

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Kingston Stockade District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Ulster

DATE RECEIVED: 6/03/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/19/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 75001231

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7.5.16 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE _____

DATE 7.5.16

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

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Kingston Stockade Historic District
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The Kingston Stockade Historic District was listed on the National Register in 1975. The nomination focused on the history and architecture of Kingston's seventeenth-century stockade. As with many early nominations, there was no building list, determinations of contributing and non-contributing, or period of significance. The purpose of this amendment is to add an additional area of significance, commerce, and to extend the period of significance for that area to 1965 in to evaluate buildings within the district's commercial area. The reasons for this are justified in item 8.

The following buildings line both sides of Wall Street, within the Stockade's primary commercial district. Most undertook storefront alterations during the mid-twentieth century and achieved their current appearance before 1965. These changes and upgrades illustrate the district's significance in twentieth-century commerce. Historic names and construction dates (when known) are listed after the address; contemporary names are given in parentheses. This amendment supports the significance of **twenty-five contributing buildings**; there is also **one non-contributing building**

All buildings in the 300 block of Wall Street have c. 1970 fixed metal awnings known locally as the "Pike Plan" after the Woodstock architect who designed them. We have not yet evaluated the significance of this awning, which was part of a comprehensive plan for the downtown and is outside the period of significance. While there is some variation in decorative elements, the awning is consistently one-story in height, has a flat or shed roof with simple skylights, and is supported by turned posts or round or square columns.

Building List

300 Wall Street, The National Ulster County Bank, 1832, altered ca. 1940 (Hudson Valley LGBTQ)

Three-story commercial, two-bay by five-bay building; retains strong Art Deco design. Tapestry brick. Art Deco features include use of triangular patterns in brick along parapet, decorative concrete rim capping pilasters and at recessed doorway. Tapestry brick, stepped toward center of facade. Wall Street elevation includes two sets of 4/1 windows at second and third floors; recessed wood panels between windows. On John Street side, four pilasters divide five banks of windows identical to façade; four historic sconces and pendant light.

301 Wall Street, State of New York National Bank, ca. 1870, altered 1947 (Tonner Doll Co.)

Three-story, two-bay by seven-bay, commercial Beaux Arts building. Façade divided horizontally into base of first floor, 2nd story shaft capped by stone cornice and parapet; refaced in stone classical bank style with heavy rustication on first floor, smooth face above. State of New York National Bank sign visible over awning. Two sets of 6/6 windows repeat on 2nd and third floors. John Street elevation features seven sets of 6/6 windows at each floor.

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302 Wall Street, Charles Schmerhorn, Tailor, ca. 1870 (Muay Martial Arts)

Three-story, three-bay brick commercial, brick Italianate building. Storefront glazing consists of three panels with commercial entrance, minimal aluminum framing, altered ca. mid 20th c. Door with transom to upper floors in northernmost bay. Set of two paired, sash windows and three individual windows with flat lintels and sills repeat across second and third floors. Ornate wood bracketed cornice with incised decoration.

304 Wall Street, Winne and Winchell Hardware, 1877 (Murphy's Real Estate)

Three-story, three-bay commercial, brick Italianate building. Asymmetrical storefront glazing with black granite lower window panels, centered, recessed entry ca. mid-20th century; door with transom to upper floors in southernmost bay. Façade is divided into three sections by simple brick pilasters with arched pattern under cornice. Four windows with incised decorative hoods on second and third levels; two narrower windows paired in central bay. Incised decoration in cornice where large brackets appear at each vertical division and modillions occur between; central section of cornice has decorative parapet ending above the overhang.

306 Wall Street, Up to Date Department store, ca. 1880 (Pardee Agency)

Three-story, three-bay, commercial brick Italianate building with bracketed cornice. Storefront altered mid-20th century; central entrance with transom, brick knee wall underneath plate glass windows, minimal aluminum framing. Three 1/1 windows on second floor, three 6/6 windows at third floor; flat lintels and sills. Bracketed cornice.

