

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

Common Council Chambers

Thursday, November 9, 2023

6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Approval of September 14, 2023 Minutes.

III. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. 19 GARFIELD PLACE

- Applicant: Mark LudlProject
- Classification: Exterior Alteration – Installation of ventilation fan

2. 141 ACADEMY STREET

- Applicant: Mark Castellani
- Project: Exterior Alteration – Replace roofing and skylight

3. 9 GARFIELD PLACE

- Applicant: Anan Eczoslier
- Project Classification: Landscaping - Driveway paving

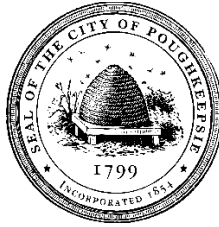
4. 299 MAIN STREET

- Applicant: JMS 299 Main LLC

- Project Classification: External modifications

IV. COMMISSION BUSINESS

1. Election of Vice Chair



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

Common Council Chambers

Thursday, September 14, 2023 6:00 PM

DRAFT

Attendance

Brian Hooper
Da’Ron Wilson
Tom Parise
Elisa Li

Excused

Anthony LaRocca
John Bartelstone
Tim McQueen

Staff

Richard Distel, City Planner
Lori Garci, Board Administrative Assistant

I) CALL TO ORDER

II) APPROVE MINUTES

- 1) Approve August 10, 2023 Minutes
Motion: Da’Ron Wilson
Second: Elisa Li
Carried: 4:0:0

III) APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

- 1) **3 DWIGHT STREET**
 - Owner: Nathaniel Dell
 - Applicant: Anthony Maresco
 - Project Classification: Replacement/Repair – Steps and stringers

Motion: Da’Ron Wilson
Second: Tom Parisi
Carried: 4:0:0

2) **9 GARFIELD PLACE**

- Applicant: All Angels LLC
- Project Classification: Exterior Alteration – Installation of two AC units

Motion: Tom Parisi

Second: Elisa Li

Carried: 4:0:0

3) **15 Dwight Street**

- Applicant: Amanda Thornton
- Project Classification: Repair/Replacement

Motion: Da’Ron Wilson

Second: Brian Hooper

Carried: 4:0:0

4) **88 Academy Street**

- Applicant: Frank DeBellis
- Discuss repairs approved already by the board

5) **120 South Hamilton**

- Applicant: Brenda Lee Blasini
- Project Classification: Other - Lot Line Adjustment

Motion: Brian Hooper

Second: Elisa Li

Carried: 4:0:0

IV) COMMISSION BUSINESS

- 1) Standard Gage Plant State Nomination
Discussion adjourned
- 2) Election of Vice Chair
Adjourn to meeting with full attendance

V) ADJOURNMENT

- 1) Adjourn meeting October 12, 2023

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



PD-2023-097

THE CITY OF POUGHKEEPSIE NEW YORK

BUILDING DEPARTMENT
62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12602
Phone: (845) 451-4263 Fax: (845) 451-4006

Staff Use Only
Application #

ID # 176070

THE HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

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

APPLICANT INFORMATION

Project Address: 19 Garfield Place Poughkeepsie, NY 12601

Applicant Name: Mark Ludl

Applicant's Address: 19 Garfield Place

City: Poughkeepsie

State: New York

Zip: 12601

Phone Number(s): (914) 282-6111

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: _____

RECEIVED

OCT 26 2023

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 necessary.

We are considering creating a Powder Room on the main floor
of the residence. This would require a fan to be vented to
outside of the house. The vent exit location would be in
the front of the house, under the porch roof. Please see
attached pictures of vent location. The vent is shown white,
but will be painted the same color as the house exterior.

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit "hard" copies of 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.

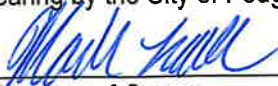
Plot Plan: A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.

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.

IMPORTANT: PLEASE NOTE THAT A DIGITAL/ELECTRONIC COPY OF ENTIRE SUBMISSION IS ALSO REQUIRED.

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: 10/26/27

OR

Signature of Agent/Applicant
Date: _____



Use and Care Guide Supurr-Vent® Vent Hood

Item #600-206
Model #HS4W/18RHD

EVERBILT

Safety Information



WARNING: To reduce the risk of fire or injury to persons; follow basic precautions, including the following:

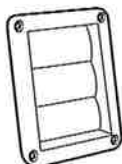
- 1) For use with clothes dryers, bathroom and general venting.
- 2) Keep the area around the exhaust opening and adjacent surrounding areas free from the accumulation of lint, dust, and dirt.
- 3) The interior of the exhaust duct should be cleaned periodically by qualified service personnel.
- 4) Regularly inspect the exhaust duct to be sure that it has not become crushed or otherwise restricted.

SAVE THESE INSTRUCTIONS

NOTE:

- Quick, easy installation
- For use with gas or electric dryers, bathroom exhausts and vent hoods
- Louvers prevent drafts from entering your home

HARDWARE INCLUDED

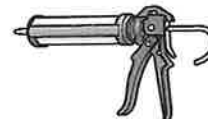


Supurr-Vent® Vent Hood

TOOLS REQUIRED

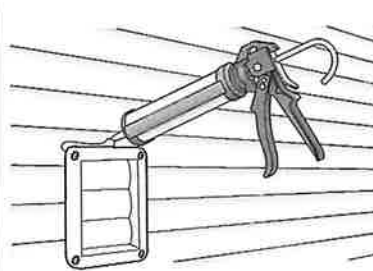
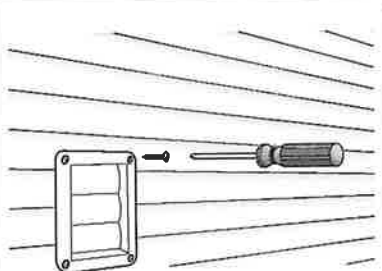
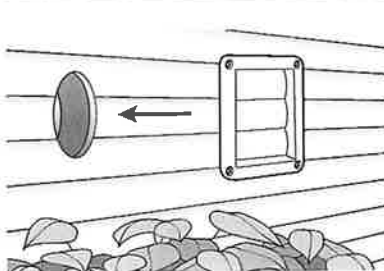


Screwdriver



Caulk Gun

Installation



NOTE:

- Periodically clean lint from vent hood

Warranty

WHAT IS COVERED

All merchandise is warranted to be free from defects in workmanship and material for one year from the date of purchase. This includes normal wear and performance failure on items. The manufacturer will replace or repair at their option.

WHAT IS NOT COVERED

This warranty only covers normal wear and performance failure. It does not cover any malfunction, performance failure, or defect arising from the misuse, abuse, neglect, or modification of the product. Any damage or malfunction inflicted upon the product by the user or other external sources, or any failure to comply with the warnings and instructions, is not covered.

For further assistance visit www.HomeDepot.com.

View from Sidewalk



View from below Porch



View on Porch





THE CITY OF POUGHKEEPSIE NEW YORK

BUILDING DEPARTMENT

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12602

Phone: (845) 451-4263 Fax: (845) 451-4006

Staff Use Only
Application #
ID #

THE HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

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

APPLICANT INFORMATION

Project Address: 141 ACADEMY STREET

Applicant Name: MARK CASTELLANI

Applicant's Address: 141 ACADEMY STREET

City: POUGHKEEPSIE

State: NEW YORK

Zip: 12601

Phone Number(s): 917-892-9033

Property Owner (if not the applicant): MARK CASTELLANI
(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.)
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REPLACE EXISTING ASPHALT SHINGLES ON REAR KITCHEN EXTENSION.

REPLACE 3X EXISTING SKYLIGHTS ON SAME ROOF.

SEE ATTACHEMENTS FOR LOCATION OF SKYLIGHTS AND SPECIFICATION
OF SHINGLE STYLE

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

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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: 10/02/2023

OR

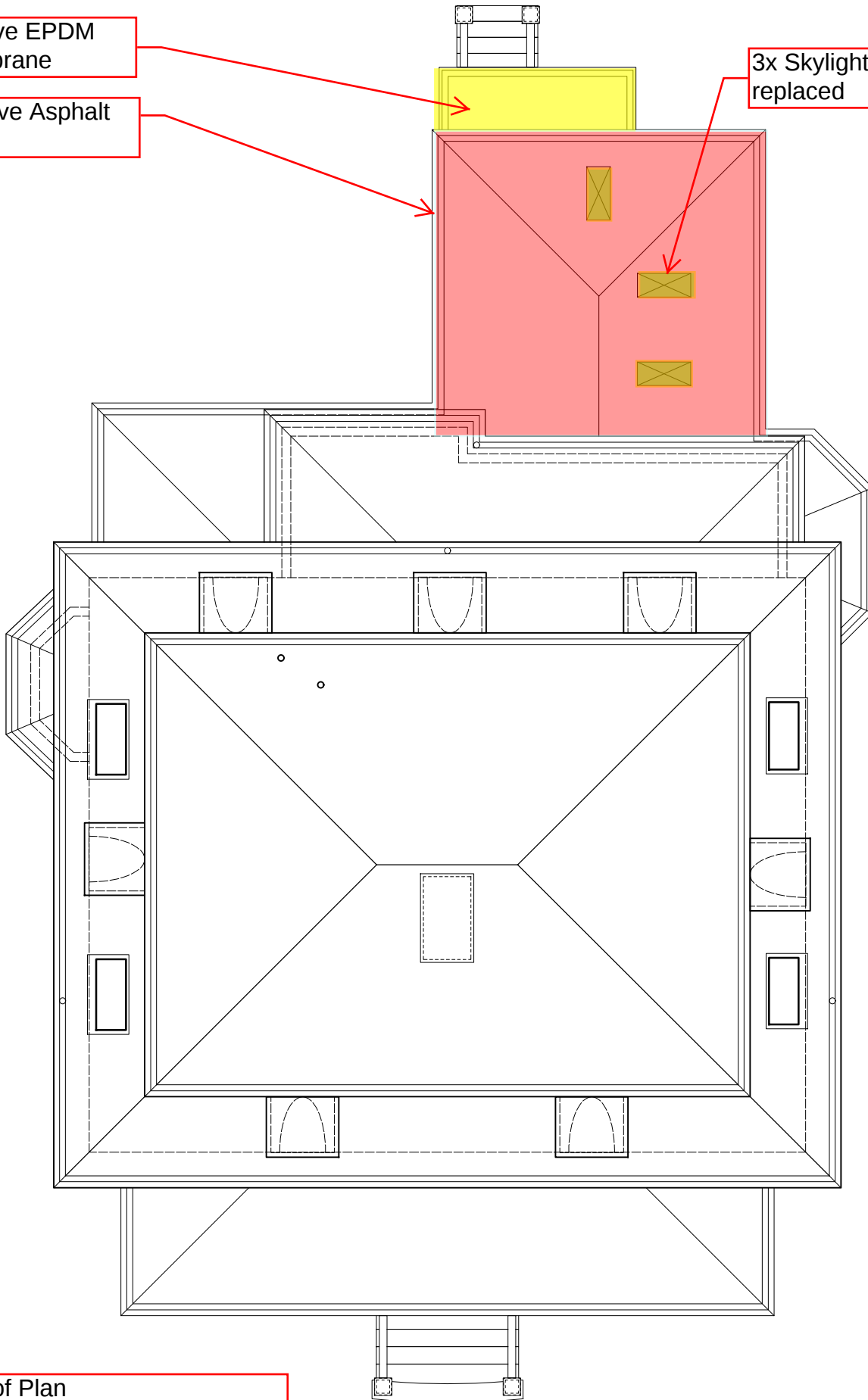
Signature of Agent/Applicant

Date: _____

Roof to receive EPDM
roofing membrane

Roof to receive Asphalt
Shingles

3x Skylights to be
replaced



Existing Roof Plan
Not to Scale

141 Academy Street



South Elevation



East Elevation



North Elevation



Kitchen Roof, replace Asphalt Shingles

3x Skylights to be Replaced

Photo of Kitchen Roof from above



Entry Porch to receive new EPDM
Roofing Membrane

Kitchen Roof, replace Asphalt Shingles

Photo of Entry Porch Roof from above



**104 Noxon Road, Suite 5
Poughkeepsie, NY 12603**

Hudson Valley: 845-392-4898

Westchester: 914-458-1075

Email: roofing@gkontosinc.com

License number: WC-27658-H15

Putnam County: PC-7715

Fully Insured and GAF Certified

• www.gkontosinc.com •

Customer Information

Mark Castellani

141 Academy St
Poughkeepsie NY 12601

9178929033

mark@stationdesigninc.com

Date: 09/06/2023

Rep: Greg Strang

Locations INCLUDED in scope of work to be performed

Back planes of home.

Asphalt Roofing

Removal of all existing roofing materials down to the decking (Excluding Plywood)

New drip edge will be installed around entire perimeter of home to prevent against wind driven rain. (color to be chosen by the property owner).

Installation of GAF's WeatherWatch. A Mineral-Surfaced Leak Barrier to be placed 6' across all eaves, inside all valleys and placed around all penetrations. This is used to help prevent leaks at the most vulnerable areas of your roof. (According to all specifications required to code.)

Installation of GAF Tiger Paw. A synthetic vapor barrier which helps reduce damaging moisture on the roof deck unlike typical synthetic non-breathable underlayments. (Two-layer application on roofs with a pitch lower than a 4:12 pitch, to bring to GAF Specifications.)

Installation of GAF WeatherBlocker Premium Eave/Rake Starter Strip Shingles. Helps prevent shingle blow-off and eliminate waste.

Installation of The ULTIMATE PIPE FLASHING SYSTEM, around all roof vent pipes. (rated #1 in the International roofing expo, as well as getting the GOLD STANDARD) Constructed with a thick EPDM type rubber and 24 gauge metal flashing to last the longevity of your new Lifetime roof

Cut in new ridge vents (if needed) and install GAF Cobra SnowCountry Advanced Exhaust Vent for Roof Ridge. This is installed with 3" ring shank nails to prevent blow offs. It helps remove excess heat and moisture from your attic and protect your roof system from premature deterioration.

GAF TimberTex Premium Ridge Cap shingles. Choose the perfect finishing touch for your new roof with premium, distinctive protective ridge cap shingles.

EPDM Rubber Roofing

Removal of existing flat roof material. (excluding plywood)

Other

Decking will be inspected thoroughly to ensure no damaged or compromised areas. If new decking is needed, a change order will be made at that time before moving forward.

Installation of 1/2" ISO board, secured with 3" insulation plates and fasteners.

This space intentionally left blank

Installation of Mule Hide 60 mil EPDM rubber will be adhered to entire flat roof using Mule Hide Low-VOC bonding adhesive. This bonding adhesive is a high strength solvent-based contact adhesive that allows bonding of EPDM to substrates. Installation of Low-VOC Primer and 6" seam tape is then used to fuse the EPDM together at seams.

New 3" drip edge will then be placed where needed. (color to be chosen by the homeowner). White

Installation of 6" cured cover tape in all areas where drip edge is installed.

Installation of all terminations and counter flashing.

Warranty Included - 20 Year Mule Hide Warranty

Additional Job Scope Details

Removal of existing skylight and installation of new Large FS Fixed Deck-Mounted Skylight. 1

Removal of existing skylight and installation of new Large VS Manual "Fresh Air" Deck-Mounted Skylight. 2

Lifetime Boot w/EASYSleeve 1.5" Copper. 1 each

Custom Product

Certain Teed Carriage House

Additional Details

- Contractor will provide all labor and materials needed to complete this job.
- Contractor is responsible for the cleanup and disposal of all construction debris.
- Entire house and ground will be protected by canvas, to prevent and protect house from any damage. This also allows for an easy cleanup.
- All materials needed for the job, need to be selected before start of project.
- All materials purchased for each job are the highest level of quality offered.
- GKontos Roofing Specialists will handle and obtain all necessary permits. Permit costs will be covered by GKontos Roofing Specialists up to \$250 additional cost for a permit will be passed on to the customer.

