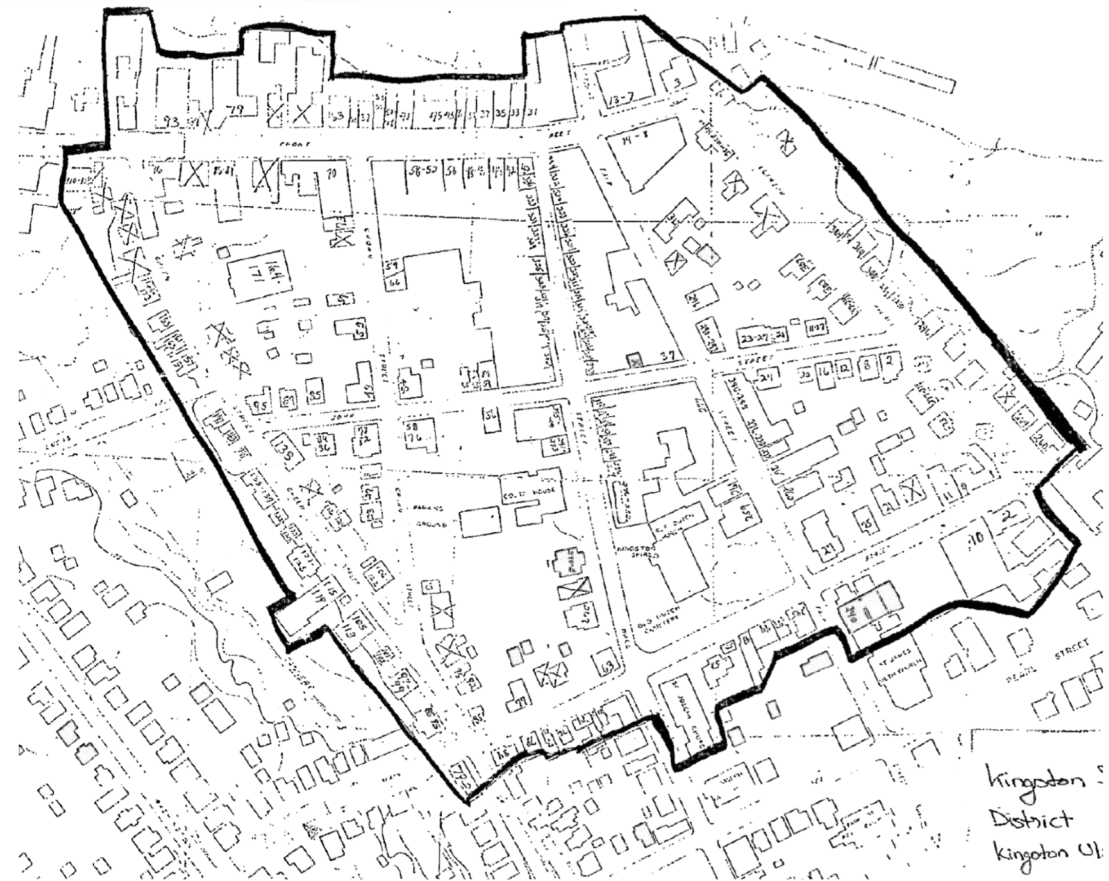
An eight block district, the Stockade has developed as the center of the city of Kingston and is now the Kingston business district, as well as an important focus for county government. The district consists primarily of residential and commercial sections with the western half heavily residential in character, while business and commerce are focused in the eastern section. The uptown business district is mainly on Wall and North Front Streets, while Fair and John Streets are partly commercial (professional offices). Crown and Main Streets are partly commercial in function, but quite residential in flavor. Green Street is predominantly residential with single family and multiple dwellings.

Located within the district are eight late 17th century stone houses, plus approximately another dozen such structures dating from the 18th and early 19th centuries. They were symmetrically planned one-and-a-half or two-story residences. Many are still used for this purpose, but some have been converted for commercial purposes. At the four corners of John and Crown Streets a unique grouping of four such stone houses survive.

