



**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda**

Common Council Chambers
Thursday, November 10, 2022
6:00 PM

I. APPROVE OCTOBER MEETING MINUTES

1. Draft October 13, 2022 Meeting Minutes

II. NOMINATION FOR LOCAL LANDMARK DESIGNATION PUBLIC HEARING

1. 299 MAIN STREET

Applicant Information:

Name: JMS 299 Main, LLC

Address: 299 Main Street, Poughkeepsie, NY

III. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. 15 GARFIELD PLACE

Applicant information:

Name: Natalie Grey

Address: 66 Old Field Road, Poughkeepsie, NY 12603

Project classification: Exterior Alteration – replacement of windows

REVIEW OF APPLICATION POSTPONED TO DECEMBER 8, 2022

2. 108 ACADEMY STREET

Applicant information:

Name: Albert White

Address: 108 Academy Street, Poughkeepsie, NY

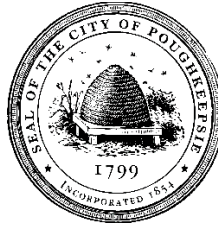
Project classification: Exterior Alteration – installation of Sealed Insulation System

IV. PUBLIC COMMENT

1. Each guest may speak for a maximum limit of five (5) minutes to offer information on materials considered for appropriateness under the Secretary of Interior Standards guidelines. We welcome suggestions from suppliers or sources where materials may be obtained. Personal attacks on applicants will be not be tolerated.

V. COMMISSION BUSINESS

1. **PROPOSAL TO CREATE WORKING GROUPS**
Update from Window Replacement Working Group



City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting DRAFT Minutes
Common Council Chambers
Thursday, October 13, 2022 6:00 PM

PRESENT

Tim McQueen
Werner Steger
John Bartelstone
Gary Privratsky
Doug Nobiletti
Da'Ron Wilson

Natalie Quinn, Development Director
Rebecca Valk, Corporation Counsel
Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER at 6:01 with the Pledge of Allegiance

A motion was made to conduct an Executive Session

Motion to open the Executive Session

Motion: Da'Ron Wilson

Second: Tim McQueen

Carried: 6:0:0

Board and staff departed briefly for an Executive Session

Motion to close the Executive Session

Motion: Da'Ron Wilson

Second: Tim McQueen

Carried: 6:0:0

II. APPROVAL OF MEETING MINUTES

1. September 8, 2022 Meeting Minutes (with correction)

2. September 23, 2022 Emergency Meeting Minutes

Motion: Doug Nobiletti

Second: Gary Privratsky

Carried: 6:0:0

I. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. 15 Garfield Place

Applicant information:

Name: Natalie Grey

Address: 66 Old Field Road, Poughkeepsie, NY 12603

Project classification: Exterior Alteration – replacement of windows

Presenting Natalie Grey, Owner
 Richard Burr, Owner

Exterior improvements and/or replacement planned for:

- Windows - The owners want to replace many with Anderson 100 windows that will not change the appearance of the exterior of the house. The current windows are not energy efficient. The change will supposedly only be seen on the inside. Windows that have details etc. such as the bay windows or the round windows will be touched up but not replaced.

The board recommended that the windows to be replaced and those remaining be clearly defined, detailed documentation given why they cannot be repaired, a detailed description of the proposed replacement window including the exterior color to be used, and samples or pictures of the proposed basement windows.

- Painting the exterior the same color as the original. They provided paint samples
- Fixing or replacing the columns

The board mentioned that the columns can be repaired and replacement will not be necessary.

- Repairing the slate roof and replacing the gutters

The board requested photos of the existing roof to be repaired and samples of the replacement materials. The gutters should remain the standard K gutter. The historical color should be researched.

- Fixing the balconies, porches and decking

The board requested a description and sample or picture of the proposed materials. It was mentioned that the decking needs to be the same profile and direction of the original using tongue and groove decking. The lattice on the front was discussed.

- Repairing or replacing the railings

The board mentioned that the railings need to be identified on the site plan

Overall the board would like to see a scope of the proposed work on the house.

A motion was made to adjourn to the November 10 meeting

Motion: Werner Steger

Second: Da’Ron Wilson

Carried:6:0:0

2. 108 Academy Street

Applicant information:

Name: Albert White

Address: 108 Academy Street, Poughkeepsie, NY

Project classification: Exterior Alteration – installation of Sealed Insulation System

Albert White, the applicant, requested to adjourn to the November 10 meeting.

(note Doug Nobiletti was not present in the room for vote)

Motion: Tim McQueen

Second: Da’Ron Wilson

Carried: 5:0:0

3. 21 Dwight Street

Applicant information:

Name: Caroline Queeny

Address: 21 Dwight Street, Poughkeepsie, NY

Project classification: Exterior Alteration – Exterior alteration - replacement of windows

Presenting: Caroline Queeny, owner
Adam Tiberio, owner

Adam Tiberio summarized overall Plans for house:

1. Roof replacement - COA already obtained
2. Windows
3. Lead abatement and certification
4. Removal of invasive plants
5. Repaint exterior in the original color
6. Restoration of original shutters

Windows currently do not open causing safety issues, some contain lead and plate glass also a safety issue.

Restoration not feasible due to availability of contractors, cost, the need for offsite abatement and the friction areas left on the windows that cannot be abated.

Reconstruction is also not feasible due to availability of contractors, and cost.

A replacement option better than Anderson was presented, the Windsor Revive Wood-Clad 1 over 1 double hung window. This option would also have less glass loss.

The original windows will be kept in storage either for later restoration or to pass on to the next owner.

Current windows are not consistent. Trying to homogenize the look using Ivory

paint for all the windows. The Windsor has more paint options allowing better color matching.

Board agreed unanimously that the Windsor Revive would be the better option.

After clarifying the details of the windows Natalie Quinn read the Certificate of Appropriateness:

Motion: Gary Privratsky

Second: Werner Steger

Carried: 5:1:0

4. 23 Garfield Place

Applicant information: Name: Michael Tighe & Brian Dewey

Address: 23 Garfield Place, Poughkeepsie, NY

Project classification: Landscaping – Tree removal

Presenting Michael Tighe, Applicant/Owner

Mr. Tighe described the state of the trees in the back of the property. Most are hemlocks with poison ivy vines, a black walnut is growing into the neighbor's garage, 10 trees in total. He also noticed a dogwood in the front is dying and will need to be removed. That is not on the application but he would like to add it. He plans to do some landscaping and replace many of the trees.

The board was in agreement that the trees need to be removed and asked that the applicant present the landscape plan to the board when that is ready.

Natalie Quinn read the Certificate of Appropriateness:

Motion: Da’Ron Wilson

Second: Doug Nobiletti

Carried: 6:0:0

5. 116 Academy Street

Applicant information:

Name: Tonya Ash

Address: 116 Academy Street, Poughkeepsie, NY

Project classification: Exterior alteration and repair – Exterior repair and replacement - Soffit repair, Roof Hatch and Flat Roof Coating

Presenting Tonya Ash, owner

Soffit Repair - fixing a hole in the soffit caused by a knot that fell out. Replacement will be a piece of plywood that will not disturb anything around it and cannot really be seen.

Natalie Quinn read the Certificate of Appropriateness:

Motion: Gary Privratsky

Second: John Bartelstone

Carried: 6:0:0

Roof Hatch - On the top of the roof in the back and not visible. Currently just a piece of plexi-glass. Proposed replacement will allow easier access to the roof.

Natalie Quinn read the Certificate of Appropriateness:

Motion: Da’Ron Wilson

Second: Tim McQueen

Carried: 6:0:0

Roof Coating - Proposed to use an elastomeric sealer on the current flat roof that is starting to crack. The roof cannot be seen from the street.

Natalie Quinn read the Certificate of Appropriateness:

Motion: Gary Privratsky

Second: Werner Steger

Carried: 6:0:0

6. 120 Academy Street

Applicant information: Name: Tonya Ash, Trustee

Address: 120 Academy Street

Project classification: Exterior alteration, Repair and/or Restoration – Front porch steps repair

Presenting Tonya Ash, Trustee

Repair of the front porch wooden steps. The wood for the steps need to be replaced. Nothing else will be replaced, just repaired.

Natalie Quinn read the Certificate of Appropriateness:

Motion: Tim McQueen

Second: Da’Ron Wilson

Carried: 6:0:0

II. NEW/OLD BUSINESS

1. NOMINATION FOR HISTORIC LANDMARK CLASSIFICATION

a) 299 Main Street

Applicant information:

Name: JMS 299 Main, LLC

Consultant: Teryl Mickens, Exceedance, LLC

Address: 299 Main Street, Poughkeepsie, NY

Presenting Teryl Mickens, Exceedance, LLC

Presented the history of the property, it's current state and the efforts to restore it to it's original historic state. The property is listed or is eligible for listing on the New York State End or National Register of Historic Places. Natalie Quinn explained the next steps for the nomination. The HDLPC will hold a public hearing, after hearing the public comments the board would nominate this property to the Common Council. The Common Council will also hold a public hearing and then consider this for designation as a local historic landmark

A motion was made to set a public hearing for November 10, 2022

Motion: Da'Ron Wilson

Second: Doug Nobiletti

Carried: 6:0:0

b) NOMINATION FOR VICE CHAIR POSITION

Brian Hooper has been nominated for the position of vice chair.

He has indicated to the commission in writing that he would accept that nomination.