START DATE: 5 weeks

Was the attic inspected? N/A

Unforeseen costs that could occur.

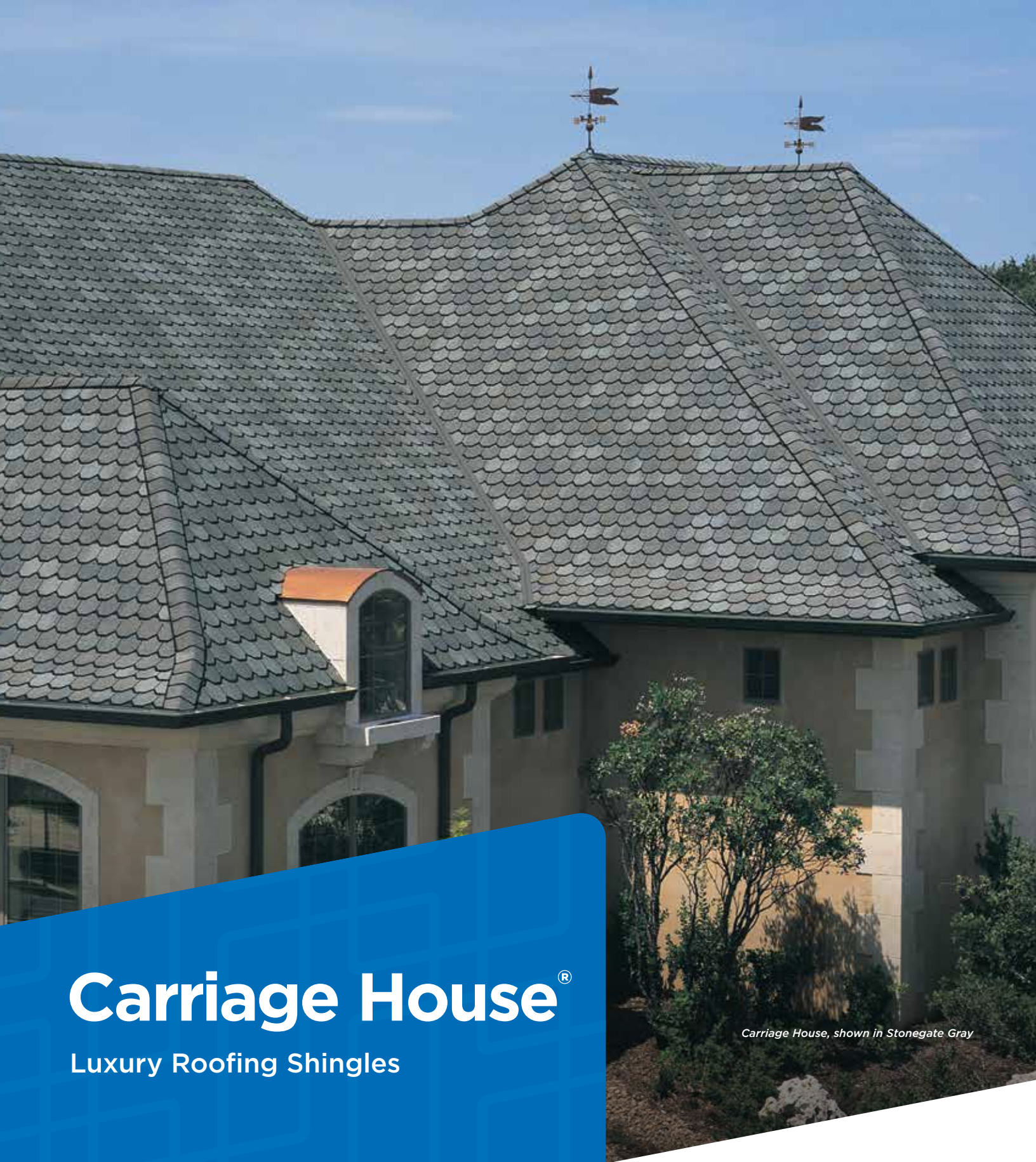
In the event that existing plywood needs to be replaced with new 1/2"CDX plywood or new 3/4"CDX plywood, the new plywood will be charged at current market prices. Currently 1/2" CDX will cost \$85.00 per sheet and 3/4" will be charged at \$120.00 per sheet - this is subject to change at the time the plywood is replaced. Please note that plywood that has already been included in the price will be included under additional job scope details above.

Price is for the removal of one layer of roofing material. If additional layers are discovered, it will be an additional \$60/layer/square for shingle removal. If the additional layer(s) is a roofing material other than shingles, price per square may increase and change orders will be issued accordingly. Please note that additional layers that have already been included in the price will be included under additional job scope details above.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over the original proposed amount.

Please note that photos of your roof may be used for marketing purposes.

This space intentionally left blank



Carriage House[®]

Luxury Roofing Shingles

Carriage House, shown in Stonegate Gray



CARRIAGE HOUSE® COLOR PALETTE



Colonial Slate



Gatehouse Slate



Stonegate Gray



Black Pearl

Strength with Style

CARRIAGE HOUSE®

- Class A fire resistance
- Algae resistant
- 110 MPH wind warranty, upgrade to 130 MPH available
- Lifetime-limited warranty



SPECIFICATIONS

- Two full-size, fiberglass-based shingles
- Unique chamfered cut for scalloped appearance
- Four-layer coverage when applied

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **Streak Fighter** 15-year algae-resistant warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistant warranty
- Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required.

See actual warranty for specific details and limitations.



Scan code for more information

Deck-Mounted



VSS

A B C D E

Solar-Powered "Fresh Air" Skylight

- Powered by a discreet solar panel allowing you to open and close your skylight with the touch of a button without using your home's electricity
- Equipped with a built-in rain sensor to close the unit in the event of inclement weather



VSE

A B C D E

Electric "Fresh Air" Skylight

- Concealed motor and control system easily opens and closes skylight with a remote
- Equipped with a built-in rain sensor to close the unit in the event of inclement weather



VS

A D E

Manual "Fresh Air" Skylight

- Opens and closes by hand with a smooth turning handle for in-reach applications and a rod for out-of-reach ones
- Choose from a variety of different glasses from impacted, white laminated, snowload or tempered



FS

A E

Fixed Skylight

- Designed to visually expand a space by bringing in an abundance of natural light
- Choose between a variety of different glasses from impacted, white laminated or snowload
- Clean, low-profile appearance allows this skylight to fit in on any roof

Optional Upgrades: Impact Glass¹ | Snowload Glass² | Copper Cladding³ | Stain Grade Wood Interior⁴

¹ Excluding FS size C12. ² Excluding FS sizes C12, D26, D06. ³ Excluding VSS, VSE size M02. Pre-installed shades not available. ⁴ Excluding VSE. Pre-installed shades not available.



Go Solar. Save Big!

Pre-installed solar-powered shades are eligible for a 30%* federal solar tax credit.

See page 15

A Add the VELUX App Control system, Gateway + App: Control your VELUX shades anytime, anywhere with your smartphone or smart home device.

B Add the Smart Tech Option: VELUX ACTIVE includes App Control plus smart sensors that continuously monitor temperature, humidity and CO2 levels to open or close your skylights automatically.

C Wireless remote included. **D** Equipped with insect screen. **E** No Leak Warranty when installed with VELUX Flashing, see page 5.

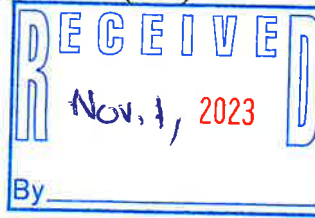
* For more information visit veluxusa.com/taxcredit.

Standard Sizes	A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Rough Opening (W-in.xH-in.)	14 1/2 x 45 3/4	21 x 26 3/4	21 x 37 3/4	21 x 45 3/4	21 x 54 1/8	21 x 70 3/4	22 1/2 x 22 1/8	22 1/2 x 45 3/4	30 1/8 x 30	30 1/8 x 37 3/4	30 1/8 x 45 3/4	30 1/8 x 54 1/8	44 1/4 x 26 3/4	44 1/4 x 45 3/4
VSS Solar / VSE Electric		•	•	•	•				•	•	•	•	•	•
VS Manual		•	•	•	•				•	•	•	•	•	•
FS Fixed	•	•	•	•	•	•	♦	♦	•	•	•	•	•	•

VSE not available in M02 size. ♦ Model FS sizes D26 and D06 fit perfectly between roof trusses.



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



Staff Use Only
Application #
ID # PD 2023-102

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

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

APPLICANT INFORMATION

Project Address: 9 Garfield Pl
Applicant Name: Aven Elzoleir
Applicant's Address: 1597 Rt 9
City: Wappingers Falls
State/Zip: NY / 12590
Email: 2-aven22@bolkheir.com
Phone Number(s): 914-262-9839

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

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

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.):

Ripped up the old Pavement on the
Drive way and add one inch of item 4
then Adding 3" Blacktop

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Signature of Owner
Date: 11/1/23

OR Signature of Agent/Applicant
Date: _____









[illegible]



1872

299

299

OAXACA PHOTOGRAPHY & VIDEO

☐ Pick Up ☒ Install ☐ Ship ☐ Deliver

s/s x1 LMV-BuildingLetters-Pattern.eps

Page 1 of 2

CLIENTS ADDRESS:



15.5"H - 3/4" black PVC Numbers - stud mounted.

15.5"W x 14"H - 3/4" black PVC Decorative Elements - stud mounted.

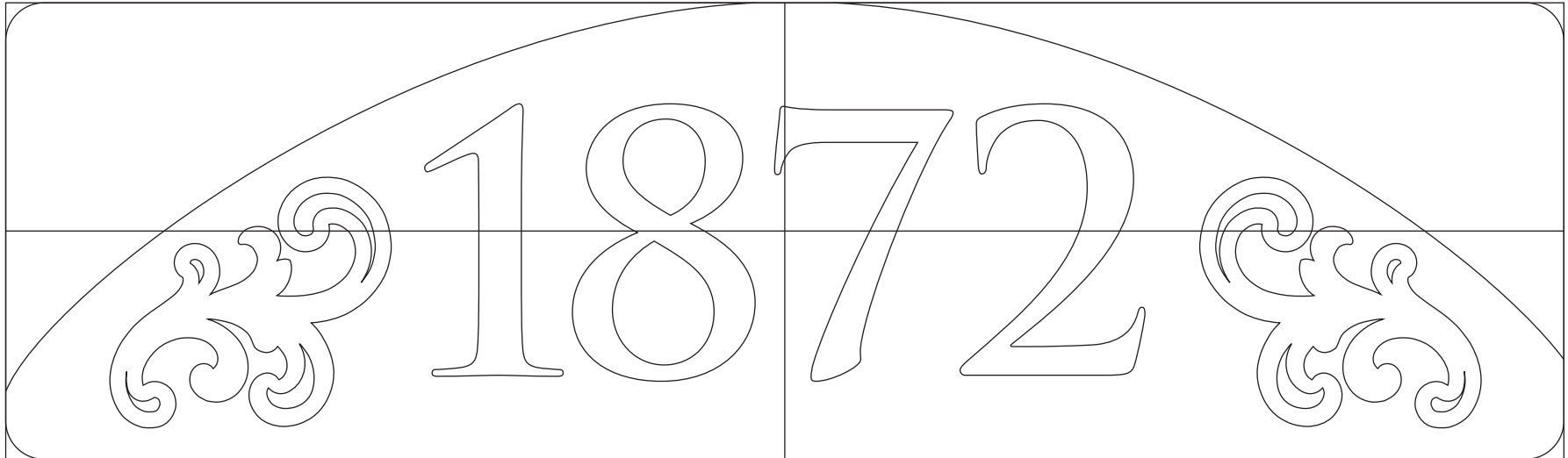
☐ Pick Up ☒ Install ☐ Ship ☐ Deliver

s/s x1 LMV-BuildingLetters-Pattern.eps

Page 2 of 2

CLIENTS ADDRESS:

Colin to stud before producing



Instructions: This page must bear the applicant's original signature and must be dated.

NPS Project Number
43085

1. **Historic Property Name** JMS 299 Main LLC

Street 299-301 Main Street

City Poughkeepsie County Dutchess State NY Zip 12601

2. **This form** ☒ includes additional information requested by NPS for an application currently on hold.
☐ updates applicant or contact information.
☒ amends a previously submitted ☐ Part 1 ☒ Part 2 ☐ Part 3 application.
☐ requests an advisory determination that the completed phase of phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date Estimated rehabilitation costs of phase (QRE)

Summarize information here; continue on following page if necessary.

The new replacement storefront as proposed, is compatible with the design, proportions, profile and those finishes typical of the period. The redesigned storefront strongly relates to those storefronts found throughout the historic district of similar type, age and style. The new design includes taller bulkheads, thicker mullions between (clear)glazed units, fixed transoms and solid base panels as per NPS guidance.

The owner additionally seeks NPS approval to amend the proposed approved treatments to include 1. Allocated small workspaces within four units; 2. A slight color change in window frame from Coal Black to a more muted Midway Black; 3. Adding two "amenity"/storage rooms in basement and 4. Small loft space on 4th floor ascended by interior floating stairs will have stairs relocated to west side of unit from the east side.

3. **Project Contact** (if different from applicant)

Name Teryl Mickens Company Exceedance, LLC
Street 138 Franklin Street City Kingston State NY Zip 12401
Telephone (845) 399-5899 Email Address Teryl2@Gmail.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Joseph Goldzal Signature (Sign in ink) [Signature] Date 02/11/22
Applicant Entity JMS 299 Main LLC SSN or TIN 85-1370258 Street 225 Broadway, Suite 1300 City New York State NY Zip 10007
Telephone (646) 845-9933 Email Address Joey@JmZoning.com
☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- ☒ meets the Secretary of the Interior's Standards for Rehabilitation.
☐ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
☐ does not meet the Secretary of the Interior's Standards for Rehabilitation.
☐ updates the information on file and does not affect the certification.

Advisory Determinations:

- ☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.



Date 5-6-2022 National Park Service Authorized Signature (Sign in ink) [Signature]

- ☐ NPS conditions or comments attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION

H Historic Color

Expert Pick

SW 2838

Polished Mahogany

FULL DETAILS ^

LRV: 3 ⓘ

RGB: 67 / 39 / 34

Hex Value: #432722

Available in: Interior/Exterior

Color Collections: Exterior Historic, Historic (Arts & Crafts)

Color Family(s): Red

Get this color in a:



Color Sample



Paint Sample



Interior Paint



Exterior Paint

SW 2838

Polished Mahogany

⊕ Order samples



299

CONVEYER OR

Trim: Maintain New Date: _____

BM: _____

Box: _____

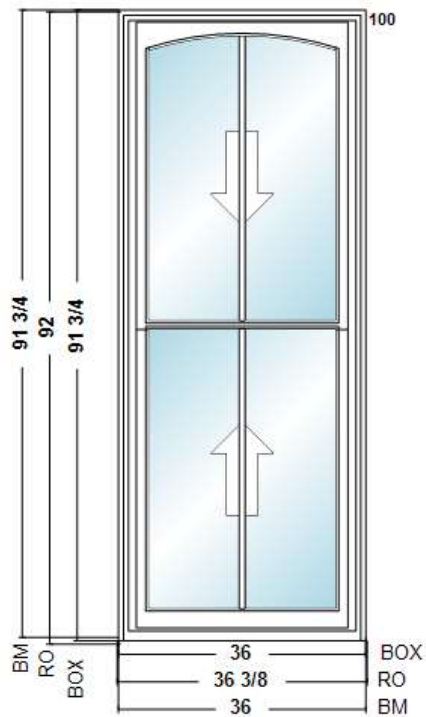
Jamb (incl BM): _____

Head Filler: _____

Sill Filler: _____

Loose Trim: ☐ .

