

# NY MAIN STREET PROGRAM

The Kirkland Hotel and Uptown Kingston

The uptown Kingston historic district is referred to as the Stockade District. Historical significance of the area dates to the revolutionary war period. Mall development in the town of Ulster over the last 30 years have aided to the decline in investment of retailers in this area. The following photos will be in tour order

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325 Wall St. Law offices of Mitchell Spinac

Grant Amount \$ 10,000 Owner Amount 10,000

Original plan was to remove artificial brick and vinyl siding and to restore sign and install new glass and glass doors, EXAMPLE OF NON COMPLIANCE PROJECT – CONTRACTOR DID NOT INSTALL AS PER APPROVED PLANS- IN MITIGATION TO RESTORE TO ORIGINAL WINDOW SIZES

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## ■ BEFORE -----



# ■ BEFORE



PHOTOS OF NON CONFORMING PROJECT IN PROCESS  
DOOR AND WINDOW HEIGHTS WERE NOT MAINTAINED  
APPLICATION OF WOOD CLAPBOARD IN PLACE OF VINYL WAS GOOD  
MITIGATION IN PROGRESS TO CORRECT WINDOW HEIGHTS/WIDTHS

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- In Mitigation to correct window openings and entry curve. Good clapboard from vinyl replacement



331 Wall St. Jeffrey Milstein

Grant Amount \$ 9,250 Owner Amount \$9,250

New Historic wood Windows replacing vinyl windows, Paint Job on upper level of building

## ■ before



■ after



53 North Front St. Shui Kin Lam- Chinese Restaurant  
Grant Amount \$ 2,150 Owner Amount \$ 2,150  
Painting and scraping of upper side and front of building

■ before



■ after



8 North Front Street – Industrial office Stavo Industries

Grant Amount \$ 6,200 Owner Amount \$ 6,200

New historically correct industrial windows to replace old metal factory windows

■ before



■ after



306 Wall St. Barbara Buddenhagen and Penny Ducker – Insurance Agency

Grant Amount \$ 10,000 Owner Amount 10,000

Opened windows back up to original size , installed wood historically approved windows , including painting and matching of shutters