Motion to designate Brian Hooper as Vice Chair

Motion: Gart Privratsky

Second: Doug Nobiletti

Carried: 5:0:1

c) PROPOSAL TO CREATE WORKING GROUP

Establish a clear policy on window replacements

Natalie Quinn explained what the working group would do, mentioned that the board can adopt their own procedures and policies. A working group can only be 3 or less members. Rebecca Valk also mentioned that the working group does not take action but will come back to advise the full board on what the recommendations are.

John Bartelstone and Gary Privratsky volunteered to be part of the working group

A motion was made to adjourn the meeting:

Motion: Tim McQueen

Second: Da'Ron Wilson

Carried:6:0:0

For more details regarding the meeting, please visit the [Meeting Webcast](#) or the [Agendas and Minutes](#) page on the [City of Poughkeepsie](#) website.



CITY OF POUGHKEEPSIE, NEW YORK
BUILDING DEPARTMENT
(845) 451-4007
(845) 451-4006 (FAX)

HISTORIC DISTRICT & LANDMARKS NOMINATION FORM

LOCATION (For District nominations, attach list of all properties)

Street and Number: 299-301 Main Street, Poughkeepsie New York _____

NAME OF PROPERTY

Historic Name (if any): None known

Other Names (if any): Formerly owned by Josephine Pardee _____

CLASSIFICATION

Ownership of Property

☒ Private

Owner: JMS 299 Main, LLC__

Address: 225 Broadway,

Suite 1300 _____

City: New York _____

State/Zip: 10007 _____

☐ Public

Owner: _____

Address: _____

City: _____

State/Zip: _____

Category of Property

☒ Building(s)

☐ District

☐ Site

☐ Structure

☐ Object

FUNCTION OR USE

Historic Functions or Uses:

Ground floor retail, upper story residential

Current Functions or Uses:

Ground floor retail, upper stories currently vacant residential

NAME OF ARCHITECT (if known): James S. Post _____

ATTACHMENTS

NARRATIVE DESCRIPTION: Describe the historic and current conditions of the property on one or more continuation sheets, and attach the sheets to the application.

MAPS: Please attach a map of the subject property or properties.

PHOTOGRAPHS: Please attach photographs of the property or properties.

Nomination Form
Page 2

Statement of Significance: Mark "X" in all of the applicable boxes below for the criteria qualifying the property for local register listing.

- ☒ Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ Property is associated with the lives of person significant in our past.
- ☒ Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ Property has yielded, or is likely to yield, information important in prehistory or history.
- ☒ Property is listed, or is eligible for listing, on the State and/or National Registers of Historic Places.

Narrative Statement of Significance: Explain the significance of the property, in terms of the boxes checked above, on one or more continuation sheets, and attach the sheet(s) to the application.

Bibliography: Cite any books, articles or other sources used in preparing this form on one or more continuation sheets, and attach the sheet(s) to the application.

Form Prepared by:

Name/Title: Teryl Mickens, Managing Member

Organization: Exceedance, LLC

Street: 138 Franklin St.

City/State/Zip: Kingston, New York 12401

Telephone 845-399-5899

Date: September 14, 2022

HDLPC RECOMMENDATION

The HDLPC hereby certifies that this application ☐ does ☐ does not meet the criteria for designation as a local historic district, landmark or landmark site, and recommends approval of the application to the Common Council in accordance with the provisions of Section 19-4.5(3) of the Zoning Ordinance.

Motion: _____

Second: _____

Votes: _____

 Ayes Nays Abstentions

Signature of Chairman

Date:

NARRATIVE DESCRIPTION: Describe the historic and current conditions of the property

The building, 299-301 Main Street, Poughkeepsie fronts on the south side of Main Street, and is the second building sited east of Garden Street. This is a four-story, flat roofed, zero lot line, commercial building built in 1872. The exterior of this 12,284 GSF elongated rectangular structure is composed of red brick with red pigmented mortar along the principal or southern elevation. The building features a modern storefront at the 1st and 2nd floor, with a brick addition at the rear (or north side) of the building. This commercial row building has two structural bays running longitudinally with the building offset from center.

The subject building is one in this row of eight buildings fronting on Main Street that define the Main Mall Historic District (there is one other, 5-9 Garden Street that constitutes the district). As with the other Victorian Renaissance buildings that comprise the historic district, 299 Main Street shares east and west walls and a similar roof line with the two contiguous commercial buildings. Both of the attached buildings were contemporaneously built in 1871 and 1872. The historical use of the building accommodated ground floor retail with a prominent storefront and upper story residential units.

All buildings constituting the historic district are resemblant in size, rhythm, scale and materials. This building's primary or southern elevation features a prominent molded cornice with brackets and center arched pediment that projects above the roof line, below which is a frieze panel design (which likely displayed the year of construction) with an arcaded lower edge with four evenly spaced drops (one of which is presently missing) and scrolled brackets shouldering each end. The 4th and 3rd stories each have five regularly spaced 1/1 sash windows embraced by decorative arched cast-iron window headers. Original smooth stone windowsills with stone finials affixed to both the right and left sides of the exterior window sills project out slightly from the brick surface along the 3rd and 4th stories. The five window headers across the 2nd story have been replaced with fiberglass replications meant to mimic the original surviving cast iron features on the upper stories. A belt course is apparent just above the storefront level visually indicating the start of the upper residential floors. The ground floor, modern glass storefront was altered ca. 1987. In its place a layer of common red brick was installed. Along this level there are three, closely spaced, off-center, 1/1 sash windows topped by fabricated fiberglass arched window headers to compliment the original historic features appearing on the upper floors. A modern deeply recessed, solid wood door was introduced on the south east side of the building and serves as the main entrance.

The building, flanked by its next door neighbors to the east and west, allow only one other facade, the rear or north facing elevation. Here there are five evenly spaced windows across the 2nd, 3rd and 4th floors. Each of the windows (with the exception of the middle window along the 2nd and 3rd stories) feature an arched lintel and smooth stone sills. The windows have been boarded up since 1986 by the

City's Public Works Department (in response to the collapse of the rear roof). The rear (or North wall) is interrupted above the first floor by an asphalt shingled roof, which covers the 16'x30', brick addition (likely constructed at the time of the storefront alteration). The addition accesses a 3,690 sf undeveloped courtyard space that is locked in on all four sides by three buildings (see Tax parcel map).

The building's basement, 1st and 2nd floor interiors were altered ca.1980 to accommodate commercial office use. The unfinished basement, which measures 2,737 sf features a stairway at it's south western end, and the afore referenced addition along the expanse of the north or rear wall. All primary utilities are housed within the basement towards the rear of the building (located just before the addition). Basement walls are composed of concrete block and panels that cover the original brick foundation and walls. Basement floors are poured concrete.

The first-floor interior measures 2,737 and contains seven offices dispersed along the east, west and north walls with a stairwell at the south west wall. Lavatories are midway along the west wall.

The 2nd floor, is similar in configuration to the first floor, having seven smaller offices. The 2nd, 3rd and 4th floors each measure 2,270 sf.

The 3rd and 4th floors have been vacant well over 35 years and stairway access to these two floors were blocked over since 1986. These two floors are accessible only by ladder from the 2nd floor through a ceiling cut-out. The interiors were not properly protected (mothballed) so that moisture penetration and lack of ventilation has resulted in the severe deterioration of any remaining walls, the wood floors, ceilings and any remaining fixtures. The odor of mold is pervasive and water damage is observed on all floors and interior window frames. Exposed brick walls are damaged, and mortar compromised.

The 3rd and 4th floors were historically designed to accommodate residential use. On the 3rd floor there are seven partitioned varying sized rooms; four along the east side of the building and three along the west side. The interior has, for the most part been gutted. Fireplaces are present in three of the east rooms and two fireplaces located in the two west rooms. There are five windows at the south end of the floor and five boarded windows along the rear or north wall.

The fourth floor has likewise been totally gutted and contains one large room on the north end of the building a second, smaller room opposite the stairway and three partitioned spaces to the rear or north end. The window pattern is repeated across both the front and rear interior walls.

The historical use of the building was ground floor retail with upper story residential units. Typical of the era, shops and businesses were often located on the first floor of a building, which doubled as the shop owner's residence. The upper stories most likely housed recent immigrants and local workers. In particular, "German Jewish businessmen tended more often than their Protestant or Catholic counterparts to reside initially above or near their shops in the Central business district on Main Street. Clothiers Mark Schwartz, Phillip Rosenbaum and the Goldstone brothers lived on Main as late as 1880."¹

The earliest known retailers operating out of 299-301 Main Street was the 1879 the Star Clothing House, Rosenbum Bros. Proprietors ² in 1879. Two years later in 1899 the building would be purchased

¹ Year Book of the Dutchess County Historical Society, Vol. 71-74 p.139

² Poughkeepsie Eagle 11/3/1879 advertisement

by Mr. Smith L. DeGarmo³, who is described as having "faith in Poughkeepsie Real Estate. He gave evidence of it... by purchasing the Rosenbaum property, 299 and 301 Main St." The news article highlighted this "Important Real Estate Sale" describing the building as "one of the valuable pieces of Main Street properties. Smith L. DeGarmo it should be noted moved to Poughkeepsie in 1868 from Highland, Ulster County. Initially he was employed as a clerk in a furniture goods store, later working for William Bros where he "became very proficient in the handling and sales of dry goods." By 1870 he was hired by Messrs. Luckey and Platt. Within two years he was made a partner at Luckey Platt Co. By 1894 DeGarmo was living with his wife in the residential hotel Morgan House on the corner of Academy and Catherine Streets. "Mr. DeGarmo continued to demonstrate prowess in business matters as he increased his own portfolio with successful real estate transactions."⁴

By 1904 the building was again sold to Reuben Goldberg, who, having taken over the "large double building" announced he would be "completely altering it in every detail to make it thoroughly modern."⁵

Four years later in 1908, a new firm announced it would purchase the stocks of "Reuben Goldberg at 299-301 Main Street. The new store owners, Wood-Young Company would continue operations as a men and boys clothing retailer ⁶ Later iterations of this storefront building would include other independent retail operators. The building's most current owner occupant was the law offices of Wallace & Moore.