Comments: _____



Installer: _____

W 100

QTY 9

LABEL / ROOM :

#1-#10 Custom

JAMB

3.25

PRODUCT SERIES / INT PROFILING

500 DH

REST

FRAME / SASH COLOR

EXT COLOR:

Coal Black

INT COLOR:

Coal Black

EXT CASING

SILL / SUBSILL

MISC

MAIN / [LOW/SEC] GLASS

Low E 70/36/Clear, Arg, Spacer Black

Low E 70/36/Clear, Arg, Spacer Black

* GRILL

SDL - Rectangular [2 x 1]

EXT / INT

7/8" Putty (598) / 7/8" Restoration (2818)

HARDWARE

PHELPS @ 2 [Oil Rub Bronze]

HINGE

HANDLE

SCREEN

Half Screen, Black

HEAD / SILL RAILS

2 1/16" HR, 3 1/2" SR

STILES

1 13/16"

HORZ / VERT RAILS

MR [1 3/8"]

APPROVAL:

REVISE AS ☐

APPROVED AS ☐

PRODUCTION APPROVAL:

PRODUCTION ASSEMBLY WILL PROCEED AFTER THIS SHOP DRAWING HAS BEEN APPROVED AND SIGNED FOR PRODUCTION. NORWOOD IS NOT RESPONSIBLE FOR CHANGES ONCE PRODUCTION HAS PROCEEDED. ORDERS CANCELED AND/OR CHANGED AFTER THE RELEASE FOR ASSEMBLY AND/OR NORWOOD'S COMMITMENT TO PURCHASED INVENTORY WILL BE SUBJECT TO COSTS INCURRED BY NORWOOD. NORWOOD IS NOT RESPONSIBLE FOR CALCULATION AND DESIGN OF SUPPORT MULLIONS OR STRUCTURAL SUPPORT REQUIRED FOR PRODUCT INSTALLATION. DUE TO SHIPPING RESTRICTIONS, MULLED & STACKED UNITS LESS THAN & EQUAL TO 108 INCHES, WIDTH OR HEIGHT, WILL BE SHIPPED AS ONE UNIT. OTHERWISE, UNITS WILL BE SHIPPED AS SEPARATE UNITS.

QUOTE#

183564

LIM#

100

SCALE

NTS

DATE

PROJECT

299 MAIN STREET Pouahkeepsie ny

CLIENT

New Beginnings Window and Door

NORWOOD
NEVER ORDINARY

A DIVISION OF
WESTWOOD INDUSTRIES LTD,
249 PARKER ROAD,
SCOUDOUC, NB E4P 3P8
TEL: 506-532-0908
FAX: 506-533-2505

Trim: Maintain New Date: _____

BM: _____

Box: _____

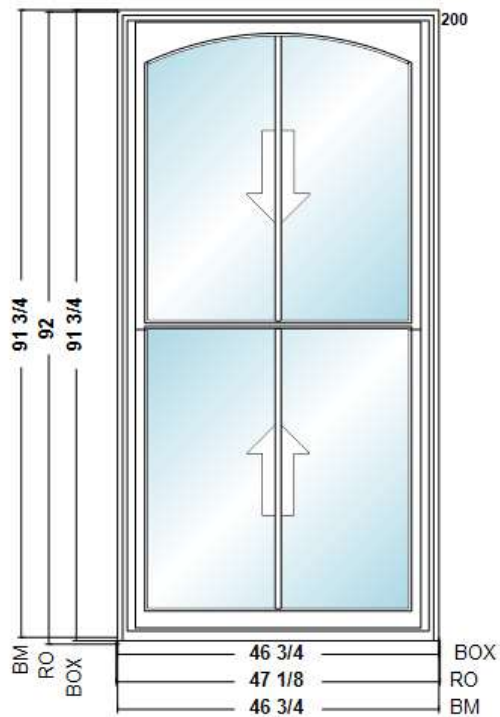
Jamb (incl BM): _____

Head Filler: _____

Sill Filler: _____

Loose Trim: ☐ .

Comments: _____



Installer: _____

W 200

QTY 1

LABEL / ROOM :

#3 custom

JAMB

3.25

PRODUCT SERIES / INT PROFILING

500 DH

REST

FRAME / SASH COLOR

EXT COLOR:

Coal Black

INT COLOR:

Coal Black

EXT CASING

SILL / SUBSILL

MISC

MAIN / [LOW/SEC] GLASS

Low E 70/36/Clear, Arg, Spacer Black

Low E 70/36/Clear, Arg, Spacer Black

* GRILL

SDL - Rectangular [2 x 1]

EXT / INT

7/8" Putty (598) / 7/8" Restoration (2818)

HARDWARE

PHELPS @ 2 [Oil Rub Bronze]

HINGE

HANDLE

SCREEN

Half Screen, Black

HEAD / SILL RAILS

2 1/16" HR, 3 1/2" SR

STILES

1 13/16"

HORZ / VERT RAILS

MR [1 3/8"]

APPROVAL:

REVISE AS ☐

APPROVED AS ☐

PRODUCTION APPROVAL:

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299 MAIN STREET Pouahkeepsie ny

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Trim: Maintain New Date: _____

BM: _____

Box: _____

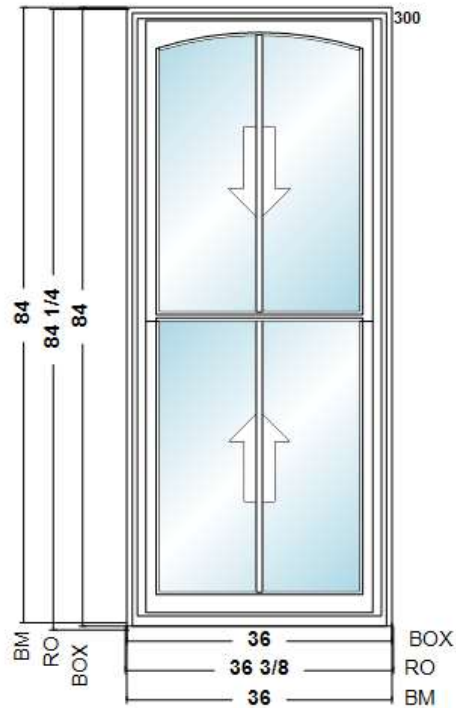
Jamb (incl BM): _____

Head Filler: _____

Sill Filler: _____

Loose Trim: ☐ .

Comments: _____



Installer: _____

W 300

QTY 5

LABEL / ROOM :

#11-#15 STD

JAMB

3.25

PRODUCT SERIES / INT PROFILING

500 DH

REST

FRAME / SASH COLOR

EXT COLOR:

Coal Black

INT COLOR:

Coal Black

EXT CASING

SILL / SUBSILL

MISC

MAIN / [LOW/SEC] GLASS

Low E 70/36/Clear, Arg, Spacer Black

Low E 70/36/Clear, Arg, Spacer Black

* GRILL

SDL - Rectangular [2 x 1]

EXT / INT

7/8" Putty (598) / 7/8" Restoration (2818)

HARDWARE

PHELPS @ 2 [Oil Rub Bronze]

HINGE

HANDLE

SCREEN

Half Screen, Black

HEAD / SILL RAILS

2 1/16" HR, 3 1/2" SR

STILES

1 13/16"

HORZ / VERT RAILS

MR [1 3/8"]

APPROVAL:

REVISE AS ☐

APPROVED AS ☐

PRODUCTION APPROVAL:

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TEL: 506-532-0908
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Trim: Maintain New Date: _____

BM: _____

Box: _____

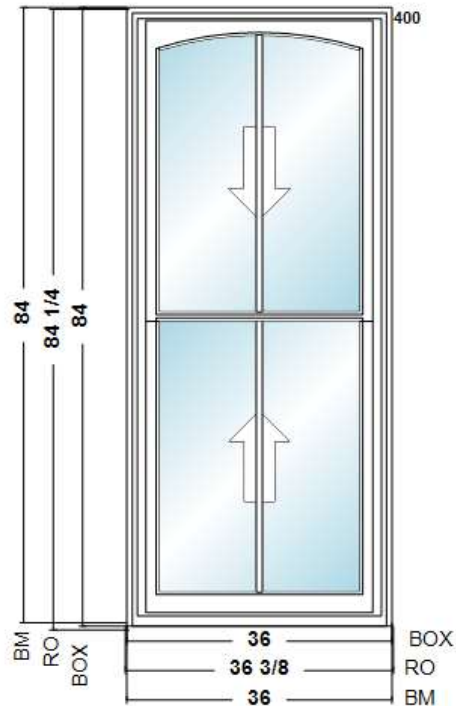
Jamb (incl BM): _____

Head Filler: _____

Sill Filler: _____

Loose Trim: ☐ .

Comments: _____



Installer: _____

W 400

QTY 2

LABEL / ROOM :

#17-#19 STD

JAMB

3.25

PRODUCT SERIES / INT PROFILING

500 DH

REST

FRAME / SASH COLOR

EXT COLOR:

Coal Black

INT COLOR:

Coal Black

EXT CASING

SILL / SUBSILL

MISC

MAIN / [LOW/SEC] GLASS

Low E 70/36/Clear, Arg, Spacer Black

Low E 70/36/Clear, Arg, Spacer Black

* GRILL

SDL - Rectangular [2 x 1]

EXT / INT

7/8" Putty (598) / 7/8" Restoration (2818)

HARDWARE

PHELPS @ 2 [Oil Rub Bronze]

HINGE

HANDLE

SCREEN

Half Screen, Black

HEAD / SILL RAILS

2 1/16" HR, 3 1/2" SR

STILES

1 13/16"

HORZ / VERT RAILS

MR [1 3/8"]

APPROVAL:

REVISE AS ☐

APPROVED AS ☐

PRODUCTION APPROVAL:

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Trim: Maintain New Date: _____

BM: _____

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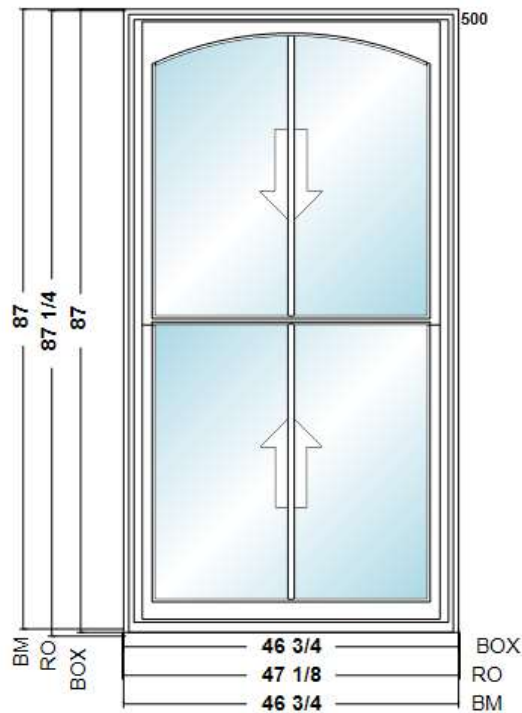
Jamb (incl BM): _____

Head Filler: _____

Sill Filler: _____

Loose Trim: ☐ .

Comments: _____



Installer: _____

W 500

QTY 1

LABEL / ROOM :

#18 custom

JAMB

3.25

PRODUCT SERIES / INT PROFILING

500 DH

REST

FRAME / SASH COLOR

EXT COLOR:

Coal Black

INT COLOR:

Coal Black

EXT CASING

SILL / SUBSILL

MISC

MAIN / [LOW/SEC] GLASS

Low E 70/36/Clear, Arg, Spacer Black

Low E 70/36/Clear, Arg, Spacer Black

* GRILL

SDL - Rectangular [2 x 1]

EXT / INT

7/8" Putty (598) / 7/8" Restoration (2818)

HARDWARE

PHELPS @ 2 [Oil Rub Bronze]

HINGE

HANDLE

SCREEN

Half Screen, Black

HEAD / SILL RAILS

2 1/16" HR, 3 1/2" SR

STILES

1 13/16"

HORZ / VERT RAILS

MR [1 3/8"]

APPROVAL:

REVISE AS ☐

APPROVED AS ☐

PRODUCTION APPROVAL:

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LIM#

100

SCALE

NTS

DATE

PROJECT

299 MAIN STREET Pouahkeepsie nv

CLIENT

New Beginings Window and Door

NORWOOD
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WESTWOOD INDUSTRIES LTD,
249 PARKER ROAD,
SCOUDOUC, NB E4P 3P8
TEL: 506-532-0908
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Trim: Maintain New Date: _____

BM: _____

Box: _____

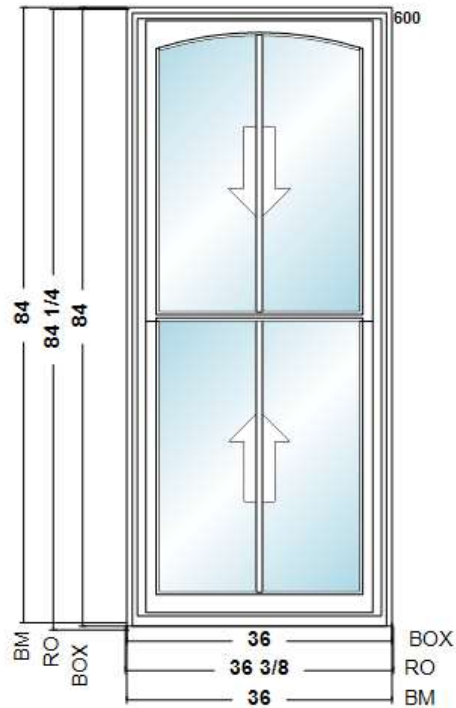
Jamb (incl BM): _____

Head Filler: _____

Sill Filler: _____

Loose Trim: ☐ .

Comments: _____



Installer: _____

W 600

QTY 2

LABEL / ROOM :

#21-#22 STD

JAMB

3.25

PRODUCT SERIES / INT PROFILING

500 DH

REST

FRAME / SASH COLOR

EXT COLOR:

Coal Black

INT COLOR:

Coal Black

EXT CASING

SILL / SUBSILL

MISC

MAIN / [LOW/SEC] GLASS

Low E 70/36/Clear, Arg, Spacer Black

Low E 70/36/Clear, Arg, Spacer Black

* GRILL

SDL - Rectangular [2 x 1]

EXT / INT

7/8" Putty (598) / 7/8" Restoration (2818)

HARDWARE

PHELPS @ 2 [Oil Rub Bronze]

HINGE

HANDLE

SCREEN

Half Screen, Black

HEAD / SILL RAILS

2 1/16" HR, 3 1/2" SR

STILES

1 13/16"

HORZ / VERT RAILS

MR [1 3/8"]

APPROVAL:

REVISE AS ☐

APPROVED AS ☐

PRODUCTION APPROVAL:

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299 MAIN STREET Pouahkeepsie ny

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TEL: 506-532-0908
FAX: 506-533-2505

Trim: Maintain New Date: _____

BM: _____

Box: _____

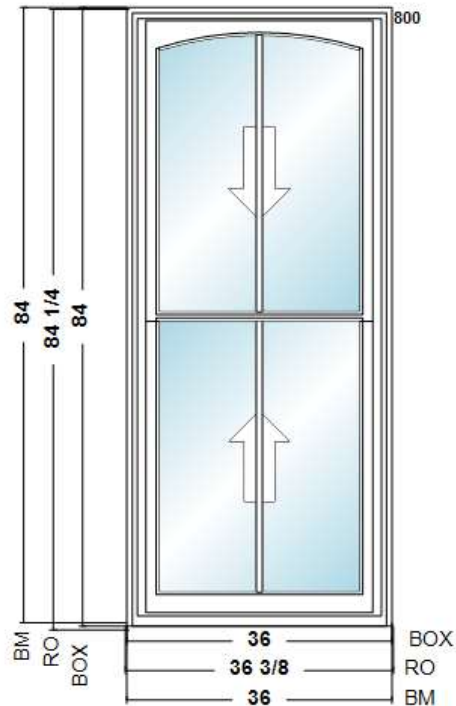
Jamb (incl BM): _____

Head Filler: _____

Sill Filler: _____

Loose Trim: ☐ .