In addition to the distinctive stone houses are late 18th and 19th century homes of frame and brick. These structures reveal changing influences of styles from the Federal to Greek Revival, Italianate and French Mansard. Most of the residences are two or three story structures, built of stone, clapboard, or brick, with some stucco present. Many of the structures have gable roofs often with an additional projecting center gable or with gabled dormers. Elaborate doorways, many with transoms and sidelights and shuttered windows, are characteristic of the fenestration found on the front facades of the residential structures.

The many commercial buildings on Wall Street were constructed in the highly decorative style of the mid-19th century. They are predominantly three or four story brick structures with flat roofs and decorative cornices.

Within the Stockade Historic District is the smaller Clinton Avenue Historic District listed on the National Register in March, 1970. That district includes all of Clinton Avenue between Westbrook Lane and North Front Street, North Front Street between Clinton Avenue and Fair Street and the east side of Fair Street between North Front and John Streets.



Multifaceted Site



Site Plan – Level 1



The image is a detailed architectural floor plan of Level 3 of a building. The plan is oriented with a north arrow pointing towards the top right. The building's footprint is irregular, with a large central parking area and several smaller sections. The parking area is labeled 'PARKING 34 PARKING SPACES' and 'PARKING 55 PARKING SPACES'. The building is divided into several functional zones, each color-coded according to the legend: Circulation (light grey), Apartments (teal), Retail (orange), Public Space (yellow), Pool (blue), Support (dark grey), Hotel Suites (green), and Parking Garage (purple). The plan includes numerous labels for specific areas, such as 'LEVEL 3 ENTRY', 'STAIRS', 'LOBBY', 'MECH', 'POOL', 'HOTEL SUITES', 'PUBLIC LOBBY', 'DROP-OFF ZONE', 'SKYLIGHT ABOVE', 'PEDESTRIAN BRIDGE', 'SCHWAB DRIVE', and 'FAIR STREET'. The plan also shows various mechanical rooms, restrooms, and storage areas. The overall layout suggests a multi-functional building with a mix of residential, commercial, and public spaces.

Legend:

- Circulation
- Apartments
- Retail
- Public Space
- Pool
- Support
- Hotel Suites
- Parking Garage

- Circulation
- Apartments
- Retail
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- Pool
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Site Plan – Level 4



Interactive Fountain

Place de l'Hôtel de Ville (Quebec City Hall)



North Front Street



Hotel Color Option 1



Hotel Color Option 2



Hotel Color Option 3



Old & New Blend:



View along Pedestrian Plaza



Lumber Yard/Railroad Facility Mid-19th Century Precedent



Montgomery Ward Precedent









Lace Mill Building – Live/Work



Site Section



Legend	
	Apartment Units
	Retail
	Public
	Support
	Parking Garage
	Pool

View from Schwenk Drive



Visual Impact from Kingston Plaza



Bridge Precedent



Schwenk Drive from Northeast



Preservation versus the Automobile



Blank Slide

Site Plan – Level 1





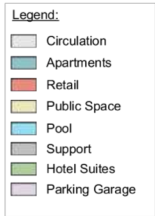
Site Plan – Level 3



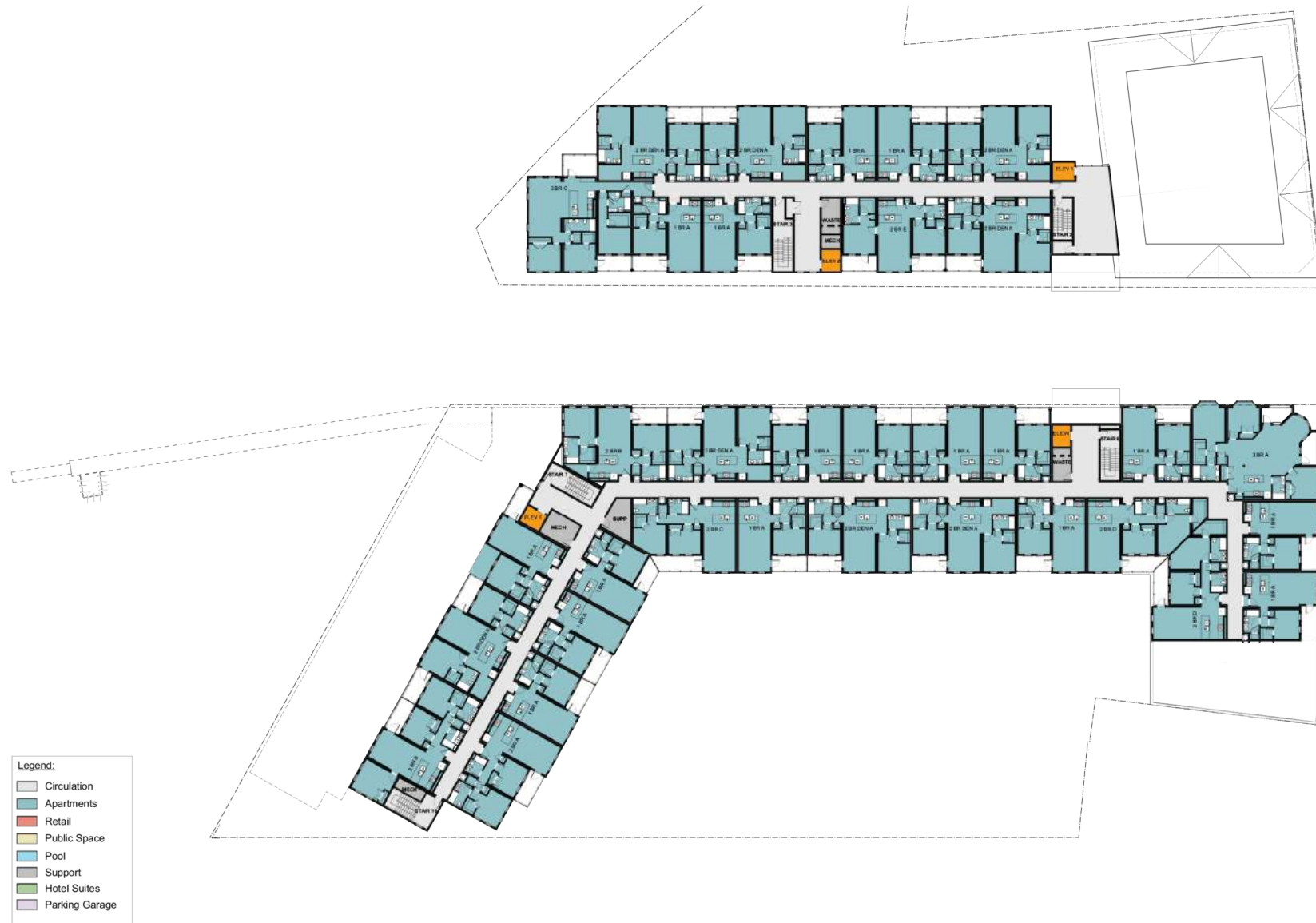
- Legend:**
- Circulation
 - Apartments
 - Retail
 - Public Space
 - Pool
 - Support
 - Hotel Suites
 - Parking Garage

Site Plan – Level 5





Site Plan – Level 7



Blank Slide

Schwenk Drive from Northwest



View up Fair Street



View from Kingston Plaza



View along North Front Street



Design Evolution

October 2018



January 2019



Current Version

Substituted cut-out porches

**Previous: EXTERIOR
Porches**



**Now:
Punched-Openings**



Removed Glass Atrium

**Previous: WITH
Glass Atrium**



**Now: WITHOUT
Glass Atrium**



Inspirational Architecture



Stuyvesant Corner
Fair St.

Inspirational Architecture



308 Wall St.
Double-bay windows

Inspirational Architecture



Montgomery Ward Building

North Front St.

Schwenk Drive from Northeast



View of Amenity Courtyard



Live/Work



Visual Impact - Wall St & North Front



Visual Impact - Senate House Lawn



Visual Impact – Schwenk Drive



Option 2



Option 3



Visual Impact View – Schwenk Dr. near Catskill Hudson Bank Offices