Narrative Statement of Significance: Explain the significance of the property, in terms of the boxes checked above, on one or more continuation sheets, and attach the sheet(s) to the application.

1. Property is listed, or is eligible for listing, on the State and/or National Registers of Historic Places

2. Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction

The Main Mall Row historic district encompasses the two blocks of Main between Market and Academy streets in the City of Poughkeepsie. The district (NRHP ref#82001148; 1982) is comprised of nine, intact commercial buildings, eight on Main Street and one around the corner on Garden Street. The district's listing on the National Register of Historic Places was conferred based on Criterion C, recognizing the group's collective architectural significance.

The subject building 299-301 Main street was approved as a certified historic structure contributing to the significance of the Main Mall Row historic District by the National Park Service

³ Poughkeepsie Eagle News 10/13/1899; advertisement

⁴ Carol Kushner, Editor, The Dutchess County Historical Society Year Book, Copyright 1995 ; p. 41

⁵ Poughkeepsie Journal 8/15/1904; advertisement

⁶ Poughkeepsie Eagle 3/12/1908; article

(NPS) on April 15, 2021. Further, the building received NPS approval of its Part II - Description of Rehabilitation, on June 6, 2022.

The brick buildings that principally constitute the district were built between 1871-1874 following a devastating fire that razed several wood framed shops the day after Christmas, 1870. The fire broke out in the saloon operated by George Cannon at 301 Main Street. Spreading quickly, the fire engaged the next place of business, Morgan Farnum's drug store, followed by the bookstore of Archibald Wilson. The flames ripped through the block so quickly that there was nothing the firemen could do except prevent the fire from crossing Main and Garden streets. The next morning, there was nothing left but a hole in the ground where once stood businesses⁷. That block on the corner of Garden and Main Streets belonged to Mrs. Josephine Pardee widow of Enoch Pardee did not waste any time in finding someone to rebuild on her land. Her husband, Enoch, who died in 1867, specifically wrote in his will that should any of his buildings be destroyed "by fire or other calamity they should be rebuilt."⁸ Mrs. Pardee hired a well-known local architect named James S. Post⁹ to design and construct the group of elaborate three- and four-story brick and/or stone buildings that would pay homage to Poughkeepsie's important commercial heritage.

3. Property is associated with events that have made a significant contribution to the broad patterns of our history.

Main Street has been the City of Poughkeepsie's commercial, civic and social hub for more than two hundred years. Fires and remodeling of storefronts have altered many 19th century facades, but the streetscape largely retains its historic character. Several Individual NR listed buildings as well as those designated as local historic properties are sited on Main Street. Together, they confer a strong sense of place and provide a window into the city's important retail and civic history. Those local and nationally recognized historic buildings along Main Street include: the Grant Building, Welles- Zimmerman Building (demolished in 2009), The French Pastry Shop, Glebe House, Livingston Buildings, The Luckey, Platt & Co. Dept. Store, Lady Washington House, The Poughkeepsie Trust Company, the Elting Building and Poughkeepsie City Hall. The Main Street commercial district was directly associated with the business prosperity and development of the City of Poughkeepsie.

Today, the Main Mall Row Historic District consists primarily of commercial buildings with storefronts and residential upper levels which, as a group, exemplify the City's architectural, commercial and cultural development from the 19th through 20th centuries. Main Street had historically been configured as a pedestrian friendly downtown. By the 1960's Main Street featured an array of locally owned shops that sold shoes, stationary, furniture and flowers. There were candy shops (Fanny Farmer and Lofts) and dozens of women's clothing shops. The subject building, 299-301 Main Street is a rare example of this legacy made more important because it survives Poughkeepsie's aggressive Urban Renewal efforts during the 1960's & 70's. The United States federal government in the name of Urban

⁷ Adriance Memorial Library, Poughkeepsie Architecture: <https://poklib.org/poughkeepsie-architecture-the-cast-iron-building/>

⁸ Ibid

⁹ James S. Post would in 1872 be commissioned by Vassar College to complete the Main Building, Kitchen and dining room extension.

Renewal invested billions of dollars in urban infrastructure through a series of planning, demolition, and construction programs. The consequence of which severely transformed the social, economic, and political dimensions of many US cities including the City of Poughkeepsie in general and its Main Street commercial center in particular.

Many of Poughkeepsie's historical and culturally significant buildings along with some 400 homes were demolished to make way for these Urban Renewal projects. Poughkeepsie received more Urban Renewal funds per person than any other city," says Harvey Flad, emeritus professor of geography at Vassar College). One such project undertook the construction of the arterial system. The City of Poughkeepsie, in an effort to ease traffic congestion, converted Route 9, the main north-south thoroughfare at the city's western edge, into an East-West arterial which bypassed Main Street. As a result, Main Street businesses suffered significant disinvestment, business dislocation, and economic decline. Within the span of 13 years, a cohesive urban form that had developed over two hundred years was erased.

City of Poughkeepsie planners thought they could reinvigorate downtown by offering shoppers a mall-like experience and in 1973 the blocks Main between Market and Academy streets were closed to vehicular traffic. The creation of the Main Mall in 1974 was at best aspirational in that it was the intent of city planners to pedestrianize Main Street . The creation of the Main Street Mall was the City's attempt to support the traditional commercial core at a time when shoppers were being lured to the new malls built along the city's periphery. The plan was to preserve the Main Street pedestrian character in the midst of the enormous impact exerted by the newly constructed arterial system that drastically changed the Main Street historic commercial corridor and its surrounding context.

Despite these efforts, the decline of the downtown continued as most shoppers continued to choose the malls. Luckey, Platt & Company Department Store, a commercial mainstay of the city, lost customers to suburban shopping malls and closed in 1980. Main Street was again reopened to vehicular traffic in 2001.

MAPS - Please see attached exhibits

PHOTOGRAPHS - Please see attached exhibits

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AT THE TIME OF FIELD SURVEY AND AS
IN POSSESSION.

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APPARENT ARE NOT SHOWN AND THEIR LOCATION AND
EXTENT ARE NOT CERTIFIED.

SUBJECT TO THE RIGHTS OF THE PUBLIC
IN ANY PORTIONS THEREOF LYING WITHIN
THE BOUNDS OF MAIN STREET.

DEED REFERENCE

DOC NO. 02 2017 6087

TAX MAP REFERENCE

CITY OF Poughkeepsie 131300-6162-77-086091

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP
IS A VIOLATION OF SECTION 7209 PARAGRAPH 2 OF THE NEW YORK
STATE EDUCATION LAW.

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CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS.

John J. Post, Jr.
Licensed Land Surveyor
P.O. Box 827
Stroms Ridge, NY 12484
609-708-7328

NOW OR FORMERLY
RIVERSIDE BANK
DOC. NO. 02 2009 2183
TAX PARCEL 131300-6162-77-092099

2 STORY BRICK
BUILDING

NOW OR FORMERLY
2ND LLC
L1988 P.III
TAX PARCEL 131300-6162-77-086095

3 STORY BRICK
BUILDING

AREA
0.085± Acres.
3,690± Sq. ft.

2 STORY BRICK
BUILDING

NOW OR FORMERLY
2ND LLC
L1988 P.III
TAX PARCEL 131300-6162-77-084090

4 STORY BRICK
BUILDING

4 STORY BRICK
BUILDING

TAX PARCEL
131300-6162-77-0868091

NOW OR FORMERLY
SHWARTZ BUILDING LLC
DOC. NO. 02 1999 7693
TAX PARCEL 131300-6162-77-092089

4 STORY BRICK
BUILDING

MAIN
STREET

STREET

MAP OF SURVEY

PREPARED FOR

JMS 299 Main LLC

299 MAIN STREET

CITY OF Poughkeepsie
SCALE 1" = 20'

DUTCHESS COUNTY, N.Y.
JUNE 25, 2020

I hereby certify that the survey shown hereon is based on an
actual field survey completed on June 25, 2020 and that this
map was completed on June 25, 2020.