Comments: _____



Installer: _____

W 800

QTY 2

LABEL / ROOM :

#24-#25 STD

JAMB

3.25

PRODUCT SERIES / INT PROFILING

500 DH

REST

FRAME / SASH COLOR

EXT COLOR:

Coal Black

INT COLOR:

Coal Black

EXT CASING

SILL / SUBSILL

MISC

MAIN / [LOW/SEC] GLASS

Low E 70/36/Clear, Arg, Spacer Black

Low E 70/36/Clear, Arg, Spacer Black

* GRILL

SDL - Rectangular [2 x 1]

EXT / INT

7/8" Putty (598) / 7/8" Restoration (2818)

HARDWARE

PHELPS @ 2 [Oil Rub Bronze]

HINGE

HANDLE

SCREEN

Half Screen, Black

HEAD / SILL RAILS

2 1/16" HR, 3 1/2" SR

STILES

1 13/16"

HORZ / VERT RAILS

MR [1 3/8"]

APPROVAL:

REVISE AS ☐

APPROVED AS ☐

PRODUCTION APPROVAL:

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TEL: 506-532-0908
FAX: 506-533-2505

Trim:	Maintain	New	Date:		1000	
BM:					QTY 1	
Box:					LABEL / ROOM :	
Jamb (incl BM):					JAMB	PRODUCT SERIES / INT PROFILING
Head Filler:					FRAME / SASH COLOR EXT COLOR: INT COLOR: EXT CASING	
Sill Filler:					SILL / SUBSILL	
Loose Trim:	☐				MISC	
Comments:					MAIN / [LOW/SEC] GLASS	
					* GRILL EXT / INT HARDWARE	
					HINGE	
					HANDLE	
					SCREEN	
					HEAD / SILL RAILS	
					STILES	
					HORZ / VERT RAILS	
					APPROVAL: REVISE AS ☐ APPROVED AS ☐	
					PRODUCTION APPROVAL:	
					PRODUCTION ASSEMBLY WILL PROCEED AFTER THIS SHOP DRAWING HAS BEEN APPROVED AND SIGNED FOR PRODUCTION. NORWOOD IS NOT RESPONSIBLE FOR CHANGES ONCE PRODUCTION HAS PROCEEDED. ORDERS CANCELED AND/OR CHANGED AFTER THE RELEASE FOR ASSEMBLY AND/OR NORWOOD'S COMMITMENT TO PURCHASED INVENTORY WILL BE SUBJECT TO COSTS INCURRED BY NORWOOD. NORWOOD IS NOT RESPONSIBLE FOR CALCULATION AND DESIGN OF SUPPORT MULLIONS OR STRUCTURAL SUPPORT REQUIRED FOR PRODUCT INSTALLATION. DUE TO SHIPPING RESTRICTIONS, MULLED & STACKED UNITS LESS THAN & EQUAL TO 108 INCHES, WIDTH OR HEIGHT, WILL BE SHIPPED AS ONE UNIT. OTHERWISE, UNITS WILL BE SHIPPED AS SEPARATE UNITS.	
QUOTE#	LIM#	SCALE	DATE			
183564	100	NTS				
PROJECT						
299 MAIN STREET Pouahkeepsie nv						
CLIENT						
New Beginnings Window and Door						
NORWOOD		A DIVISION OF WESTWOOD INDUSTRIES LTD, 249 PARKER ROAD, SCLOUDUC, NB E4P 3P8 TEL: 506-532-0908 FAX: 506-533-2505				
NEVER ORDINARY						

Installer:	
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THE CITY OF POUGHKEEPSIE NEW YORK

BUILDING DEPARTMENT

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12602

Phone: (845) 451-4263 Fax: (845) 451-4006

Staff Use Only
Application #
ID #

THE HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

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

APPLICANT INFORMATION

Project Address: 299 Main St Poughkeepsie, NY

Applicant Name: JMS 299 Main LLC

Applicant's Address: 225 Broadway STE #1300 New York, NY 10007

City: New York

State: NY

Zip: 10007

Phone Number(s): Stefan Bohdanowycz (646) 752-1923

Property Owner (if not the applicant): Stefan Bohdanowycz Property Owner
(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: _____

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 necessary.

The proposed work entails the transformation of an existing historic building into nine apartment units, in addition to a commercial storefront unit. Our approach to this project has been closely aligned with our historic preservation team, and we have coordinated extensively with our architecture team to ensure the building's original historic character is preserved, maintaining its significance in our downtown area. The work can be categorized as follows: Masonry (exterior): This includes all necessary exterior masonry work to restore and maintain the building's historic façade. Windows, headers, and exterior doors: The project involves the restoration or replacement of windows, headers, and exterior doors to meet historic preservation standards. Flooring, Ceilings, and Walls: Work in this category encompasses the renovation of flooring, ceilings, and walls within both the commercial and residential units. Electrical, HVAC, and Lighting: Updated and upgraded the electrical, HVAC, and lighting systems throughout the building to meet modern safety and efficiency standards. Plumbing and Sprinkler Systems: This component involves the installation of plumbing systems and sprinkler systems as required by local building codes. Interior Stairs: The interior staircases was renovated/replaced as necessary to ensure both safety and adherence to historic design elements. Full renovation of apartment units: Each apartment unit underwent a comprehensive renovation, including but not limited to kitchens, bathrooms, and living spaces. The commercial storefront was reconstructed to original historic character and in accordance with SHPO guidelines. For additional details and specifications, additional sheets have been attached as needed to provide further information and clarification. The building had many areas of structural failures in the roof, floors and facade, that were remediated.

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit "hard" copies of 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.

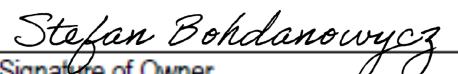
Plot Plan: A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.

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.

IMPORTANT: PLEASE NOTE THAT A DIGITAL/ELECTRONIC COPY OF ENTIRE SUBMISSION IS ALSO REQUIRED.

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: 10/19/2023

OR

Signature of Agent/Applicant
Date: _____

ADDITIONAL INFORMATION:

Masonry (Exterior):

The brick was repointed and/or replaced as structurally required on the south façade at the easterly side where joint failures are present and bricks missing. Brick along both the south and north elevations will be re pointed as needed and in accordance with Preservation Brief #2. New mortar application to match existing in kind and profile.

The existing concrete cornice, brackets, center arched pediment, frieze panel and sills will be painted "Downing Sand" using Sherwin Williams exterior paint finishes on both south and north elevations. The brick surfaces will be painted "Polished Mahogany" by application of Sherwin Williams exterior paint. The missing signage indicating year of construction ("1872") accompanied by a dimensional, beveled edge ornamental set constructed of PVC will be installed. The font will be in aesthetic agreement with neighboring buildings in the historic district.

The existing south facing ground floor modular brick exterior, installed to replace the mid-century modern glass retail storefront will be removed. A new, three panel solar tinted glazed, display window framed by black anodized aluminum assembly will be topped by transom lights (three 5'-4"x8' glass panels with 5'4"x4') will be introduced. The two new doors will likewise be constructed of black anodized aluminum measuring 3'X 8' with 2'X8' sidelights; topped with a 4'X4' transom. Doors will flank the center storefront assembly. The commercial/retail entry door will be installed on the south west side of the building, the residential entrance positioned at the south east side. There will be a slightly pitched entry approaching the residential entrance. The new store front will be compatible with the size, scale, material, profile and color of the building and reflect the district vernacular. The new storefront assembly will feature Low-E thermal glazing, surrounded by "Raven Black" porcelain tile by Stone Peak

The rear or north façade will likewise be painted to match the proposed treatment of the primary elevation. A similarly constructed door as is proposed for the south residential and commercial entrances, will be introduced at the rear of the building to accommodate tenant and fire department access to the courtyard. The rear door will be approached by an ADA compliant 5'x15'concrete landing ramp with hand railing on each side.

Windows, Headers, and Exterior Doors:

All decorative cast iron elements will be gently cleaned using hand scraping, chipping, and wire brushing to remove paint and light rust from cast iron per Preservation Brief #27. Once cleaned, these ornamental elements will be painted to match ("Downing Sand"). Existing windows along the southern elevation are various 20th century wood or aluminum clad units and will be replaced with custom made, energy efficient, double hung wood units with two-over-two sashes. The new windows are required by code to be egress windows and will have safety sash limiters.

The two surviving double hung, two-over-two wood windows at the north end of the third floor will be salvaged by repairing window frames, chains, sash and the removal and application of glazing putty to reinforce the units. All remaining fenestrations across all floors will be custom fitted with double hung, two-over-two, rectangular wood framed windows topped with wood infill to fit the slightly arched brick fenestration to match: HEAD/SILL RAILS: 2 -1/16" HR, 3 1/2" SIDE STILES: 1 13/16";HORZ RAIL: MR or check rail= [1 3/8"]

There will be two entrances introduced to the southern façade, one for retail access (southwest corner) the other for residential access (southeast corner). These exterior doors will be black insulated aluminum anodized doors with thermal transom lights and center panel glazing.

Along the ground floor rear, one exterior black insulated aluminum anodized door with thermal glazing is proposed. This door will allow residential and fire access to the rear courtyard. At the east end of the north elevation there will be 2, two-over-two wood windows (to match). The two windows will light the first floor, ADA accessible unit. The windows will flank this unit's private rear door access to the porch area. The resident's door will likewise be a wood exterior door painted black.

Flooring, Ceilings, and Walls:

The basement's poured concrete flooring, concrete block walls and panels and foundation walls will be cleaned with a non-abrasive solution and repaired as needed. The basement ceiling will be fitted with insulation per code requirements. Existing partition walls to remain. Two fire rated wall sections to be introduced at new east wall stairwell.

A new, 871 sf open space storefront will be installed at the ground floor. The retail space will feature (white oak) hardwood flooring. Residential units and common areas will likewise feature (white oak) hardwood flooring (see manufacturer's description sheet). When possible, the existing wood flooring will be repaired and refinished. Where flooring is found to be irreparably damaged, hardwood flooring will be installed. All lavatories will feature ceramic tile. Interior walls will be 5/8" gypsum on wood studs throughout.

To the rear of the first floor (behind the common stairwell) there will be a one bedroom, 1,047 sf ADA compliant apartment with porch access. The 2nd and 3rd floors will feature two units per floor, the 4th floor will have four smaller residential units. The two south facing 4th floor units will individually feature small lofts, accessible by internal stairs.

The retail space, all residential units and common hallway ceilings will feature slightly suspended gypsum ceilings to accommodate electrical wiring, surface mount light fixtures and exhaust fans.

Electrical, HVAC, and Lighting:

All gas service will be removed, supporting the long-term sustainability of the building by eliminating the need for fossil fuels. Split system mechanical units will be installed in a manner that will have minimal impact. These highly efficient units will provide heating and air conditioning to all residential, commercial unit and common spaces. Electric service provided to the retail/commercial unit will be upgraded to 120/240 v single phase=364A total amperage; and 120/208 3 phase=227 total amperage for residential units. Each of the 9 units will be individually temperature controlled and metered.

The 10 condenser units proposed will be located on the building's rooftop. The configuration of the units in the middle of the rooftop will have no impact on the building's historic elevation and will not be visible from the street at either elevation (please see sight line drawing SK1, condenser rooftop placement drawing A301c and Fujitsu Halcyon spec sheets)

Three fireplaces on the third floor will be salvaged, two on the east wall and one on the west wall. The fireplaces are non-functioning and will be decorative only.

Recessed lighting fixtures will be introduced at both proposed exterior entrances at the south elevation and the north elevation in accordance with building safety and code requirements. With the exception of the rooftop condenser units, all new systems will be housed in the basement.

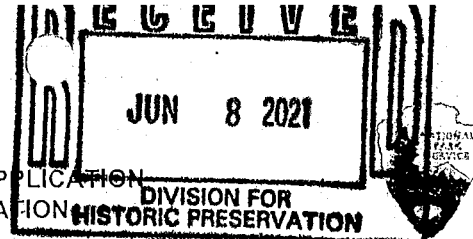
Plumbing & Sprinkler System:

Each of the 9 residential units will require the introduction of bathrooms, laundry and kitchen plumbing and fixtures. The ground floor retail space will include toileting facilities. Seven residential units will be outfitted with a washer/dryer. A new automatic fire sprinkler will be installed per building safety and code requirements. The building will be outfitted with discreet state-of-the art security cameras capable of street and courtyard surveillance.

Interior Stairs:

Critical to the return of the building to its historic use will be the installation of code compliant residential access stairwells. New, 9'x 23' stairwells will be reintroduced along the east wall of the building in the at the approximate location of the original stairwells, reestablishing the historic circulation pattern. The proposed ascending and descending residential access stairways will each measure 4'-5" between each floor. Each stairwell 9' high stairwell will be evenly separated by safety code complaint ceiling to floor walls. The two north facing 4th floor units will each feature a small loft space (approx. 300 sq ft each) that will be ascended by new, floating stairs with railing.

RECEIVED
21/0764
AUG 03 2021



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION
DIVISION FOR HISTORIC PRESERVATION

Instructions: This form must be signed by the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
43085

1. Historic Property Name JMS 299 Main, LLC

Street 299-301 Main Street

City Poughkeepsie

County Dutchess

State NY

Zip 12601

Name of Historic District or National Register property Main Mall Row

☐ Listed individually in the National Register of Historic Places; date of listing _____

☒ Located in a Registered Historic District; name of district Main Mall Row

☒ Part 1 - Evaluation of Significance submitted? Date submitted 02/23/2021 Date of certification 04/15/2021

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building 1872 Estimated total rehabilitation costs (QRE) \$1,200,000

Number of buildings in project 1 Floor area before / after rehabilitation 8,689 / 9,185 sq ft Start

date (estimated) 07/01/2021 Use(s) before / after rehabilitation mixed use / mixed use

Completion date (estimated) 07/01/2022 Number of housing units before / after rehabilitation 6 / 9

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

☐ Intend to elect IRS 60-month phased rehabilitation

3. Project Contact (if different from applicant)

Name Teryl Mickens Company Exceedance, LLC

Street 138 Franklin Street City Kingston State NY Zip

12401 Telephone (845) 399-5899 Email Address Teryl2@Gmail.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Joseph Goldzal Signature (Sign in ink) _____ Date 05/20/21

Applicant Entity JMS 299 Main LLC SSN _____ or TIN _____

225 Broadway, Suite 1300 City New York State NY Zip

10007 Telephone (646) 345-9933 Email Address joev@jmszoning.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date

National Park Service Authorized Signature (Sign in ink)

☐ NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
CONDITIONS**

Property Name _____ Project Number 43085
Property Address 299-301 Main Street, Poughkeepsie, NY

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

STOREFRONT: The replacement storefront as proposed does not meet the *Standards*. The replacement storefront must be compatible with the historic character of the building, and this can most readily be achieved when the design, proportions, profiles and finish are consistent with those of a storefront typical of the period of the building. The glazing must be clear. Metal framing must have a baked enamel or painted finish. The design must include a solid base panel, a large display window and a transom. The bulkhead must be taller and the mullions in the storefront window must be thicker to give a more compatible appearance. In order to ensure the storefront meets the *Standards*, detailed dimensioned drawings of the proposed replacement storefront must be submitted for review.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work. Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