307 Wall Street, W.T Grants Dept. Store, ca. 1870 (four businesses on ground floor)

Three-story, five-bay, commercial building. Classical revival, glazed terra cotta façade added in early 20th century, uniting three separate buildings. Storefront altered, new glass doors with bronze framing in 1986. Doric pilasters divide bays on second and third stories; capped by heavy entablature. Vertical wood casement windows with three or four windows in each bay on second and third floors.

309 Wall Street, Nekos Brothers, ca. 1906 (Exit)

Three-story, two-bay brick commercial building. Plate glass storefront altered ca. 21st c. Three sided double oriel windows on second and third stories; arched, stepped brick detail on third story. Stamped metal cornice with swags and classically inspired moldings.

308-310 Wall Street, c. 1880

Three-story, four-bay, brick Italianate commercial building. Two storefronts, both featuring asymmetrical glass display windows with aluminum framing over brick and permastone faced knee walls. Five, 2/2 windows on second and third stories; arched lintels with dentils. Bracketed sills; on second story, appear to be bluestone. Bracketed cornice.

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311 Wall Street, F. W. Woolworth Co., ca. 1870, substantially altered 1957

Two-story, four-bay brick commercial building. Common bond brick veneer over 19th c. commercial building. Massive storefront is composed of symmetrical, plate glass display windows with minimal aluminum framing; two symmetrically aligned entrance doors meet the street. Polished granite paneling along window base and sides; renovations ca mid 20th c. No windows on second story; historically covered by large Woolworth sign.

312-314-316 Wall Street, ca. 1870

Three-story, nine-bay, Queen Anne brick, commercial, building. One building with three, identical clearly defined storefronts within unified façade. Storefront renovations at 314 and 315 ca. 1950 both feature aluminum braced display windows with centered recessed door; green glass and stone paneled entranceway and Bluestone and terrazzo vestibule flooring; 316 has undergone store front renovation to include al fresco dining area ca. early 21st c. Second and third floor: southernmost bay of each section is framed by bold projected brick pilasters dividing each section. Upper story brick detailing includes dentils and corbels at cornice, quoin-like details surround brick arched windows. Each section has a wide, tripartite window with an arched hood in northernmost bay; smaller second floor window also has arched hood. Three sash windows on third floor of each section.

317 Wall Street, Yallums, ca. 1970

Two-story, three-bay, commercial, brick building. Smooth facade that incorporates corbelling at the top to reference elements used in older buildings in the area. Storefront is composed of minimal aluminum framed, ceiling to floor symmetrical plate glass featuring three, single pane transoms. Stacked vertical bond brickwork frames right and left sides of storefront. Central tripartite 12/12 window framed by two 12/12 windows on second story. Non-contributing.

318 - 320 Wall Street, J.C. Penney, ca 1900

Three-story, five-bay, brick Queen Anne commercial building. Store front renovated ca. early 21st c. with 6 panel rectangular tinted glass framed by dark bronze anodized aluminum. Brick face applied to storefront. Central, two-story oriel window which rests on storefront cornice; brick arches with two recessed, double pane windows on either side. Windows trimmed with rough stone lintels and sills. Elaborate bracketed cornice, entire façade capped by stamped metal cornice with "Cory" inscribed above the center.

319-321 Wall Street, Newberry's Dept. Store, 1927

Two-story, three-bay, yellow brick commercial building. Storefront, ca. mid 20th c., has three recessed plate glass entrances; angular display windows framed with dark bronze anodized aluminum and polished stone at window base. At second story, the building features horizontal bank of windows framed by flat corbels; four sets of wood casement picture windows. Central gabled parapet; four white-brick diamonds under roofline.

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322 Wall Street, ca. 1870

Three-story, three-bay brick Italianate commercial building. Storefront is glass plate, framed with dark bronze anodized aluminum, recessed entrances on both sides of storefront; renovated ca. 21c. Second and third story framed by corner pilasters. The second floor has a large 15-pane window, the third floor features three, 6/6 windows with flat sills and lintels. Simple bracketed cornice.