Certified only to:

- 1) JMS 299 Main LLC
- 2) Regency Abstract Services, LTD
- 3) WFG National Title Insurance Company



John J. Post, Jr., L.L.E. R.T.E. Lic. No. 58643

FILE NO. 4820

ain St
iew with courtyard



Filter Searches by Area of Interest
Dutchess County

Map Components

☒ Parcel Text
☐ Address #
☐ Wetlands
☐ Flood Areas

Identify

Measure

Address Lists

Buffer(ft): 100

Print A

Parcel

Owner

Address

LOT NUMBER:
130000 0000 00 000000 0000
swis section block lot suffix
This search is within:
Entire Dutchess County

GO

PARCEL IDENTITY
(Internal)
FINAL ROLL

Parcel Number:
131300-6162-77-088091-0000
Parcel Address -
299 Main St
Poughkeepsie 126010000
Owner Name:
299 Main Street Poughkeepsie , (Primary)
Primary (P) Owner Mailing Address
1 Civic Ctr
Poughkeepsie NY 126010000
Lot Size | Land Use (Land Use Code):
.08 Ac | Office bldg. (464)

Select a Scale

50 1000

National Register Project Details

National Register: 90PR04737

NR Number: 90NR00409
Status: Closed

Project: Main Mall Row

Overview Nomination Data NR Status (3) Submissions (0) USNs (8) Contacts (0) Photos (0) Atts. (2) Agmts. (0) Q & A (0) Corr. (0) MCDs (1)

Close

National Register Project Overview

Project Information:

Project Number: 90PR04737
Project Name: Main Mall Row
Project Completion Date: 09/06/2014
Date Created: 03/24/2002
Project Status: Closed
Created By: Peter Shaver
Closed By: Peter Shaver
Comment:

National Register Application Information:

Nomination Type: Building
Owner Support:
Is MPDF:
Proposed MPDF Name: Poughkeepsie Multiple Resource Area





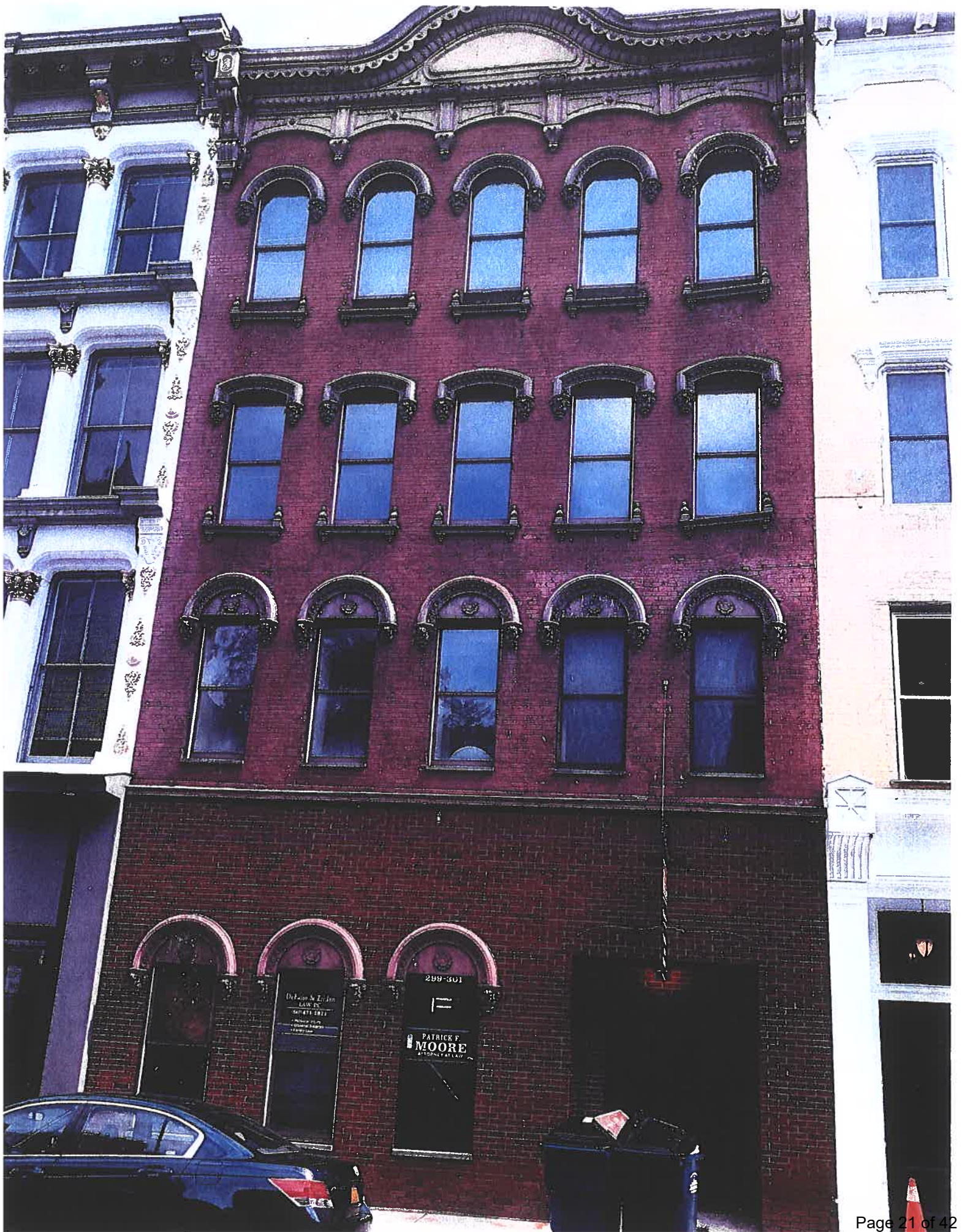
PAST AS PROLOGUE: PRESERVATION AS A TOOL FOR SOCIAL INCLUSION

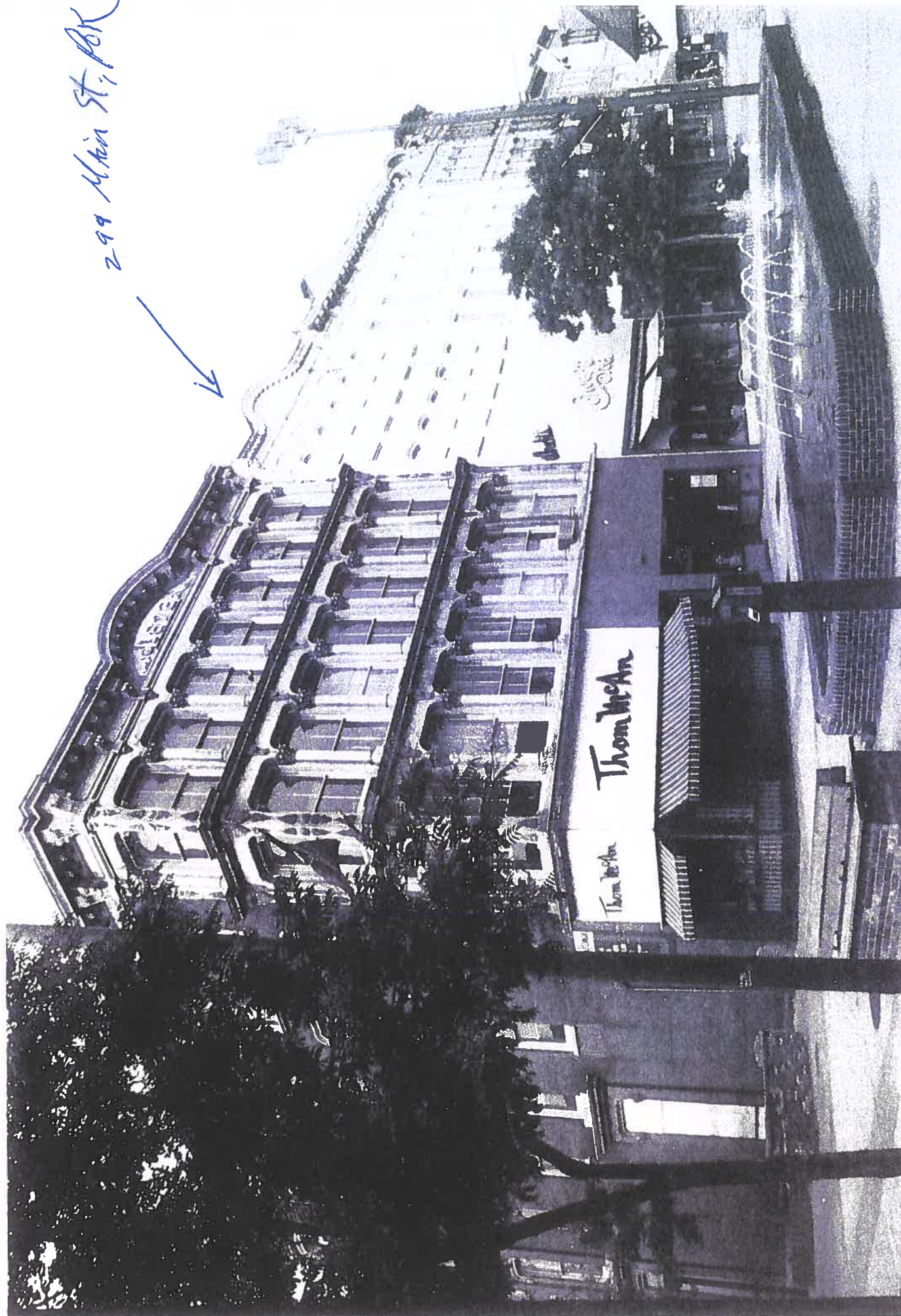
POUGHKEEPSIE, NEW YORK

Historic Preservation Studio II

Columbia University
Graduate School of Architecture,
Planning, and Preservation

Spring 2017





299 Main St, Port

Main St ca 1980

THE

People are Amazed

—AND THE—

HIGH-PRICED

CLOTHIERS,

WHO FOR YEARS SOLD AT IMMENSE PROFITS

STAND AGHAST

—AT—

Rosenbaum Bros.'

PRICES.

THE LARGEST DISPLAY OF

FALL AND WINTER

CLOTHING,

Men's Furnishings

—AND—

Hats and Caps!

Ever Offered in Poughkeepsie.

ALL FOR SPOT CASH!

NOWHERE ELSE CAN BE FOUND SUCH

STOCKS OF

SUITS and OVERCOATS

For Men, Boys and Children:

Bargains that Astound!