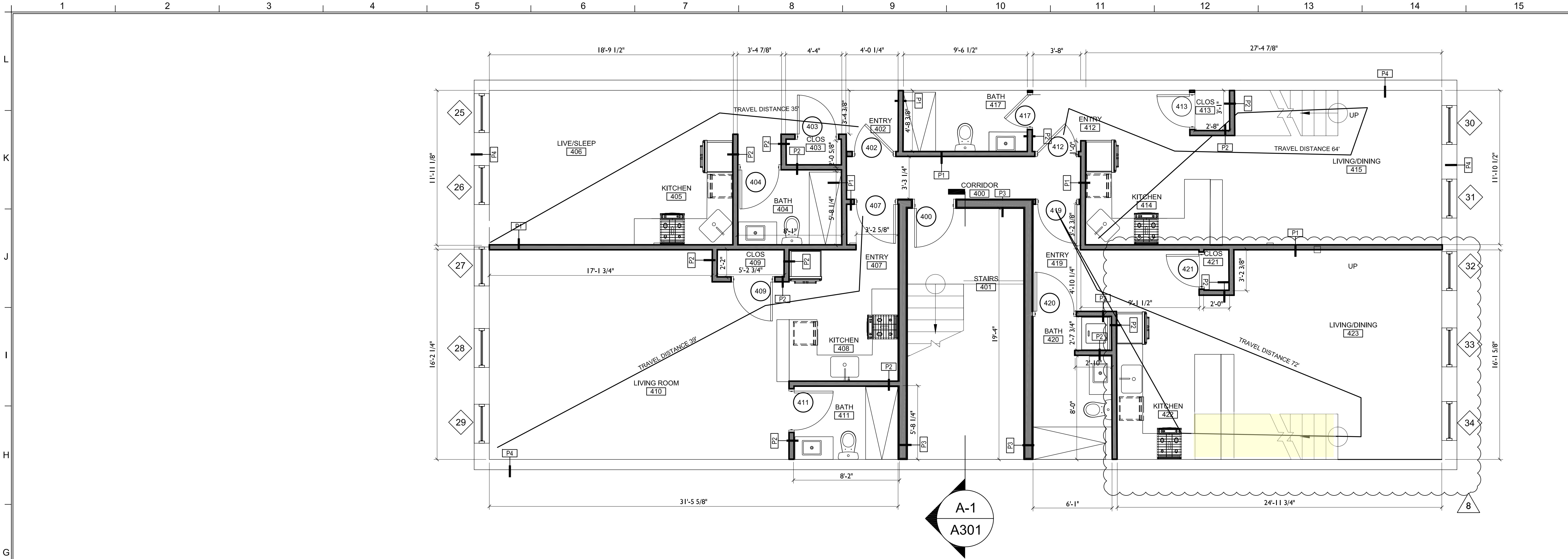
The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
CONDITIONS**

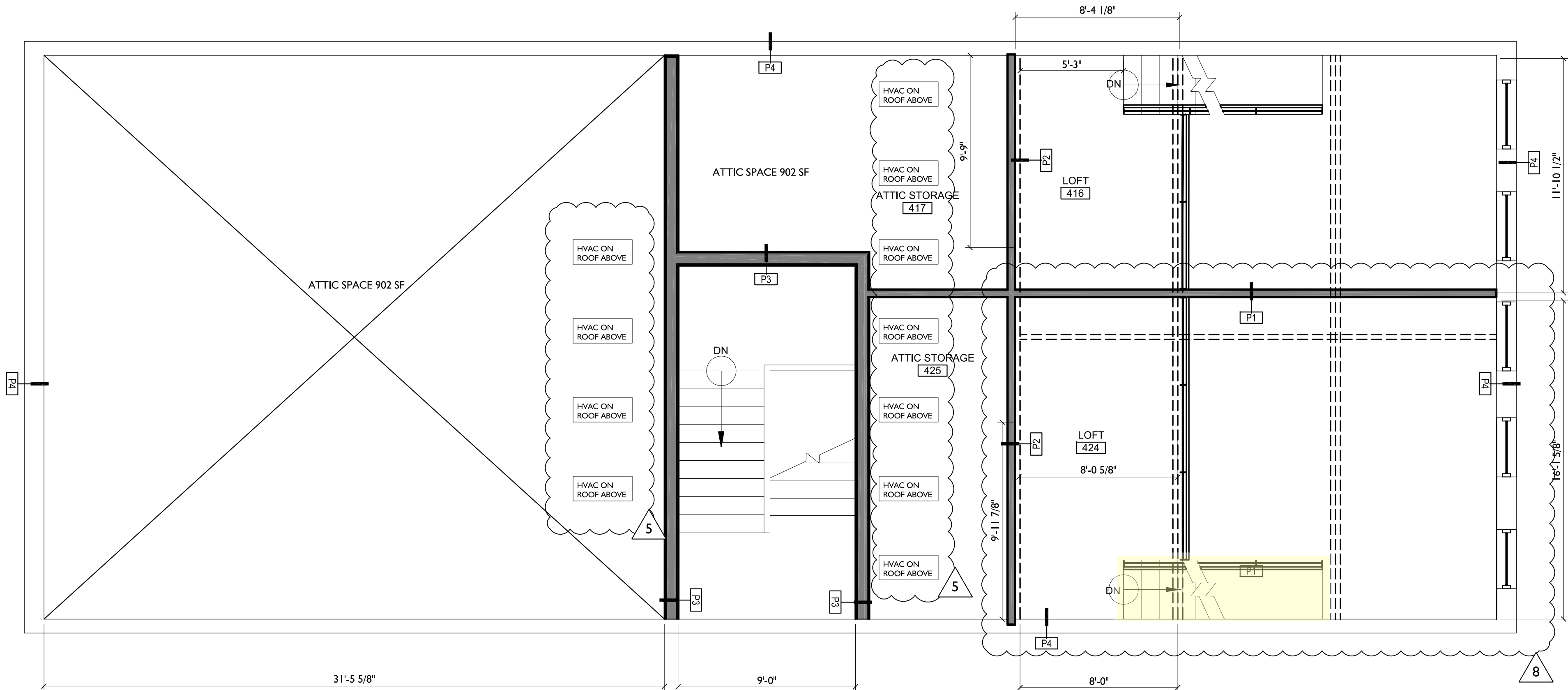
16/24/21 Karen Bost

Date National Park Service Signature

[illegible]



G-1 4 TH FLOOR CONSTRUCTION PLAN
1/4"=1'-0" 2083 SF



A-1 4TH FLOOR LOFT CONSTRUCTION PLAN
1/4"=1'-0" 248 SF

NOTES

HVAC
1. THE SYSTEM SHALL MAINTAIN INDOOR TEMPERATURES YEAR-ROUND BETWEEN 72 AND 74 DEGREES WHEN OUTDOOR TEMPERATURES ARE BETWEEN 0 AND 92 DEGREES. DRYBULB WITH A MAXIMUM CONCOMITANT WET BULB TEMPERATURE OF 74 DEGREES. ARIELBULB AND TEMPERATURES SHALL BE EVENLY BALANCED AND DISTRIBUTED THROUGHOUT THE TENANT SPACE. IN THE COOLING MODE THE SYSTEM SHALL MAINTAIN AN INDOOR RELATIVE HUMIDITY OF 50% OR LOWER. PROVIDE EXHAUST FANS IN TOILET ROOM FOR PROPER OPERATION.

LIGHTING
1. PROVIDE NEW LED LIGHTING FIXTURES AS SHOWN ON THE CEILING PLANS.
2. CONVENIENT SENSOR LIGHT SWITCHING SHALL BE LOCATED NEAR TENANT ENTRANCES.
3. PROVIDE CODE COMPLIANT EXIT AND EMERGENCY LIGHTING.

ELECTRICAL
1. MAINTAIN THE BUILDING ELECTRICAL SYSTEM FOR SAFE OPERATION DURING CONSTRUCTION.
2. ALL WIRING INSTALLED SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE, 2002 EDITION.

PLUMBING
1. INSTALL ALL NEW PLUMBING FIXTURES IN WORKING ORDER, WHICH SHALL BE FREE OF LEAKS AND DEFECTS AND PERFORM THE FUNCTION FOR WHICH THE PLUMBING FIXTURES WERE DESIGNED.
2. INSTALL CONNECTION TO THE DOMESTIC HOT WATER HEATER AND/OR INLINE HOT WATER HEATERS FOR SUPPLY TO APPROPRIATE FIXTURES.

MUNICIPAL WATER AND SEWER SYSTEMS
1. PROVIDE CONNECTION TO SANITARY SYSTEM (WITH NO DISCERNABLE ODORS) AND THE POTABLE WATER SUPPLY SYSTEM, BOTH IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES AND REGULATIONS.

LIFE SAFETY EQUIPMENT:
1. ALL SPRINKLER DROPS AND HEADS TO MEET NFPA COMPLIANCE.
2. PROVIDE EXIT LIGHTS IN ACCORDANCE WITH LANDLORD STANDARD, CEILING OR WALL MOUNTED, WHITE WITH RED FACES WITH RED LETTERS, INTERNALLY ILLUMINATED WITH BATTERY BACKUP. PROVIDE FIXTURES ACCORDING TO CODE AND FIRE DEPARTMENT REQUIREMENTS.
3. PROVIDE EMERGENCY LIGHTING THROUGH WALL MOUNTED BATTERY UNITS, WITH TWO (2) HEADS. UNITS SHALL BE LOCATED TO ILLUMINATE AREA OF TENANTS SPACE LEADING TO EXITS, EXIT STAIRS AND CORRIDORS AS PER CODE.

DOORS AND HARDWARE
1. ALL EXISTING DOORS TO REMAIN SHALL BE RE-PURPOSED WITH NEW HARDWARE.
2. NEW DOORS SHALL MATCH EXISTING.
3. LEVER SETS SHALL BE NEW SCHLAGE, PARKER OR EQUAL FOR HEAVY-DUTY COMMERCIAL USE.
4. PROVIDE PASSAGE LEVERSETS AT ALL EXAM ROOMS, BREAK ROOM, CONFERENCE ROOM. PROVIDE LOCKS LEVERSETS AT ALL STORAGE ROOMS, OFFICES, ENTRANCES.
5. PROVIDE PRIVACY LEVERSETS AND CLOSERS AT NEW SINGLE USER LAVATORIES.
6. PROVIDE WALL STOPS, (3) HINGES AND SILENCERS AT ALL DOORS.
7. PROVIDE WEATHER STRIPPING, PIVOT HINGES, CLOSER AND PANIC HARDWARE AT NEW ALUMINUM STOREFRONT ENTRY DOOR.
8. PROVIDE CLOSERS AT ALL SUITE ENTRY DOORS FROM CORRIDORS.

LEGEND

- NEW PARTITION
- PARTITION TYPE
- EXIST. PARTITION TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW DOOR - SEE SCHEDULES
- FIRE EXTINGUISHER IN SEMI-RECESSED CABINET

	RELOCATED 424 STAIR, ADDED BSMNT RMS	2-1-22
	ADDED REMOTE WORK SPACE 2nd&3rd FL	1-12-22
	REVISED STOREFRONT, ADDED DETAILS	12-27-21
	ADDED SKI - SECTION FOR HVAC	7-1-21
	REVISED PER BLDG DEP & HISTORIC COM.	6-1-21
	SUBMITTED FOR PERMIT	4-30-21
	REVISIONS PER P B COMMENT	3-12-21
	REMOVED 5TH FLOOR, REVISED PLANS	1-28-21
No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis LLP
181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
ARCHITECTURE PHONE 845-452-2268 FAX 845-452-3752
PLANNING INTERIORS

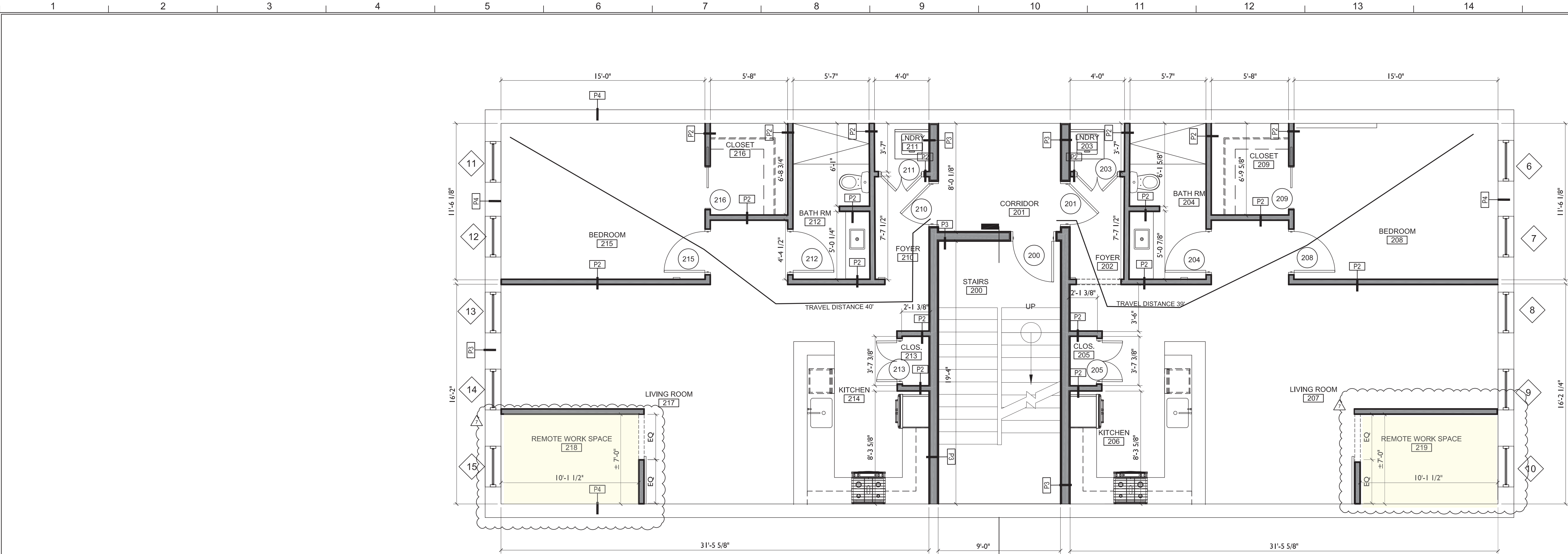
PROJECT
MIXED USE / APARTMENTS
299 MAIN STREET
POUGHKEEPSIE, NY 12601

DRAWING
4TH FLOOR CONSTRUCTION PLANS

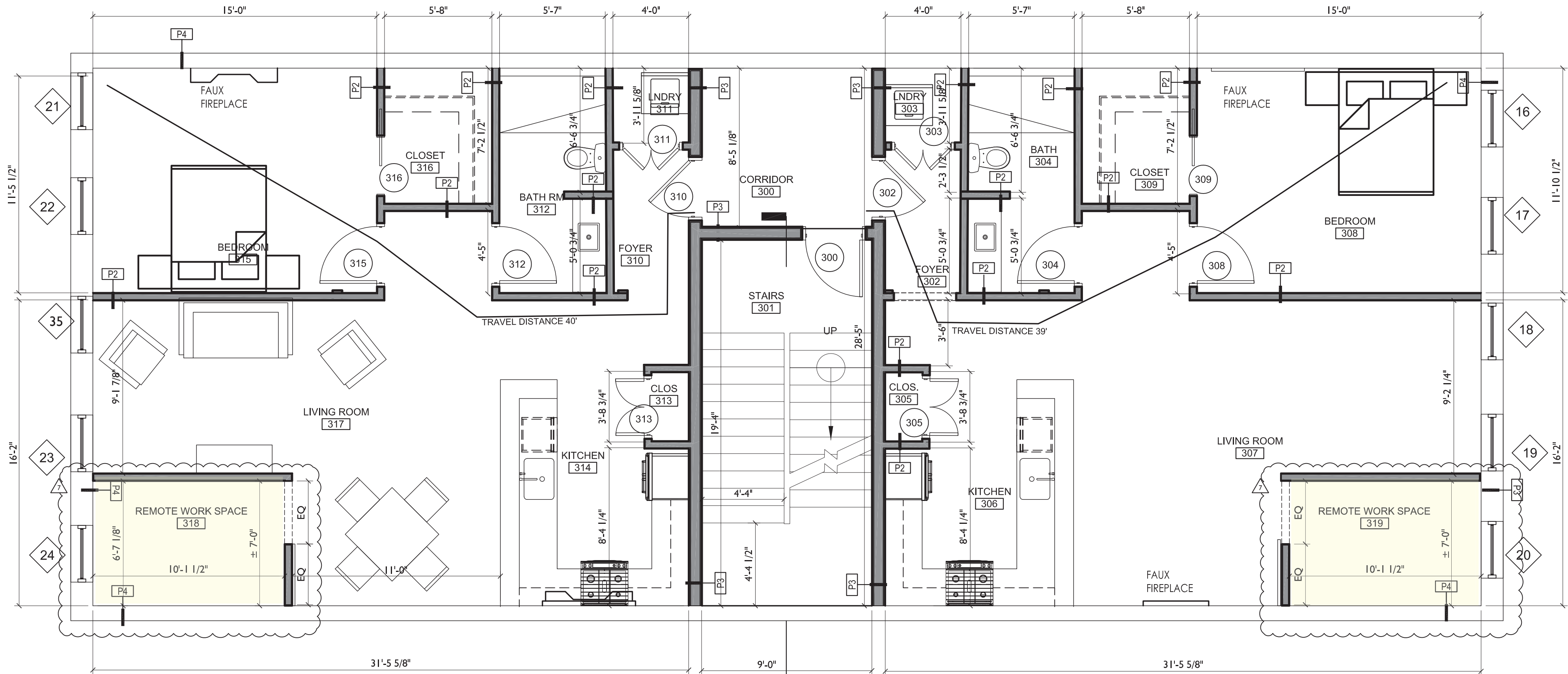
SEAL	DRAWN BY HM/KRR	PROJECT NUMBER 20059
	CHECKED BY KRR/RPV	DATE 12/7/21
	DRAWING NUMBER	