323 Wall Street, Keeney's Theater, ca. 1918 (Back Stage Productions)

Two-story, three-bay brick commercial building. Symmetrical plate glass panel storefront with minimal aluminum framing; two rectangular pilasters anchor display glass at right and left sides. Glass door entry features single pane transom. Storefront renovated ca. 1960. Contemporary vertical wood veneer over second story imitating front-gable with cornice returns; rectangular building roofline visible. Bank of three picture windows on second story.

324 Wall Street, Singer, late 19th c. (Sissy's)

Three-story, three-bay brick Italianate commercial building. Plate glass storefront with aluminum framing, prefabricated stone forms the frame for display windows; storefront renovations mid-20th century. Centered doorway with transom; door to upper stories in northernmost bay. Second floor central tripartite window with transom framed by two sash windows; two sets of paired sash on third floor. Windows have stone lintels and sills. Bracketed cornice.

325 Wall Street, Floresheim Shoes, late 19th c. (Mitchell Spinac, Attny)

Two-story, two-bay brick commercial building. Wood paneled and plate glass storefront; two, four panel transoms are framed in wood to the right and left of the centered, recessed wood and glass door. Storefront renovations ca. 21st c. based on 19th c. design. Paired three, 4/4 windows centered at second floor, with wood surround. Façade faced with wood clapboard siding applied at second and third floors. Simple horizontal cornice with slight overhang.

326 Wall Street, ca. 1910

Three-story, two-bay brick commercial building. Storefront features a recessed centered glass door with vestibule, symmetrical plate glass, minimal aluminum framing set in brick bulkhead; renovations ca. mid 20th c. Brick pattern frames entire façade. Second floor lit by band of three large windows, with set of two, double pane transoms over right and left windows. Block of three, double hung inset wood sash windows at third floor. Unembellished cornice with slight overhang spans building.

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328 Wall Street, S.S. Kresge's, 1906 (Catskill Art Supply)

Three-story, three-bay, brick Queen Anne commercial building. Storefront features symmetrical, aluminum framed glass, entryway with white stacked, vertical bond brickwork, renovations mid-20th c. Façade features simple brick and concrete detailing. Three evenly spaced windows with stone lintels and sills at second and third stories. Elaborate bracketed cornice crowned by an ornate pediment with "1906."

329 Wall Street, ca. 1900

Three-story, three-bay light Flemish bond brick commercial building. Central recessed entrance with wood surround leading to upstairs; flanked by two plate glass and aluminum storefronts, short brick walls under windows, central recessed entrances. Second floor bank of windows framed by concrete; contemporary sash and sliding windows with transoms. Third floor three sets of paired sash windows with concrete surrounds. Concrete band underneath roofline.

330 Wall Street, Glynn Shoes, late 19th c. (Gargoyles Antiques)

Three-story, three-bay brick Queen Anne commercial building. Façade features simple brick and concrete detailing. Plate glass storefront with deeply set-back entrance; mid-20c symmetrical stone block entranceway with terrazzo vestibule flooring. Second story features a curved, 16-pane, centered wood framed window. Three, third-story windows, rectangular crowns and stone sills. Bracketed cornice features rectangular molding.

331 Wall Street, Flannigan's Clothiers, late 19th c.

Three-story, three-bay brick commercial building. Angled, arcade storefront features single-door, asymmetrical entranceway. Blue glass tiled vestibule flooring, storefront renovation c. 1960. Four brick pilasters with composite capitals divide building into three vertical sections, flat lintels and slightly projecting continuous sills. Two sets of five windows span elevation at second and third stories. Modillion blocks above with various moldings form overhang of cornice. Brick frieze cornice with dentils. Brick arcade pattern caps facade.

332 Wall Street, Herzog's, mid 19th c. (Traders of the Lost Art)

Three-story, three-bay brick Queen Anne commercial building. Aluminum-framed glass storefront with recessed mid-20c entrance with black glass panels and ribbed aluminum base. Three double pane windows on second and third stories, flat lintels and sills. Stamped metal cornice with brick corbelling below

333 Wall Street, Loft's Candy Shop and Kramor's Clothing, late 19th c. (Inglot and Opa!)

Three-story, four-bay brick Italianate commercial building. Symmetrical aluminum-framed glass storefront with two separate, recessed entrance ways with symmetrical dark blue glass paneled entranceway ca. mid-20c. Four double hung windows on third and fourth stories with flat lintels and sills; two northernmost windows on

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second story smaller in size. Stamped metal cornice with large end brackets, modillions, dentils and swags on frieze panel.