CALL AND BE SATISFIED.

YOU ARE NOT ASKED TO BUY.

Goods almost Given Away

—AT THE—

Star Clothing House

ROSENBAUM BROS.,

PROPRIETORS,

299 Main Street,

Poughkeepsie, N. Y.

IMPORTANT REAL ESTATE SALE

Mr. Smith L. DeClairmont is one of the men who has faith in Poughkeepsie real estate. He gave evidence of it yesterday by purchasing the Resnick property, 229 and 301 Main St. It is one of the valuable pieces of Main Street properties, and will be further improved by the new owner. The sale was made through the Edward C. Dayton real estate agency, No. 5 Garden St. Mr. Dayton has some other important deals under way.

TO THE PEOPLE OF POUGHKEEPSIE

After an absence of over twelve years I have again located in Poughkeepsie. I have taken the large double building at 299 and 301 Main Street, completely altering it in every detail to make it thoroughly modern, and shall open it on August 15 as a

Men's, Boys', Children's Fine Ready-Made Clothing and Furnishing Store

Every article in the store will be of the finest make and of absolutely reliable goods and all of

This Season's Manufacture

I shall be glad to renew my former pleasant relations with patrons who kindly favored me in the past.

I shall make a specialty of fine merchant tailoring.

REUBEN GOLDBERG

"The Store that will please you."

299-301 Main Street,

Poughkeepsie, N. Y.

RUEBEN GOLDBERG.

We will soon announce our

Fall and Winter Opening

Our preparations are now in force to show the greatest stock of Men's Boy's and Children's Ready made Clothing, Furnishing Goods, Hats and Caps, even shown in this section.

Careful and critical buyers will benefit by giving consideration. Fine order work will also be done at reasonable prices. :: :: ::

REUBEN GOLDBERG

" The Store that Will Please You. "

299-301 Main Street,

Poughkeepsie N. Y.

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NEW FIRM GETS GOLDBERG STORE

THE WOOD-YOUNG COMPANY IS
TO REHABILITATE STORE OF MR.
GOLDBERG AND OPEN THERE
ABOUT APRIL 1ST.

WILL LOCATE HERE

The clothing business formerly con-
ducted by Reuben Goldberg at 299-
301 Math Street has been purchased
by a stock company to be known as
the Wood-Young Company, of which
the principal owners are Charles F.
Wood and Gilbert M. Young, two ex-
perienced and enterprising clothiers of
New York, who will conduct it in the
future.

The new firm has purchased the
Goldberg stock and will close up as
soon as possible. In order to do
this a grand clearance sale will be
begun on Saturday morning. When the
stock was purchased at a low figure
it will be sold at a sacrifice, so the
new owners are desirous of disposing
of it at once, so as to make room for
new stock. It is the intention of the
firm to open the store with an espe-
cially new and up-to-date line of goods
about April 1.

Mr. Young has been in the cloth-
ing business for the last twenty-five
years and is connected with the Sam-
uel W. Peck Company at 308 Broad-
way, New York. Mr. Wood has had
eleven years experience in the re-
tail business, but for the last four
years has been in the wholesale busi-
ness, thus making him perfectly com-
petent with both branches of the busi-
ness. While in the retail business Mr.
Wood conducted stores in many dif-
ferent cities including Utica, Watse-
town and others. For the last four
years he has been a member of the
wholesale firm of Brandegee, Isard
& Wood of Utica.

The new concern was busy Wednes-
day taking an inventory of the stock
at the Goldberg store, and will have
plans of work there preparing for
the sale Saturday.

A representative of the Eagle in-
terviewed Mr. Wood at the Nelson
House Wednesday evening. Mr. Wood
is a new comer to Poughkeepsie. He

ANNOUNCEMENT!

Business Change in Pokeepsie WOOD-YOUNG CO.

NEW FIRM. To secure this exceptional business location, 299-301 Main St., Pokeepsie, we have just purchased the Reuben Goldberg clothing stock. We accepted and bought the Goldberg stock at half value, but for no other purpose than to obtain this store. Now, piece by piece, or in bulk the stock must get out.

NEW FIRM. Our lease of this building extends over a period of fifteen years and we're here to locate permanently as you will see.

NEW FIRM. It is our purpose to establish in it another very modern mens', young mens', boys', and childrens' clothing store. It is our determination, and expectation, to be universally recognized as modern merchants, to carry for sale only dependable merchandise, to conduct our business on strictly modern methods of progressive store keeping --- to establish and maintain the absolute confidence of the public.

CLOTHING, HATS AND FURNISHINGS

NEW FIRM. purchased of us, at any and all times we will guarantee. We want you to realize that our obligations do not cease 'till you have received full one hundred cents for every dollar you turned in onr store.

NEW FIRM. In the future we shall buy and sell only such merchandise as our years of careful study---in both retailing and manufacturing---have taught us, must have unquestionable merit. We will always consider it a privilege to make satisfactory any unforteen and unworthy merchandise.

THE GOLDBERG STOCK FIRST

NEW FIRM. of all must be disposed of. What's here must go at once. Bids on the entire stock in bulk will be considered. We're going to sell it, every visting, and we're going to do it mighty quick.

WE SHALL CONDUCT A ROUSING CLOSING OUT SALE OF WHAT'S HERE. PRICES WILL CREATE WONDERMENT AND EXCITEMENT.

NEW FIRM. In arranging and equalizing our monetary sacrifice of the present Reuben Goldberg stock---our store will be closed until Saturday, March 14.

There will be more to read about this store and this present sale.

WOOD-YOUNG CO.,

**Purchasers of the Reuben Goldberg Stock,
299 MAIN STREET, POKEEPSIE, N. Y.**

Saturday Morning, March 14, we begin the tremendous slaughter of what's here. Watch this paper for sale price news.

NEWS OF THE STAGE AT THE COLLINGWOOD

A Novel Entertainment.
A large audience, who greatly pleased and delightfully entertained with the talking pictures at the Collingwood last night. It is a very novel show and will continue to attract crowded houses during their engagement closing tomorrow night. The talking pictures are a combination of moving pictures and phonographs so arranged that the characters in the pictures appear to talk and sing just as if they were in real life. Every movement of the lips, and body and every expression on the face is in perfect harmony with the words and songs from the phonographs.
Song hits from all the most popular musical shows are given. One of the biggest hits given Monday afternoon was "Hallelujah" from "Fifty Miles from Boston," and this was also one of the most realistic. Among the other hits were "So Long Mary," from "Forty-four," "The Merry Widow," "The Teddy Bear Song," from Anna Held's "Pariah," "George A. Cohan's famous song, "Grand Old Rag," Give Me Regards to Broadway," etc.

"Isle of Spice."
Saturday B. C. Wallace will present the latest edition of the glowing musical extravaganza "Isle of Spice" with an exceptionally talented company with that long leader Charles A. Pusey, featured in the role of "King Bompoka." He will be assisted by a company of fully fifty artists and comedians.
The plot of "Isle of Spice" is plausible, interesting and abounding in laughable situations. The scenery borders on the spectacular as the locale of the piece is on a mythical island in the Sea of Japan. It at the same time is a fairly accurate representation of the picturesque scenery and architecture of the orient.

The prima donna plays the role of Freva. Others in the cast are Frank Woods, Jack Leslie, Louise Gould, Belle Tullis, Bert Wainwright, Bonnie Woods, Louis Comstock, Minerva Chomblair, E. K. Armstrong, Lulu McCumber, Marie Yule, Alma Fuller and William Longdon, also a host of other well-known artists.

All Next Week.
The annual engagement of the Irene Myers Stock Company is always looked forward to with the greatest pleasure by Pokeepsie stagegoers.

Miss Myers and her superb stock company will be the attraction at the Collingwood Opera House all next week starting with a matinee on Monday afternoon, March 16, and continue all week with a change of bill nightly and a matinee every day.

Wants Expert Duty on Pulp Wood.
OTTAWA, March 12.--Mr. Lewis of West Hants moved in the house to place an expert duty on pulp wood to forest United States mills to come to Canada to manufacture instead of importing Canadian pulp wood. Mr. Lewis opposed this, stating that there is enough of spruce and balsam trees in Canada for Canadian use and export purposes.

Hypnotized Him and Got \$192,540.
NEW YORK, March 12.--Willie Ichniess, a wealthy diamond merchant, let George H. Carpenter and Maurice O. Breidbach have \$192,540 worth of diamonds on credit. For these goods Mr. Breidbach has received the splendid sum of \$192,540 in cash, he avers. He declares they hypnotized him.

Set Fire to His Bed.
MARTINSBURG, N. J., March 12.--Agassan Tyle of this place has been taken to the hospital at Easton, Pa., suffering from serious burns, self-inflicted, after his wife of a few weeks had deserted him. When the young wife left, Tyle piled a lot of wood under his bed and set fire to it. Then he lay down and was badly burned.

To Cross Atlantic in Motor Boat.
ROCHESTER, N. Y., March 12.--A score of friends clamored for four seats in a twenty-four foot motor lifeboat in which Howard Krumpholtz of this city and four companions will sail from New York for Liverpool. Mr. Krumpholtz has given up a law practice to promote the interests of the company making the new boat.

Methodist Not Outlet of Heresy.
TOPEKA, Kan., March 12.--The Kansas conference of the Methodist Episcopal church exonerated Dr. J. T. McFarland of New York, editor of the Methodist Sunday school publication, of charges of heresy preferred by Dr. George A. Cook of Vermont.