A103

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G-1	2ND FLOOR CONSTRUCTION PLAN
1/4"=1'-0"	2056 SF



A-1	3RD FLOOR CONSTRUCTION PLAN
1/4"=1'-0"	2076 SF

NOTES

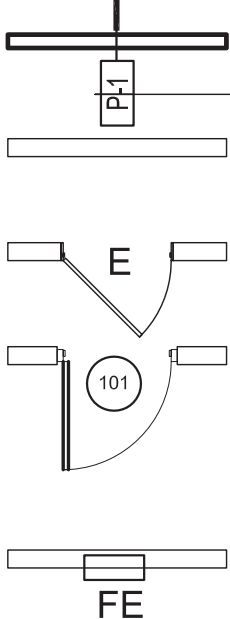
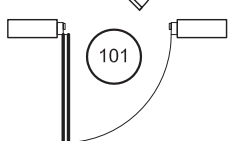
- HVAC**
- THE SYSTEM SHALL MAINTAIN INDOOR TEMPERATURES YEAR-ROUND BETWEEN 72 AND 78 DEGREES WHEN OUTDOOR TEMPERATURES ARE BETWEEN 0 AND 90 DEGREES. DRYBULB WITH A MAXIMUM COINCIDENT WET BULB TEMPERATURE OF 74 DEGREES. AIRFLOWS AND TEMPERATURES SHALL BE EVENLY BALANCED AND DISTRIBUTED THROUGHOUT THE TENANT SPACE. IN THE COOLING MODE, THE SYSTEM SHALL MAINTAIN AN INDOOR RELATIVE HUMIDITY OF 50% OR LOWER. PROVIDE EXHAUST FANS IN TOILET ROOM FOR PROPER OPERATION.
- LIGHTING**
1. PROVIDE NEW LED LIGHTING FIXTURES AS SHOWN ON THE CEILING PLANS.
2. CONVENIENT SENSOR LIGHT SWITCHING SHALL BE LOCATED NEAR TENANT ENTRANCES.
3. PROVIDE CODE COMPLIANT EXIT AND EMERGENCY LIGHTING.
4. ALL CORRIDOR AND STAIRWAY LIGHTING SHALL REMAIN ALWAYS ON.

- ELECTRICAL**
1. MAINTAIN THE BUILDING ELECTRICAL SYSTEM FOR SAFE OPERATION DURING CONSTRUCTION.
2. ALL WIRING INSTALLED SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE, 2002 EDITION.

- PLUMBING**
1. INSTALL ALL NEW PLUMBING FIXTURES IN WORKING ORDER, WHICH SHALL BE FREE OF LEAKS AND DEFECTS AND PERFORM THE FUNCTION FOR WHICH THE PLUMBING FIXTURES WERE DESIGNED.
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3. PROVIDE EMERGENCY LIGHTING THROUGH WALL MOUNTED BATTERY UNITS, WITH TWO (2) HEADS. UNITS SHALL BE LOCATED TO ILLUMINATE AREA OF TENANT'S SPACE LEADING TO EXITS, EXIT STAIRS AND CORRIDORS AS PER CODE.
4. PROVIDE SMOKE DETECTION AND FIRE ALARM LINKED TO CITY OF Poughkeepsie FIRE DEPARTMENT.

-  **NEW PARTITION**
PARTITION TYPE
-  **EXISTING DOOR TO REMAIN**
-  **NEW DOOR - SEE SCHEDULES**
-  **FIRE EXTINGUISHER IN SEMI-RECESSED CABINET**

	ADDED REMOTE WORK SPACE 2nd&3rd FL	1-12-22
	REVISED STOREFRONT, ADDED DETAILS	12-27-21
	ADDED SK1 - SECTION FOR HVAC	7-1-21
	REVISED PER BLDG DEP & HISTORIC COM.	6-1-21
	SUBMITTED FOR PERMIT	4-30-21
	REVISIONS PER P B COMMENT	3-12-21
	REMOVED 5TH FLOOR, REVISED PLANS	1-28-21
No.	REVISION/SUBMISSION	DATE

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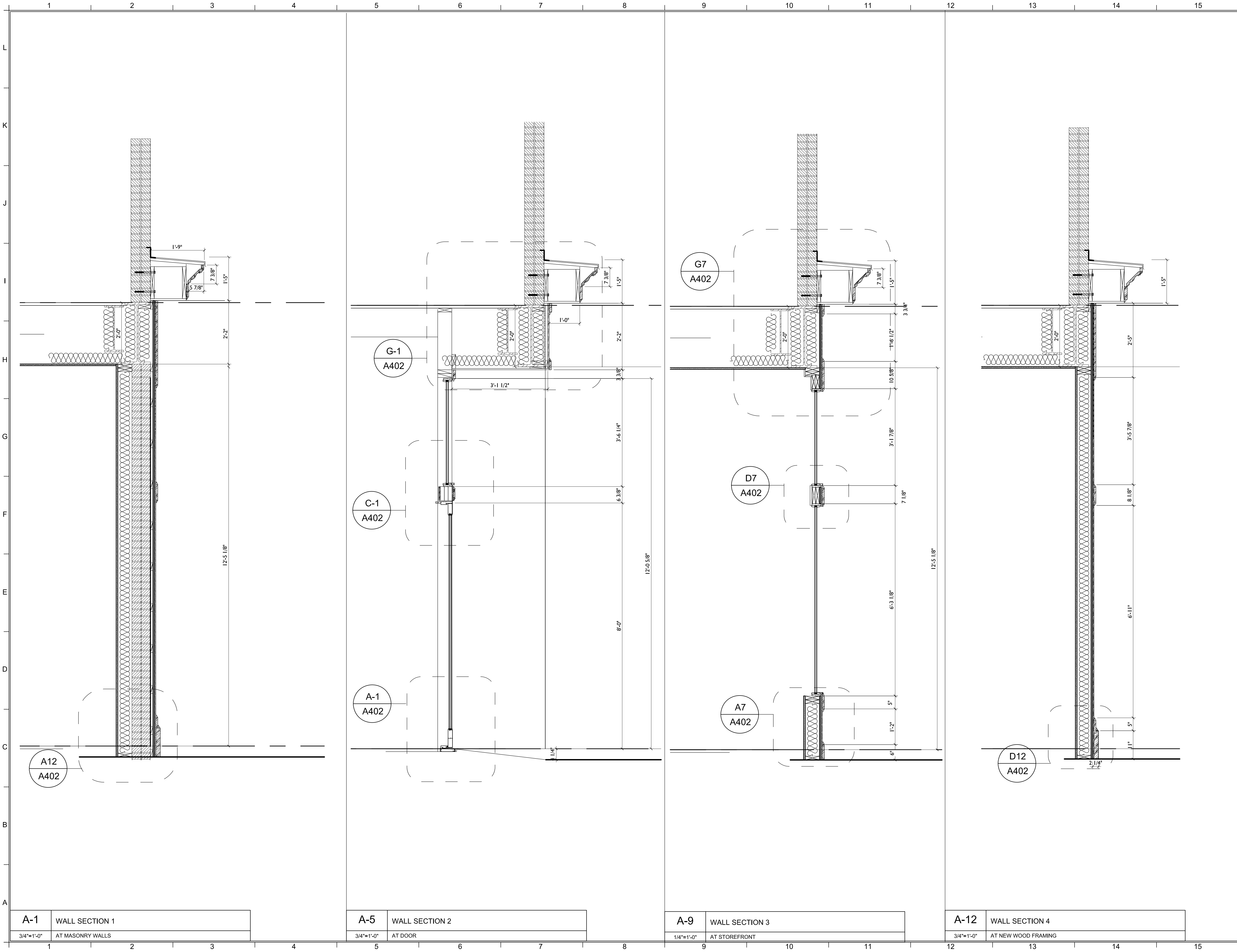
PROJECT
MIXED USE / APARTMENTS
299 MAIN STREET
POUGHKEEPSIE, NY 12601

DRAWING
2ND & 3RD FLOOR CONSTRUCTION PLANS

	SEAL	DRAWN BY HM/KRR	PROJECT NUMBER 20059
		CHECKED BY KRR/RPV	DATE 12/7/21
			DRAWING NUMBER

A102

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NOTES

REMOVED 5TH FLOOR, REVISED PLANS

1-28-21

REVISIONS PER P & B COMMENT

3-12-21

SUBMITTED FOR PERMIT

4-30-21

REVISED PER BLDG DEP & HISTORIC COM.