## ■ before



■ after

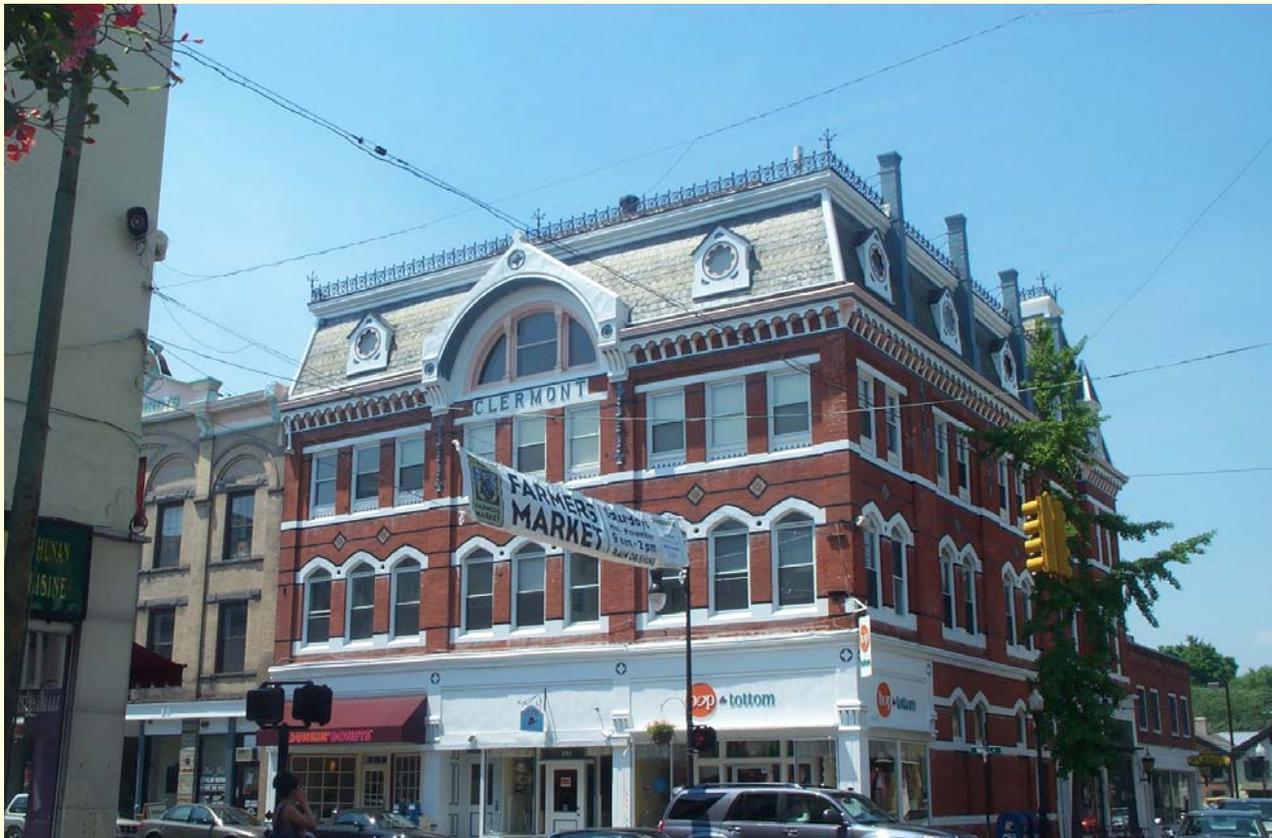


291-299 Wall St. Bleecker Grove Associates ( Dunkin Donuts and Bop To Tottem)  
Grant Amount \$ 10,000 Owner Amount !0,000  
Entire point work of masonry and repaint of trim

## ■ BEFORE



■ after



399 Wall St. Fitzgerald ( formerly retail store)

Grant Amount \$ 350.00 Owner Amount \$ 350.00

Awnings- Project was pull out due to forced sale, original work not completed

## ■ before



■ after



F.J. Johnston Museum

63 Main St.

Grant amount \$ 4,400    Owner amount \$4,400

Scraping and Painting

## ■ AFTER



76 Main St. Wayne Graff – Law offices

Grant Amount \$ 1,413.50    Owner Amount \$ 1,991.50

Period wrought/cast iron decorative fencing, shutter replication, lighting

## ■ BEFORE



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■ AFTER- shutter not yet installed



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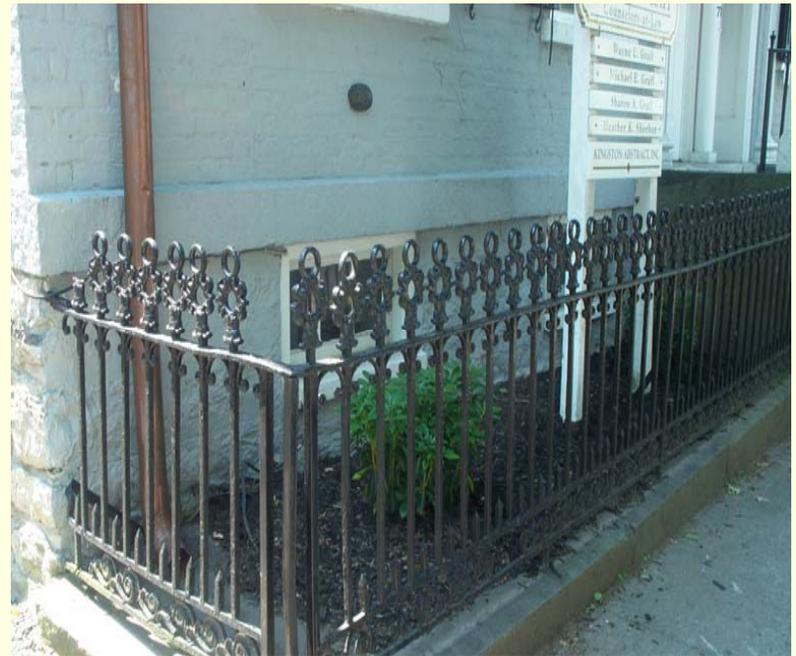
- After with shutter



## Example of integration of new design elements

Left is new fencing, Right is original wrought iron and cast fencing shown on neighboring building . Complete duplication is not desired as we are attempting to integrate not replicate.