334 Wall Street, Paris Shop, ca.1900 (Bop to Tottem)

Two-story, three-bay by seven-bay, brick Queen Anne commercial building. Symmetrical display windows with aluminum framing wrap around storefront (from Wall to North Front streets) blue glass paneled entranceway with terrazzo vestibule flooring, mid-20c. Block of seven large wood casement windows featuring five transoms on second story. Corbelling below pressed metal cornice on Wall and North front Street elevations.

335 Wall Street, late 19th century (Dominick's)

Three-story, three-bay by six-bay, brick Italianate commercial corner building. Plate glass storefront, black tile underneath windows, recessed entrance at corner; mid-20th century renovation. Five sash windows on second floor with connected bracketed stone sill and connected arched hood. Three windows on third floor with bracketed sills and arched hoods. Bracketed cornice.

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The Kingston Stockade Historic District, listed in 1975, was evaluated primarily for its significance in illustrating the early history and architecture of the city of Kingston, which was founded in the seventeenth century. Current research has indicated that there is a strong basis for adding twentieth century commerce as an area of significance for the district and extending the period of significance for the historic district to encompass the resources associated with this significant theme. The purpose of this amendment is to add that area of significance, commerce, to the Kingston Stockade Historic District and to extend the period of significance for that area to 1965.

Kingston Stockade's business district is significant in the area of commerce as the city's uptown commercial center for much of the city's history and particularly during the twentieth century. Kingston city directories attest to the continued importance of commerce in the district, particularly along Wall Street, from 1895 (the earliest published directory) through at least 1965. Most of the buildings within the commercial district were initially constructed during the nineteenth century and continued to be adapted and modernized to serve the needs of shoppers, businesses, and owners throughout the twentieth century modernization.

The Stockade (Uptown) business district directly contributed to the commercial prosperity of the greater City of Kingston. During the 1830s, General Joseph S. Smith developed the plan for the district's current configuration along Wall Street within the stockade. Due to their proximity to two primary transportation routes (the Hudson River and the D & H Canal), businesses within the Stockade were able to obtain a wide variety of goods. They also had the advantage of catering to a prosperous community founded on successful shipping, extraction (notably bluestone) and industrial operations.

While locally owned shops originally predominated in the Kingston Stockade, regional and national chain stores began to enter the commercial district during the twentieth century. Historic images show that by 1918, F.W. Woolworths, Kresge's, Grant's and J.J. Newberry had established stores on Wall Street. By 1937, Montgomery Ward had established a store on North Front Street.

The proliferation of the "chain store" within the district directly impacted not only the buildings owned and rented by those stores, but also indirectly impacted neighboring buildings. While these new businesses were sometimes able to build new buildings, it was not uncommon to buy an existing commercial building and update it. In addition, chain stores and locally owned businesses, particularly those serving a retail market, periodically renovated and modernized their storefronts and interiors to draw the interest of their clients; many chains retained company architects, who helped establish a consistent image for the stores.

As the twentieth century wore on, modernization campaigns were developed directly in response to the national trend of consumers shifting away from traditional business districts. Affluent, postwar consumers living in new suburban neighborhoods were more inclined toward suburban shopping malls, which offered expansive parking

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lots and bright, new, expansive stores. To attract consumers moving at a driving, rather than a walking, pace and to cater to the desire for new stores, downtown stores installed flashy new signs, expanded their buildings, and modified their facades to emulate the low, bright, and simple facades of new suburban stores.