6-1-21

ADDED SK1 - SECTION FOR HVAC

7-1-21

REVISED STOREFRONT, ADDED DETAILS

12-27-21

181 CHURCH STREET

POUGHKEEPSIE, NEW YORK 12601

PHONE 845-452-2268 FAX 845-452-3752

MIXED USE / APARTMENTS

299 MAIN STREET

POUGHKEEPSIE, NY 12601

DRAWING

WALL SECTIONS

SEAL

DRAWN BY

HM/KRR

CHECKED BY

KRR/RPV

PROJECT NUMBER

20059

DATE

12/7/21

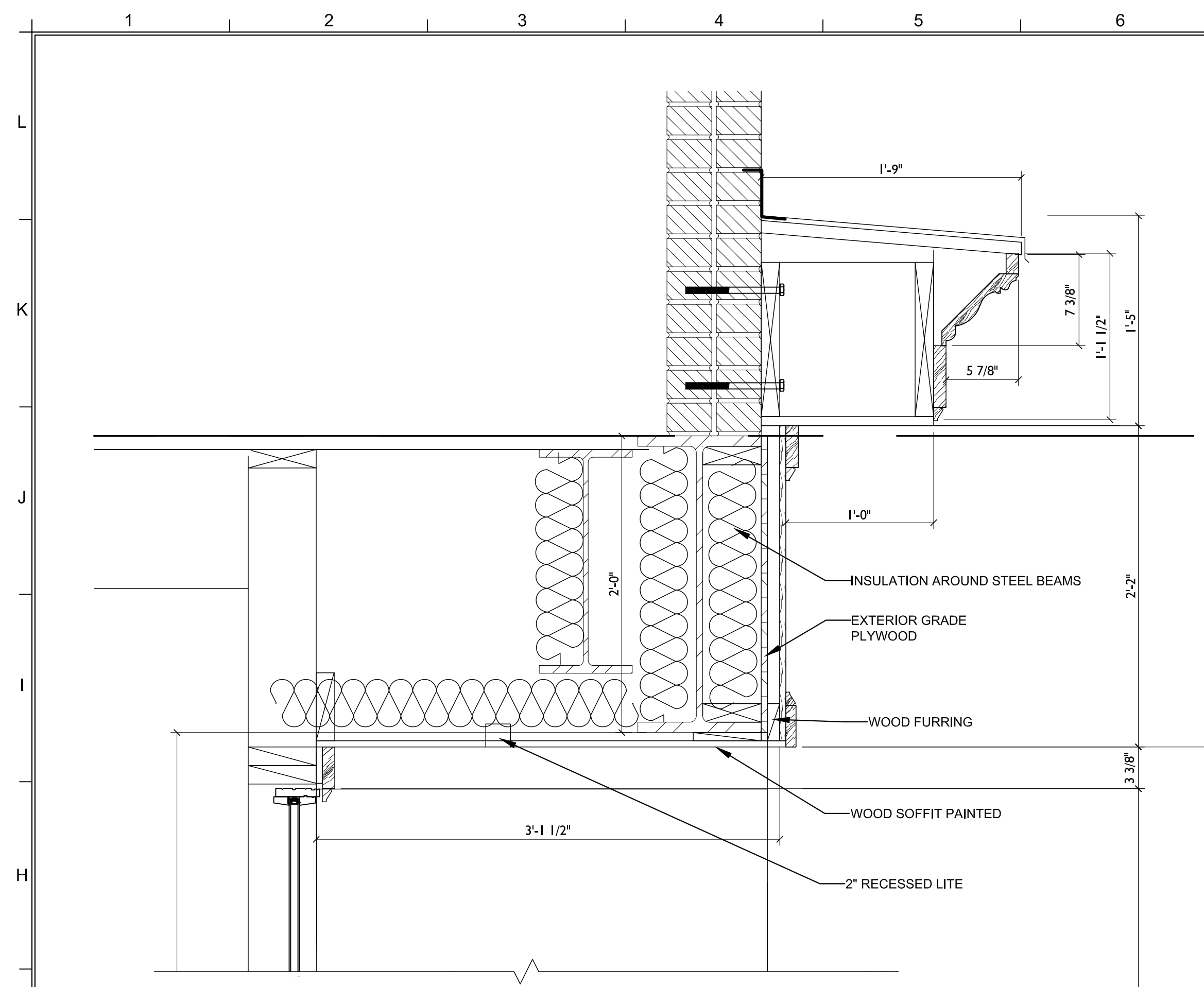
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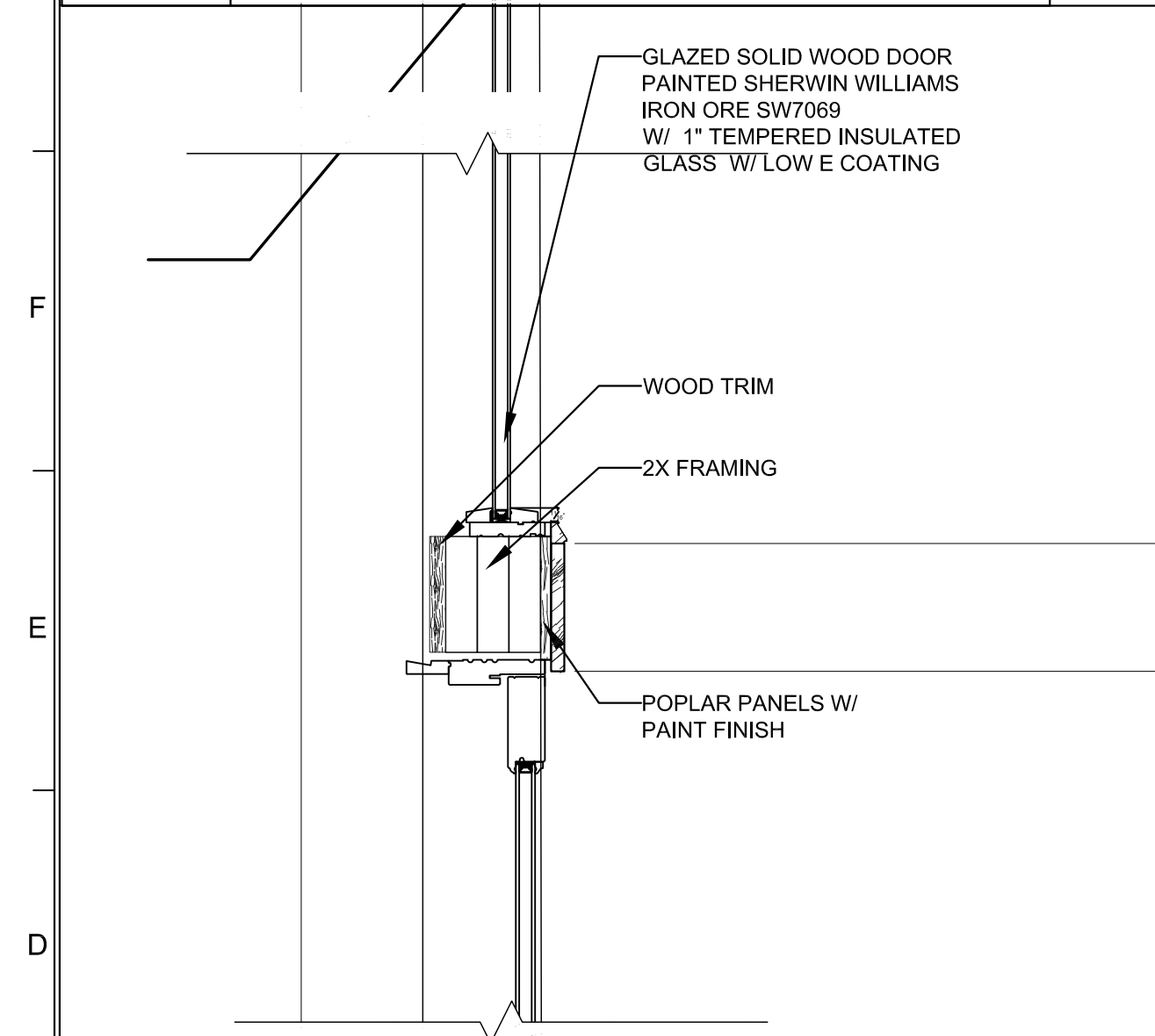
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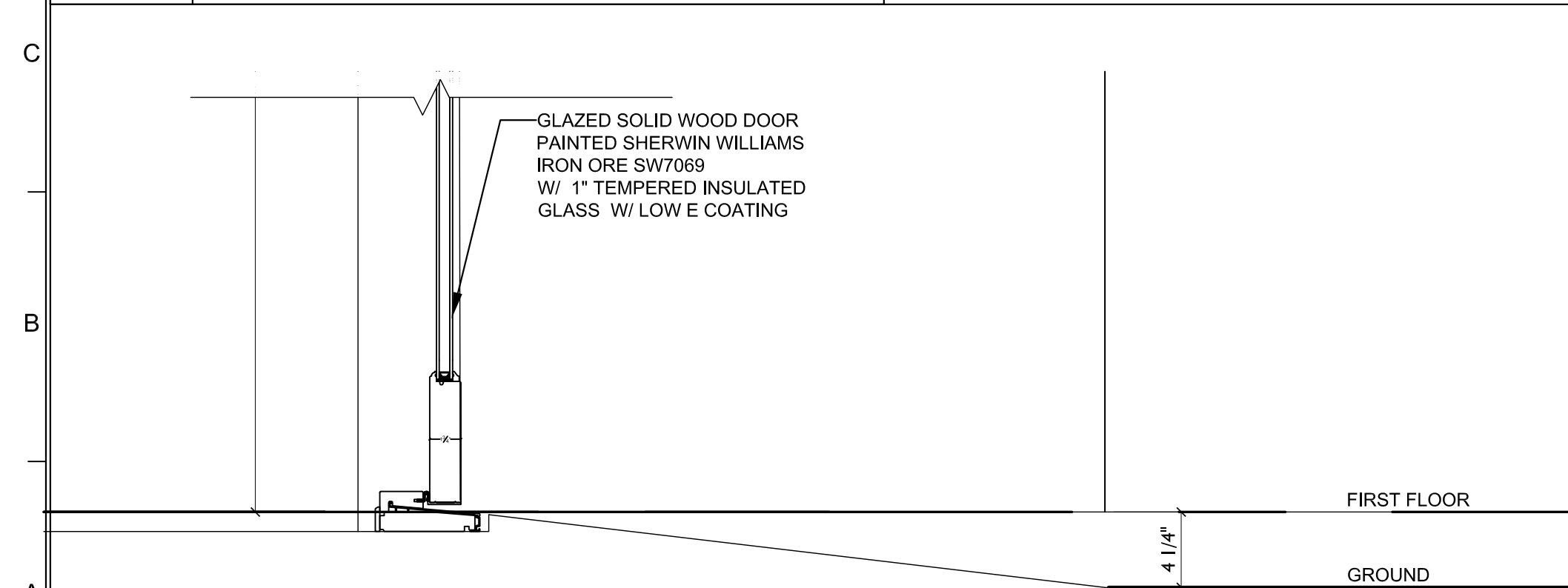
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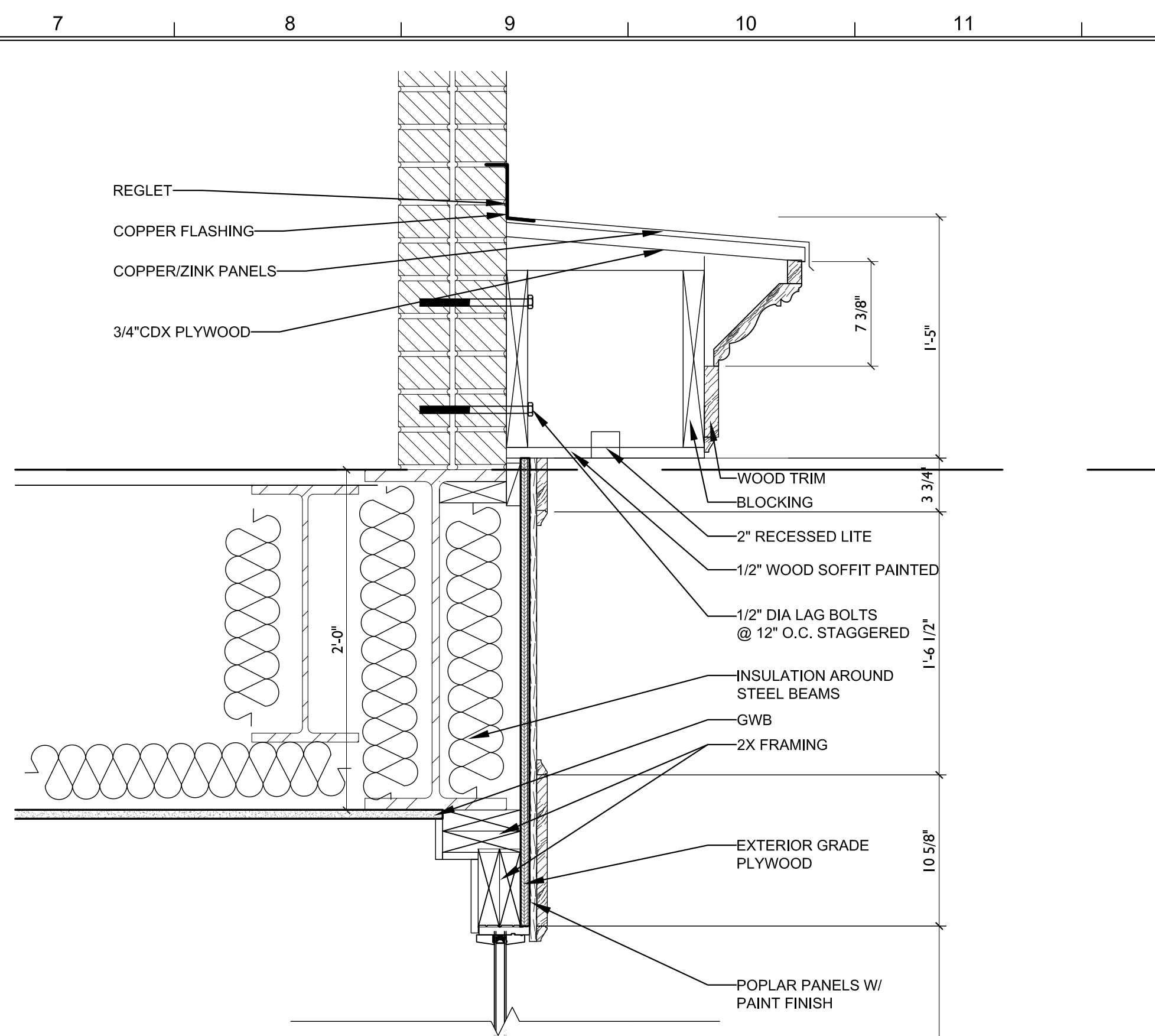
G	G-1	WALL DETAIL 1
	1 1/2"=1'-0"	



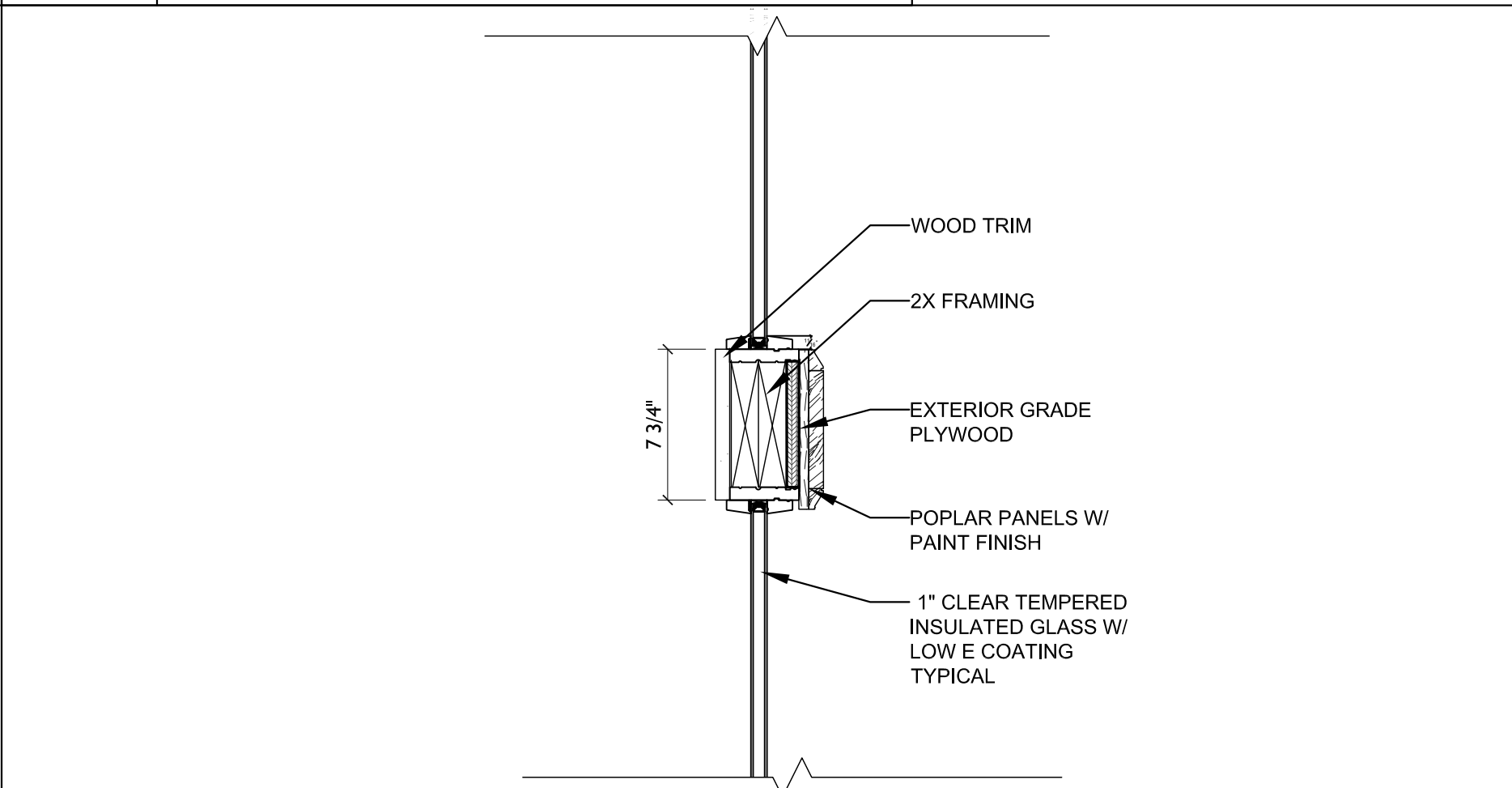
C-1	WALL DETAIL 2
1 1/2"=1'-0"	



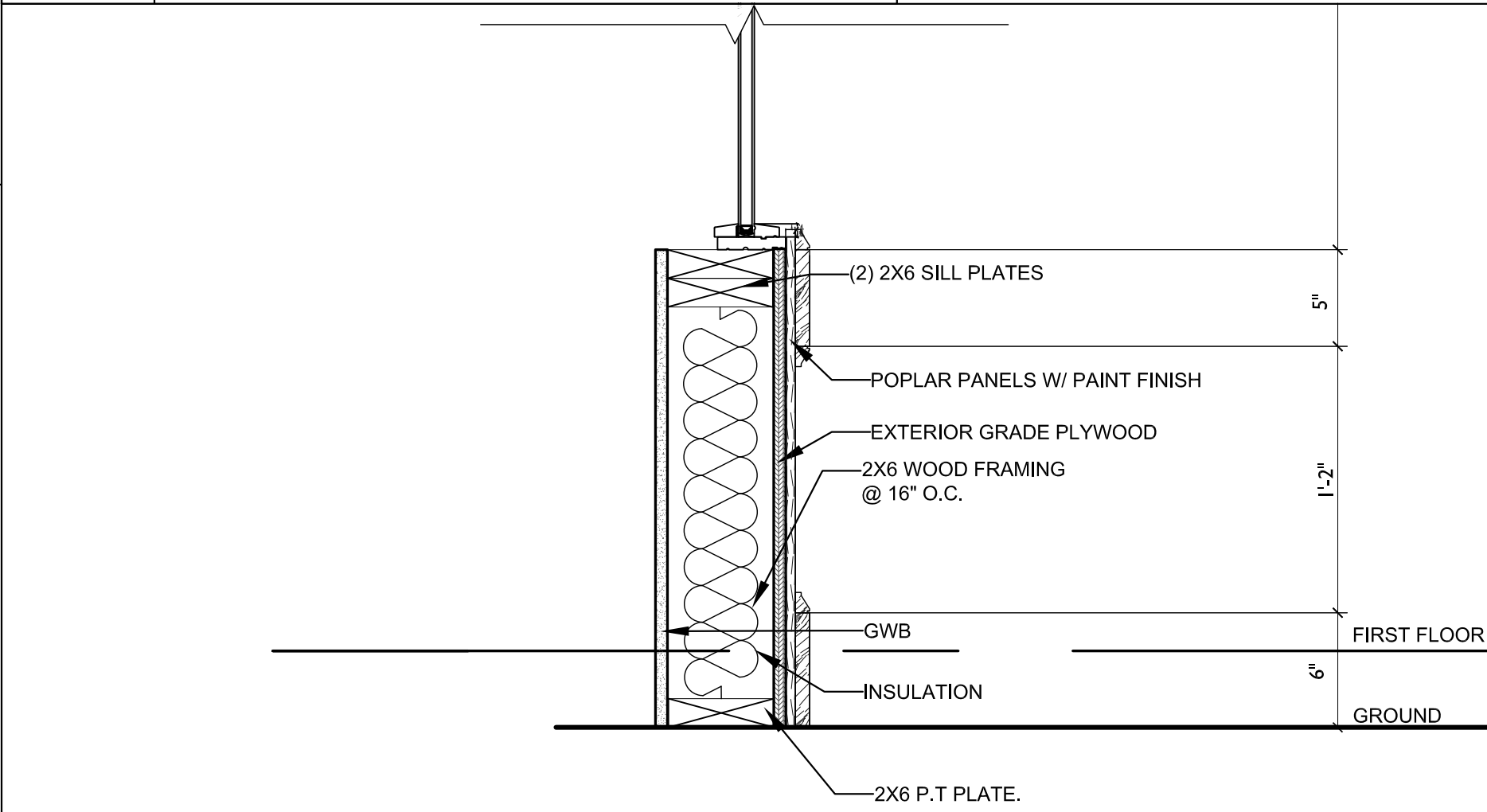
A-1	WALL DETAIL 3
1 1/2"=1'-0"	