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78 Main St. Wayne Graff – Law offices

Grant Amount \$ 3,125.00 Owner Amount \$ 3,250.00

Historic protective storm windows, copper gutter work

## ■ BEFORE



## ■ AFTER



84 Main St. Adelaide Roberts Piano School

Grant Amount \$ 750.00 Owner Amount \$ 750.00

Trim and Shutter paintjob and stove step work ORIGINAL PHOTO NOT AVAILABLE ON COMPUTER FORMAT. ORIGINAL COLOR WAS LIGHT LIME GREEN, CHANGED COLOR TO HUNTER GREEN.

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## ■ AFTER



48 MAIN St.  
David J. Clegg Esq.  
Grant \$ 1,925.00 Owner Match 1,925.00  
Wood repair, scraping and painting

■ before



# ■ AFTER



11 Main St. Ugly Gus Café owners Christopher and Vincenza Seche

Grant Award \$5625.25 Owner Contribution \$5,625.25

Masonry work, paint job

## ■ BEFORE



# ■ AFTER



# The Kirkland Hotel

## ■ BEFORE



# The Kirkland Hotel

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## ■ BEFORE



# The Kirkland Hotel

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## ■ BEFORE



# The Kirkland Hotel

## ■ AFTER



Main Street

# \$75,000 award

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- Served/completed 12 Properties
- 1 still in mitigation / completion stage
- Funds remaining \$9,811.25 for additional project due to pull out.

# NEW YORK MAIN STREET

## Commercial Corridor Improvement Grant

### Village of Ellenville

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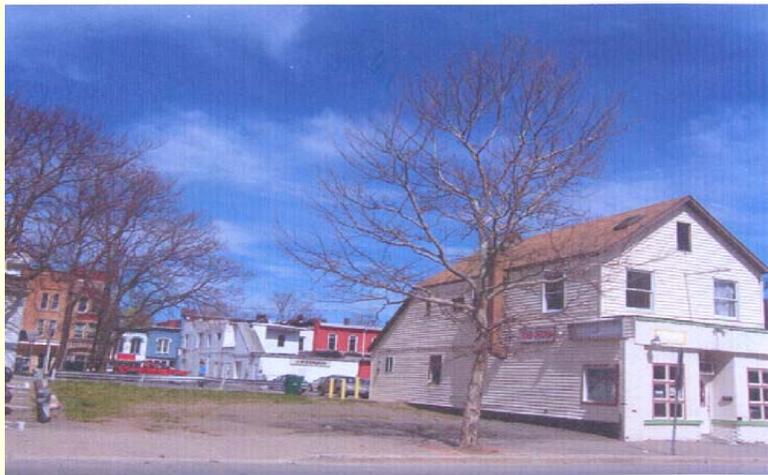
- This active grant is for façade and interior renovations for existing buildings within the commercial corridor targeted area of the Village of Ellenville. This \$200,000 grant will consist of \$10,000 in streetscape funding, \$80,000 in interior renovations and 110,000 for facades.
- Currently serving 12 buildings
- 2 interior renovations and 1 façade completed
- Others are actively bidding or projects are underway
- Not all projects shown- for example purposes only

## 72-76 Center St. Owners – Peters/ Baker-

Façade renovations including new windows and commercial door, siding repair, sign installation, brick clean up and paint awning installation, lighting.

Interior work included renovation of entire interior to accommodate a new tenant opening sushi take out and some minor interior repair to upstairs residential dwelling.