The Kingston Stockade Historic District contains an intact core of local resources that participated in this national trend of modernizing storefronts and facades in an effort to attract and retain consumers during the automobile age of the 1940s through 1960s. After 1965, many of Kingston's retailers had relocated to the malls. Those chain stores that still had a presence on Wall St. in 1965 were: F.W. Woolworth (311-15); Miles Shoes (316); J.C. Penney Co. (318); J.J. Newberry (319); Thom McCann shoes (327); Loft Candy Corp. (333) and Fanny Farmer Candy Shop (335).

According to NYS Department of Commerce (Mid-Hudson Region) data estimates for 1963, the city of Kingston retail trade generated \$249,722,000 per establishment, second to the City of Poughkeepsie at \$256,195,000, and followed by Newburgh at \$176,422,000. While Poughkeepsie and Newburgh had experienced slight declines in population between 1950 and 1960 (30,979 and 38,330 respectively), they still had greater populations than Kingston, which reached its historic high of 29,260 during the period. Despite its smaller size, Kingston's continued economic success reflects the vibrancy of its commercial and retail sector during the mid-twentieth century.

An additional critical influence on the economic vitality of the Kingston during this period was the construction of the NYS Thruway, which provided a faster, direct link between Kingston and NYC. Envisioned as a "superhighway" that would follow the state's major transportation corridor through the Hudson and Mohawk River valleys and connect all of its major cities, the Thruway was completed in sections during the early 1950s; a 9.4 mile section from Saugerties to Kingston opened in December, 1953. The highway was completed between Buffalo and the Bronx in 1955, and the full thruway was completed on August 31, 1956. This major transportation accommodation drew the migration of modern industry to the Mid-Hudson Valley. Like the waterways, canals, and railroads that had served Kingston in the past, this most recent infrastructure development spurred the local economy and proved attractive to outside interests. Largely as a consequence of the direct access provided by the NYS Thruway, IBM sited part of its mainframe computer plant in Kingston in 1955-56. This huge corporate presence provided good jobs for locals and attracted a new, higher income, better educated and diverse workforce to the area that would provide both benefits and losses for Kingston. Despite the fact that the city found itself totally unprepared to absorb the demand for housing, the higher income IBM employees initially had a positive effect on the local economy, especially in Kingston's uptown business center. Apparel retailers, car dealerships, service stations, insurance, banking, furniture retailers, grocers and other businesses within the district that catered to this new population all prospered during the mid-1950s. Ultimately, by the late 1950s to mid-1960s, IBM employees and residents of new, suburban neighborhoods outside of Kingston expressed their preference for the modern mall experience by shifting their patronage away

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from the city's business center to the recently built shopping center on Albany Avenue near the IBM plant (followed closely by a second shopping mall built a little further north, this one with 40 stores and 2,000 parking spaces). Increasingly, the retail trade, led by the chain stores, was leaving Kingston and migrating north along Albany and Ulster Avenues. Easily accessible from the IBM site and its newly established suburbs by car, the new malls had ample parking and an array of stores that met the needs of modern consumers. By the late 1950s, the new malls clearly accelerated the marginalization of the commercial center of Kingston.

In 1954, in advance of this flight, F.W. Woolworth made a decision to purchase the adjacent building, 311 Wall Street (vacated by Sears). The store, made larger through accretion, represented an effort by F.W. Woolworths to change the retail face of its store before the irrevocable shift to suburban shopping centers. In 1957 F.W. Woolworth's proceeded to "modernize" its appearance. Treatment included the removal of the store's upper story and bricking in of the upper floor windows to produce a more streamlined, horizontal appearance. The Flemish bond brick patterned façade was painted the Woolworth's classic cream color and emblematic carmine red, raised lettering. F.W. Woolworth Co. back-lit signage was applied to the modernized façade.

Historic images clearly indicate that many of the remaining retailers, banks and other commercial establishments modernized their street presence in the 1940s through 60s. Modern styles also became common on commercial and institutional buildings near the core of the business district. In 1962 the St Joseph's school was built in the "modern" style at 235 Wall St. A bit further north at 267 Wall St., Key Bank installed metal fencing and updated signage in 1966. Ulster Savings Bank (280 Wall Street), a large, Colonial Revival structure built in the mid-nineteenth century, also modernized its building; it replaced the building's upper story windows and the banks' first floor brick façade with a large store front, aluminum braced windows and granite paneling in the mid-twentieth century.