Newsman Very Ill.
LONDON, March 12.--The health of Sir Henry Campbell-Bannerman, the prime minister, has caused renewed anxiety. There has been no improvement in his condition, and his vitality is much reduced, which is regarded as a serious symptom.

Poughkeepsie's Day Light Store Opens 8:30 A. M.
THE WEATHER: Fair and warmer

CONSOLIDATED DRY GOODS CO.

49 CENTS FOR YOUR CHOICE
OF THESE BOOKS.

"Caroline Lee" by Lillian Bell.
"Soldiers of Fortune" by Richard Davis.
"The House of a Thousand Candles" by Nicholson.
"The Pillar of Light" by Louis Tracy.
"When Patty Went to College" by Jean Webster.
"Lady Ross's Daughter" by Mrs. Humphrey Ward.
"Order No. 11" by Caroline A. Stanley.
"The Patriot" by Cyrus Brady.
"The Little Shepherd of Kingdom Come" by John Fox, Jr.
"Red Fox" by Charles Roberts.
"When Knighthood Was in Flower" by Curkoden.
"Caleb West Master Diner" by F. Hopkinson Smith.
"Captain Mackler" by Richard Davis.
"My Friend the Chauffeur" by C. M. & A. M. Williamson.
"Heartie Courageous" by Hallie Rives.
"The Reckoning" by Robert Chambers.
"The Motor Pirate" by G. Sidney Paterson.
"The Pines of Lory" by J. A. Mitchell.
"The Lion and the Mouse" by Author Herrowell.
"To Have and to Hold" by Mary Johnston.

Real Irish Point Lace Curtains
\$1.69 a Pair.

Beautiful designs of full length new Curtains offered at this special one day price. You'll enjoy the design and appreciate the quality when you see these curtains that regularly sell at \$2.25, on Friday only at \$1.65.

Wool Art Squares at One-Third off
Regular Prices.

A one day's sale of Wool Art Squares in sizes 2x3 yards and 8x4 yards.

EVERYBODY GOES TO WONDERLAND

388 MAIN STREET.
To see the BEST MOVING PICTURES shown in the city. Also Illustrated Songs, Full Orchestra at all performances. Something new every day. Open from 2 to 5, and from 7 to 11 p. m.
Admission Only 5c.
E. B. SWEET, Mgr.

Yard and Office
Garden St. and Parker Ave.

KELLEY'S KLEAN KOAL

R. B. KELLEY & SON

Telephones
E. R. 231-A. D. C. 128.

P. C. Doherty PLUMBING, GAS AND STEAM FITTING

City and Country Orders for
Plumbing, Steam Fitting,
Heating, Roofing, Leader
Work and Repairs.

Promptly Attended to by
Competent Workmen.

112 Main Street

Near South Clover St.
Tel. Call. 387-2.

THREE MONTHS GUARANTEE.

4 pair of Men's Half-Hose for \$1.00.
Dyed by special sanitary process.
A written guarantee with each box.

For sale at

"Toggery Shop,"
LUCILIUS MOSLEY, Proprietor
33 MARKET STREET

C O A L

PITTSTON and
LEHIGH

D. C. Foster
& Sons, North
Front St.

HUBERT ZODMER,
274 Main St.

DO REALIZE THAT SPRING
IS NEAR AT HAND?

We are prepared to show the
newest seasonal goods in

Belt Buckles, Hat Pins,
Handy Pins, and also
Bracelets and the usual
complete line of jewelry,
Silverware, Glass and
Hand Painted China.

INSPECTION IS INVITED

HUBERT ZODMER,
274 Main St.

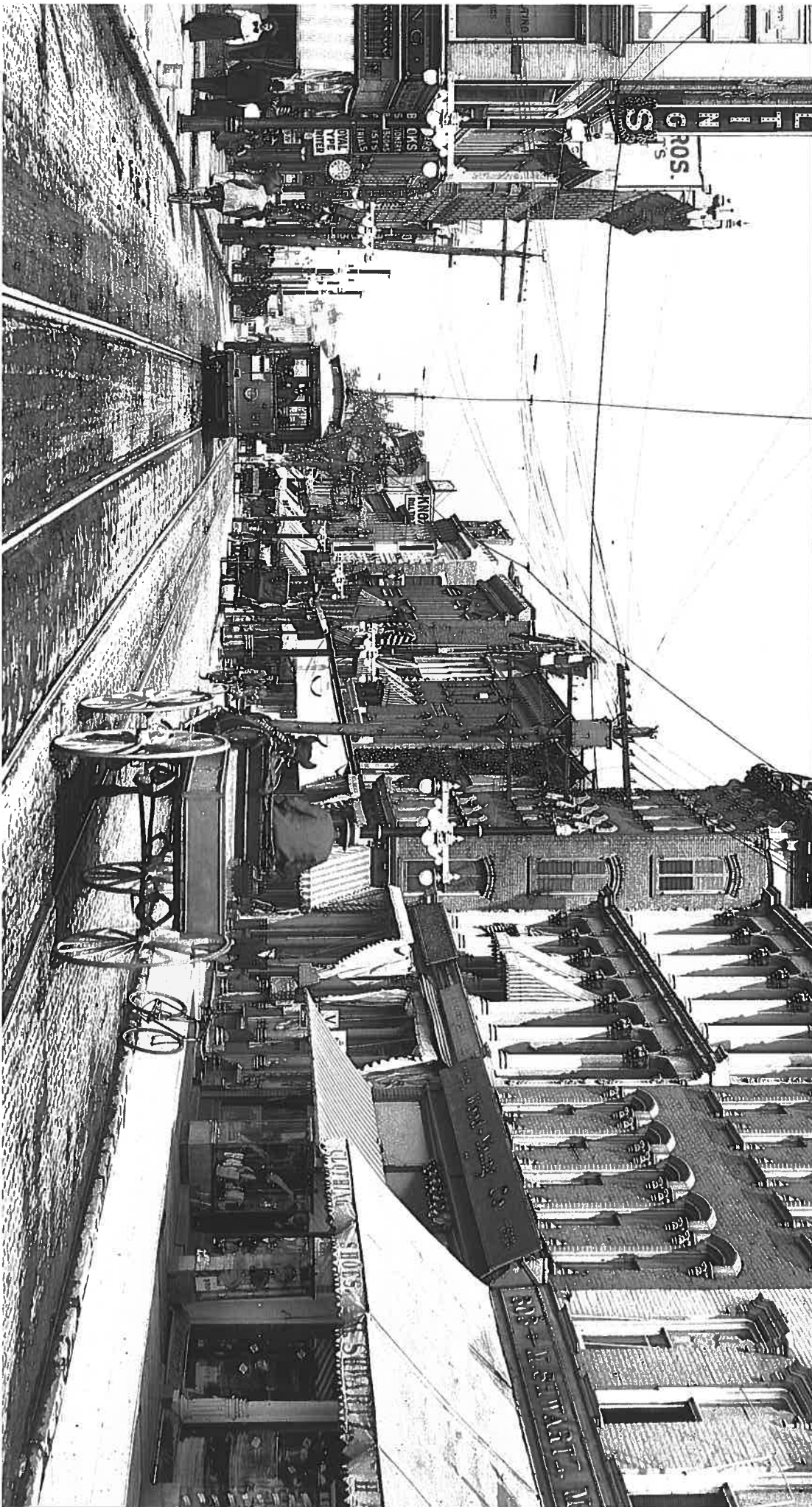
Schwartz

This name on cigars is a guarantee
to consumers that no artificial flavors
are used in the manufacture of our
products.

We are in close touch with all the
important leaf tobacco centers and de-
pend entirely on the quality of the
natural leaf tobacco for the very su-
perior quality of our cigars.

Best quality of leaf tobacco com-
bined with skilled workmanship makes
that perfect product sought by all.