### ■ before



■ after



■ after



150 Canal St. Joan and Manuk Kerovpyan

Grant Amount \$ 10,000 interior renovations Owner \$9,380 ELDC grant \$1,000

The outside of the building including the owners popular quality clothing store on the right was previously renovated by the owner prior to application. The owner seeked assistance to finish store interior on left side including the installation of HVAC system. This space is going to be a tex-mex margherita café run by owners of property

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## ■ Before



- After- new interior walls, insulation, heating and air system



Projects that are in progress

110 Canal St. Owners Elbaum-Parzoch

Grant Award \$ 10,000 for façade renovations \$10,000 for interior store renovations

Owner amount \$ 20,500 ELDC grant \$1,000

Restoration of exterior brick,removal of metal and old glass and doors .

Interior – accessible bathroom , interior sheetrock and finishings

## ■ BEFORE



Example of in progress work. Window openings and door heights are maintained.



Accessible bathroom being erected-in progress  
Interior door reframing to widen for accessibility

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143 Canal St. Owner Parzoch-Elbaum

In progress now

Amount of Grant- façade \$10,000 Owner Amount \$9,167 ELDC grant \$1,000

Pressure wash all brick, Installation of new windows, Awning installation,

## ■ before



# Work in progress

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Work in Progress - 172-174 Canal St. Owners Elbaum-Takowski

Dry Cleaners and Physical Therapy Center

Grant award façade \$ 10,000 Owner amount \$ 9,167 ELDC \$1,000

Remove all blue metal from building, erect a new façade knee wall on roof edge and stucco application to entire building

## ■ before



In progress

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## Work in Progress

Grant award for façade \$ 7,500 Owner amount \$3550.00 ELDC \$1,000  
scraping and painting , wood repair ,



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- Scraping and repair in progress



Other grant awardees not yet in progress

- Shadowland theater 157 Canal St. (2)façades Grant 20,000



Grant awardee not yet started

- Cohens Bakery 89 Center St. Grant award \$10,000 façade
- Restoration of brick and window work with sign area



## PIKE PLAN GRANT FOR THE STOCKADE HISTORIC DISTRICT

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- The following photos are a general representation of the Pike Plan in Uptown Kingston New York. Specifically defined as the covered walkways extending from the corner of Wall St. and John St. and extending to North Front Street to end at the Peace Park located on Crown St. This business district consists of a mixture of retail, restaurant, and office space with some limited residential dwellings. This covered walkway has added to the appeal of the uptown area since it's inception. It offers box planters which doubles as seating and is also the venue for many local events for which the streets are occasionally closed off. Continued Maintenance and Improvement of the Pike Plan is vital to the existing business environment and for potential growth of the area.

# Corner of Wall and John St.

PIKE PLAN



# Wall St.

PIKE PLAN



# North Front St.

PIKE PLAN



# Corner of North Front Facing Wall

PIKE PLAN



## Deteriorated paint on upper buildings and railings



Column bases and footings are crumbling in need of repair or replacement

Uneven transitions between composite and metal roofing with leaking areas

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Rotted stock and fluted columns in need of new bases or replacement and gutter/leader service to roofs must be redesigned to improve run off and diversion of water from structures



Most façade backs are at their limited life use and are seriously deteriorated ,electrical issues also exist due to years of layered changes. Most Soffits and fascias are in need of painting or replacement

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Existing flat roofs may need to be considered to be rebuilt with a pitch, less problems have been noted with the pitched roof areas, also to achieve continuity. Flat roofs should be properly joisted to handle loads with safety railings to possibly utilize balcony space to increase second story usage.

Replacement of the architectural design elements are needed



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- The overall condition of most of the buildings and the Pike Plan covered overhangs are at an equal level of deterioration. This is the result of at least 20 years+ of “patch maintenance”. Spot or selective restoration performed over the years, although helpful, has not proven effective. In addition this type of rehabilitation contributes to the lack of continuity of repair style and quality. Restoration on a total level is needed in order to preserve the beauty, use and interest of this historical district.