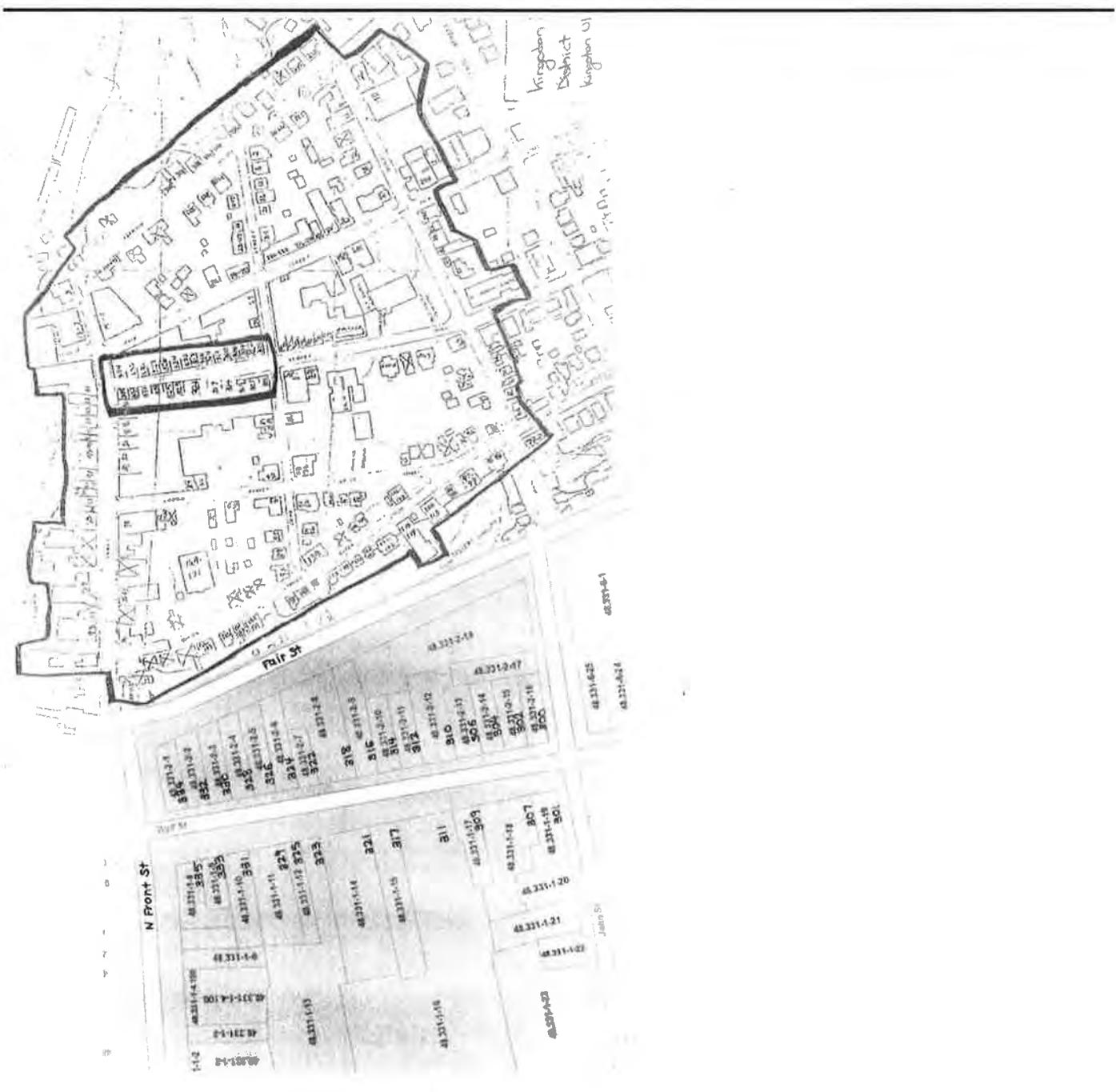
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