John Schwartz & Sons
818 MAIN STREET

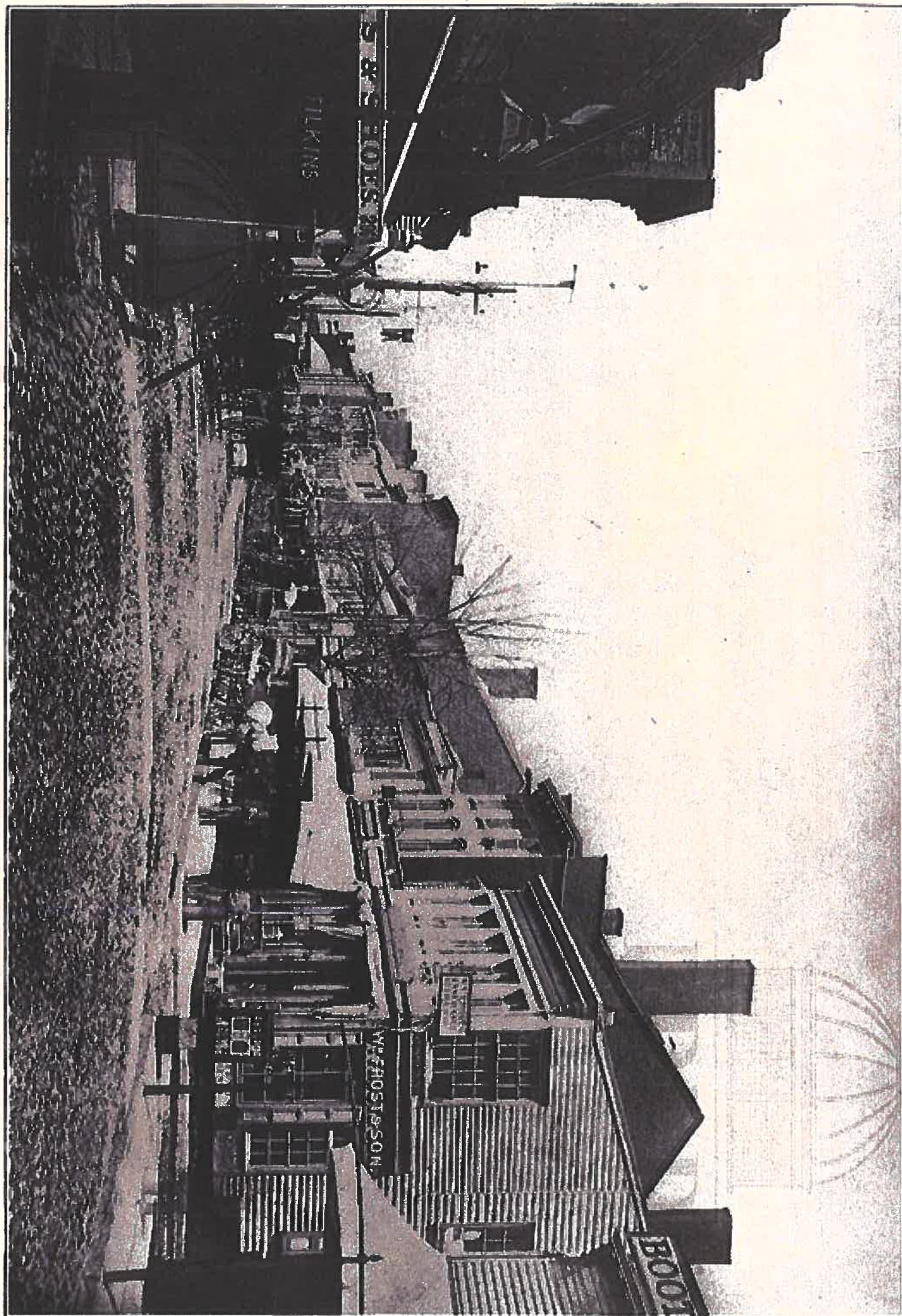


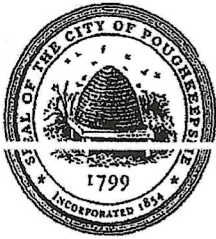
299-301 Main St
P.O. NY



245 Main St, Peapack, N.J. Circa 1900

Main Street in 1860, looking West from above the corner of Liberty and Garden Streets.





Gary E. Beck, Jr.
Building Inspector

**THE CITY OF POUGHKEEPSIE
NEW YORK**
BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Staff Use Only
Application #
ID #

**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION**

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address:

108 Academy Street

Applicant Name:

Albert & Michelle White

Applicant's Address:

108 Academy Street

City:

Poughkeepsie, New York

State/Zip:

New York 12601

Email:

albwhite55@gmail.com

Phone

Number(s):

646-204-4731

Property Owner (if not the applicant):

(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc)
- ☒ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc)
- ☐ Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- ☐ Repair or replacement
- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: *Side and Rear of Home. Nothing on front facade*

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately.) Attach additional sheets as required.):



Gary E. Beck, Jr.
Building Inspector

**THE CITY OF POUGHKEEPSIE
NEW YORK**

BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit the following attachments in triplicate):

Recent Color Photos: Include photos of each side of the building (and site when landscaping changes are proposed) with close-ups of the specific area(s) to be changed.

Color chips, charts or color samples: If your plans include paint or stain, describe the color(s) and include a sample along with information on color placement. A good way to show the color scheme is to color one or more of the elevations.

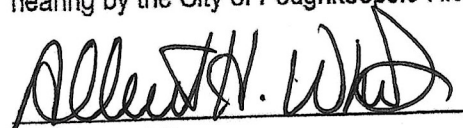
Material Samples/Manufacturer's Brochures: Material samples (when possible), manufacturer's brochures, product literature or catalog pages.

Plot Plan: A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.

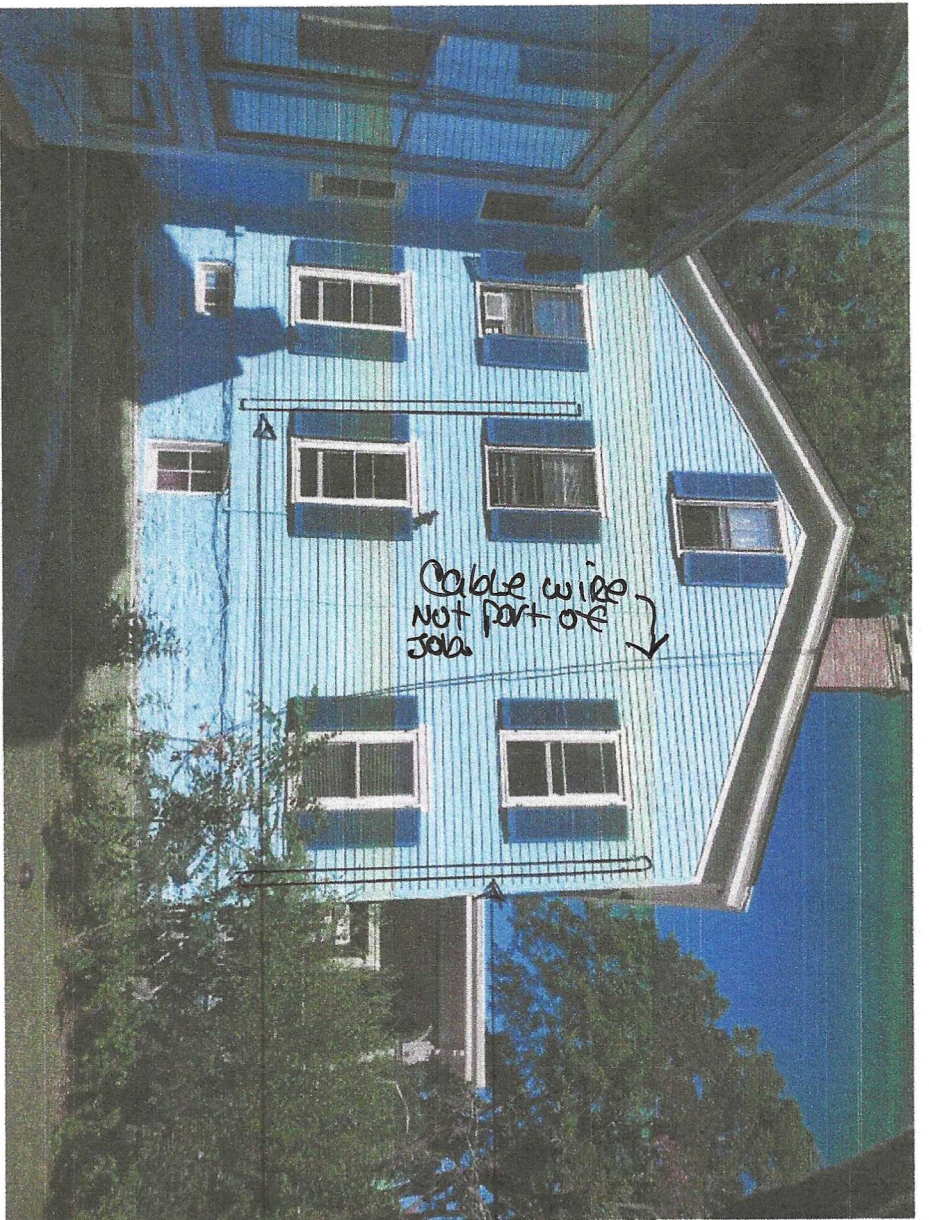
Elevation drawings: Include all relevant views at the scale necessary to show building detail. The elevations should be accurately labeled with cardinal directions. The existing building should be included with as much detail as necessary to show how the old and the new relate to each other.

OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission


Signature of Owner
Date: 9/7/22

OR Signature of Agent/Applicant
Date: _____



108 ACADENOST

LOCATIONS - NOT TO SCALE

*OUTDOOR UNITS
LOCATED BEHIND HOUSE

Slimduct 5.5" White 140 (Painted to color match siding)

Slimduct Lineset Covers offers strength and longevity with a professional aesthetic. Available in 3 sizes and colors, Slimduct Lineset Covers accommodates numerous applications including single or multiple exposed linesets. A robust assortment of fittings ensures each system is finished with a professional touch.

Features

Ducts are used in straight runs up to 78" (6.5-ft). Weather resistant PVC, UV stabilized & fire resistant. Tested to over 2,000 hours. Temperature range -4°F to 140°F Complements any residential or commercial building. Available in SD77 (2 3/4"), SD100 (3 3/4"), SD140 (5 1/2") and 3 color options (white, ivory, and brown) 78" duct lengths and 15 fittings ensure complete flexibility of installation 1 year warranty

Sealed

Make yourself at home



Hello!



Lauren Salz
CEO
Sealed

Make Yourself at Home. It's an expression you've probably heard countless times before. With Sealed, it gets to the very heart of what we do.

For many people today, home just isn't that comfortable. In summer, it's too hot. In winter, it's too cold. The heat and AC are running 24/7. This means homeowners are using more energy and spending more money, just to keep comfortable. That's not good for people, or the planet.

At Sealed, we've pioneered an easy, affordable way for people to make their homes more comfortable and efficient. And in the pages that follow, you'll learn more about the work we do, and how we do it.

Over the years, we've helped thousands of families experience greater comfort at home. It would be our privilege to help you as well. If you're ready to 'Make Yourself at Home,' we're ready to help.

Sincerely,
Lauren

“Sealed was the single-best thing we could have done for our home!

Liz C., Wappingers Falls, NY



What is Sealed?

Home improvement, improved.

Professional home upgrades

Sealed makes houses warmer in winter, cooler in summer, and more efficient all year long. Through key upgrades like air sealing, insulation, HVAC, and smart home technology we're able to drastically improve the way your home feels and functions.

Your house won't look any different after we're done. But it'll feel like new.

No hassle, no upfront cost

We offer white-glove service that takes the pain out of home improvement.

We also cover the upfront costs of the work. We only get paid if we reduce your home's energy use. Why? We believe in the value of our work, and want to make it accessible to as many people as possible.

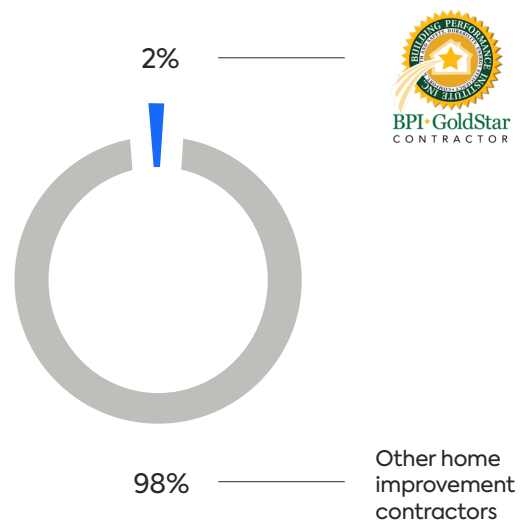
Trusted partners

To make this work possible, Sealed partners with the country's leading energy providers and top local contractors. Nationwide, only 2% of home contractors meet our rigorous criteria.

Proud partner



Fix uneven
temperatures at
sealed.com



How we make homes feel just right

We find the weak points causing unwanted air flow and uneven temperatures.



Up to 30%

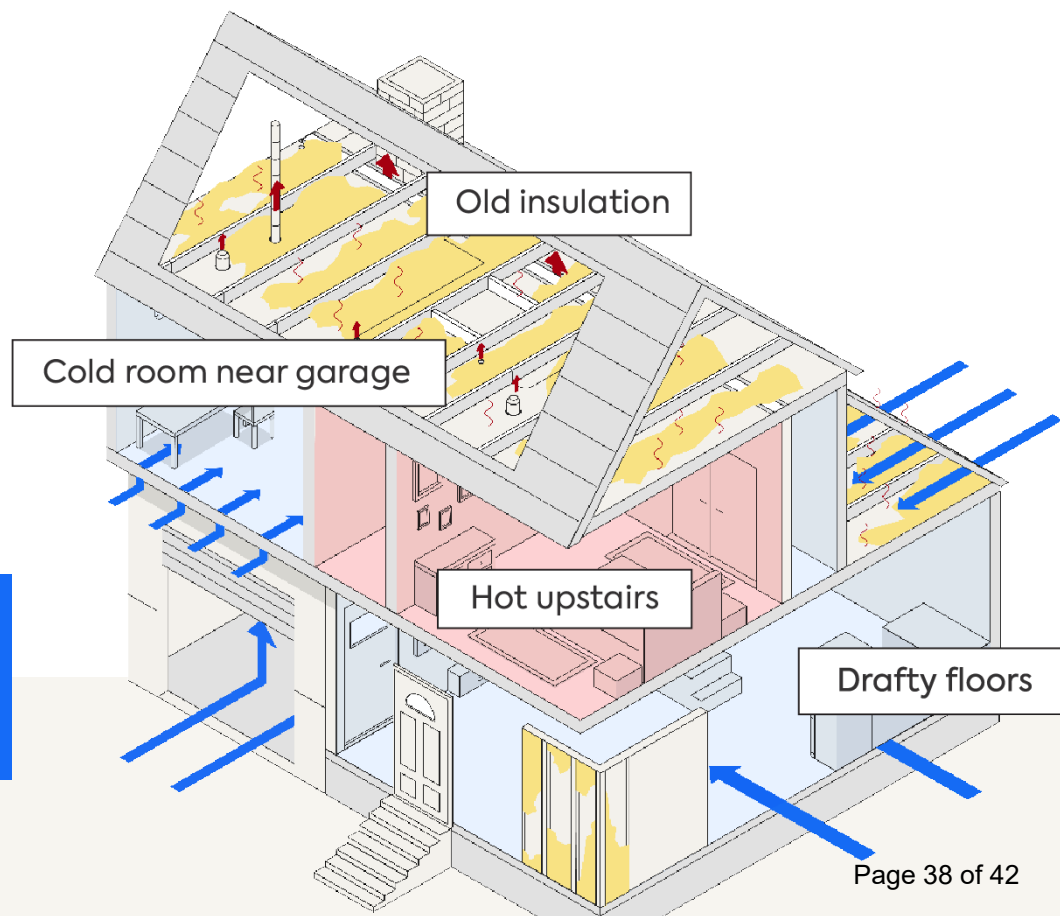
of heating and cooling energy can be lost because of air leaks and insufficient insulation.

– US Dept. of Energy

Common problem areas

Air leaks, heat transfer and energy waste happen due to improper sealing and insulation, or old equipment. You may not have all of these problem areas in your home, but odds are you have more than a few.

1. Attics
2. Foundation
3. Walls
4. HVAC system
5. Overhang
6. Garage
7. Crawl space
8. Thermostat
9. Lighting
10. Doors and windows



Take the virtual home tour:
sealed.com/your-home

What is a 'Sealed' home?

Comfortable year-round

At Sealed, we use air sealing and insulation to help regulate the airflow throughout your home. This offers a number of benefits:

1. Better temperature regulation throughout the house
2. Cleaner, healthier air in every room (less dust and moisture)
3. You use less energy to heat and cool your home



“

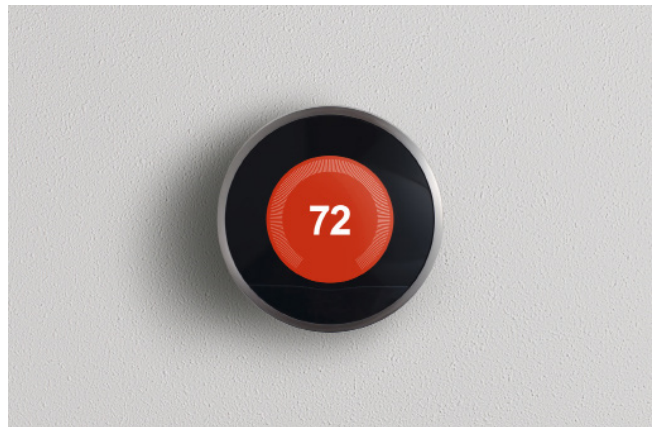
After Sealed, our attic is cooler and the house feels like it's retaining the AC temperature longer.

-Victor D., Flushing, NY

More efficient

To make your home even more energy-efficient, we also offer:

1. A sleek new heat pump that will heat and cool your home up to three times more efficiently
2. A smart home thermostat that learns your preferences and can be controlled with your phone
3. LED light bulbs that offer the same warm glow as regular bulbs, but use 90% less energy



Make your home more comfortable and efficient today. Visit sealed.com.



“

We worked out a plan and Sealed sent a terrific contractor to work on my house.

— Charles C., Rifton, NY

Sit back, get comfortable

From your first call to the final install, you'll have a partner at Sealed to help guide the work on your home. It's a simple, four-step process:

1. Qualify
Take the 2-minute quiz to see if your home is eligible.
2. Consult
Talk to Sealed - we'll identify the weak points in your house and design a custom solution with you.
3. Verify
Our certified home performance contractor will visit your home to verify the upgrade plan.
4. Install
Installs typically take just a day or two.

Your house pays for the work

Sealed covers the upfront costs of your project. After it's done, you pay Sealed back based on the energy you save. Our risk-free guarantee? If you don't save energy? We don't get paid.

1



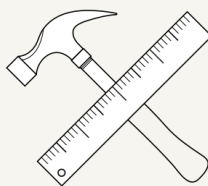
Your energy bill today

2



Sealed finds wasted energy spending

3



Sealed covers the cost of your upgrades

4



Energy savings pay back Sealed

Let's talk!

Ready for a new level of home comfort?



Take our 2-minute quiz
to get started:

sealed.com/home-upgrades

Or call **(888) 985-7481**
We'd be happy to talk!

“ Now we feel like we can
really live in our house.

— Annaliesa P., Piermont, NY

FAQ

Will my house qualify?

If you answer yes to the following questions, chances are you will qualify!

- Do you own and live in a single-family home?
- Was your house built before 2000?
- Have you lived there for at least 12 months?
- Does your house have at least one attic?
- Is your home heated with oil, propane, or natural gas?
- Do you or your partner have a FICO score of at least 680, or have a co-signer?

Is Sealed free? What's the catch?

Sealed is not a grant. We cover the upfront costs of the work in your home. And then after the work is done, your energy savings help us recoup the cost of the work and our service.

There's no gimmicks: if the upgrades we install result in energy savings, you pay us back based on how much energy you save. If we do a great job, we make a return on our investment in your home. And if we botch the job? It's on us.

For more information, visit sealed.com/FAQ

Sealed

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