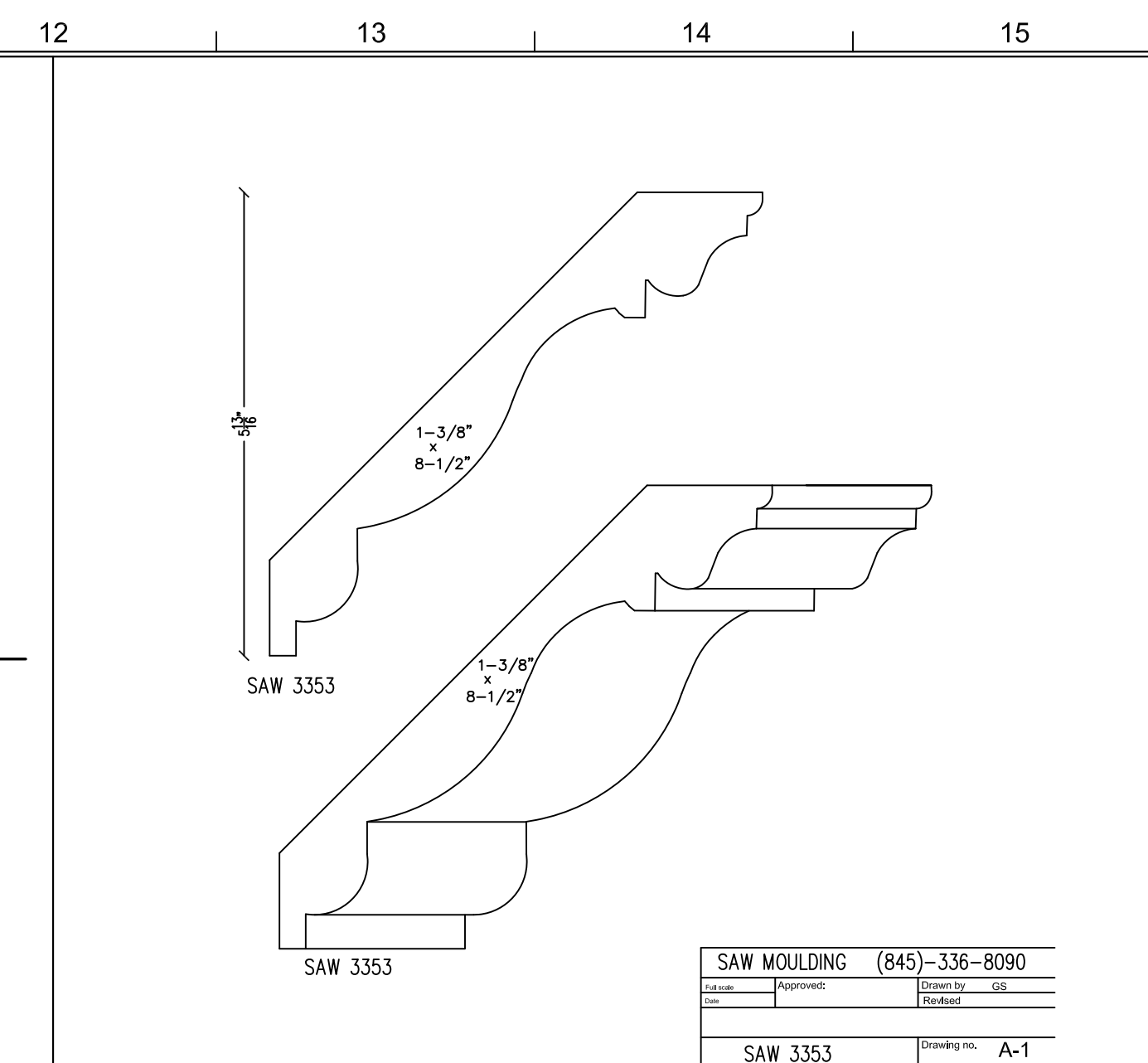
G-7	WALL SECTION 4
1 1/2"=1'-0"	



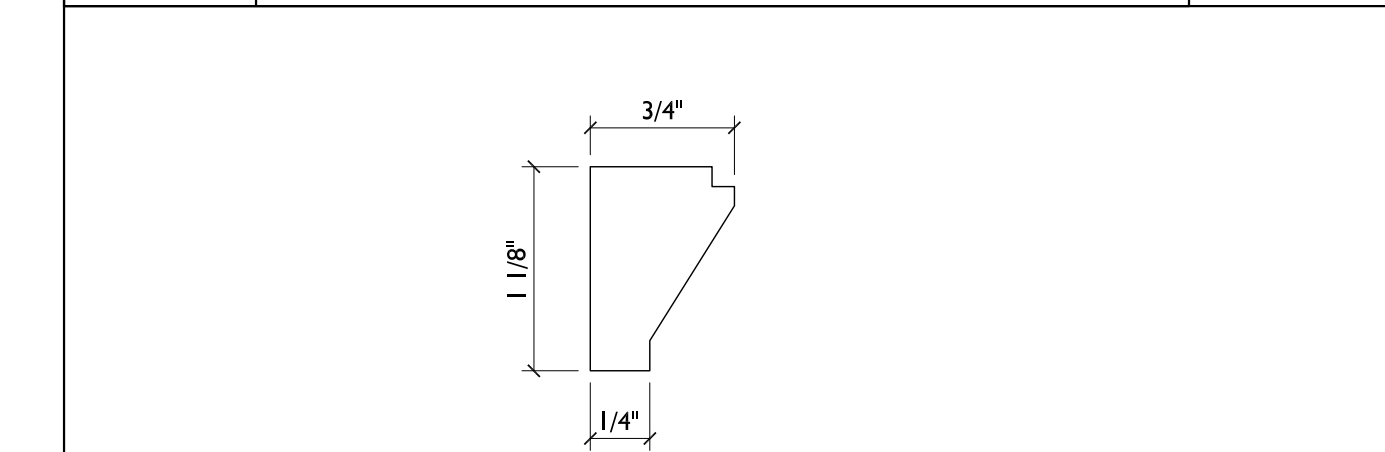
D-7	WALL SECTION 5
1 1/2"±1'-0"	



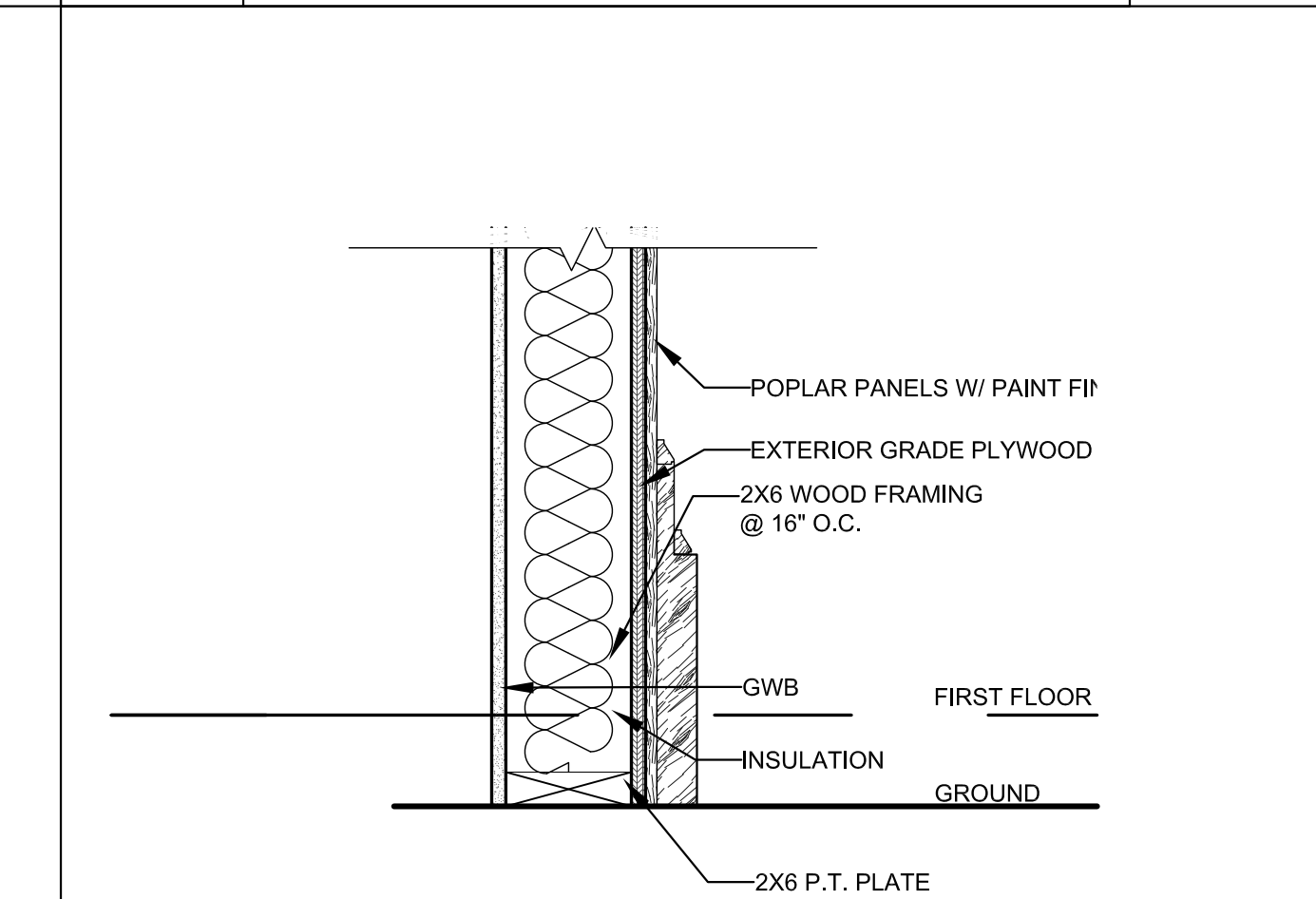
A-7	WALL SECTION 6
1 1/2"=1'-0"	



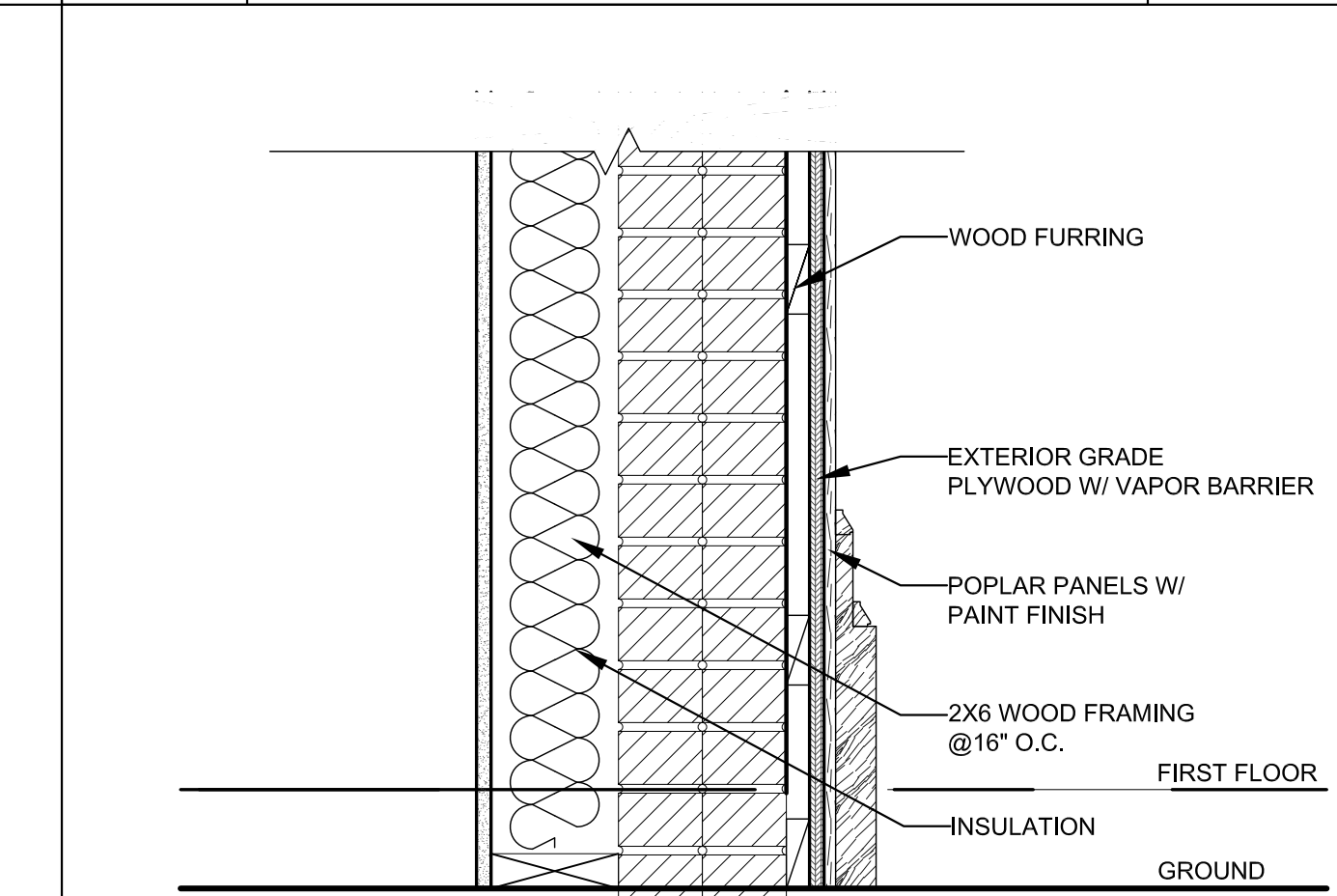
J-12	TRIM DETAIL
6"=1'-0"	



G-12	TRIM DETAIL
1'≡1'-0"	



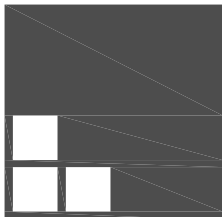
D-12	WALL SECTION 7
1 1/2"=1'-0"	



A-12	WALL DETAIL 8
1 1/2"=1'-0"	

NOTES

6	REVISED STOREFRONT, ADDED DETAILS	12-27-21
5	ADDED SKI - SECTION FOR HVAC	7-1-21
4	REVISED PER BLDG DEP & HISTORIC COM.	6-1-21
3	SUBMITTED FOR PERMIT	4-30-21
2	REVISIONS PER P.B. COMMENT	3-12-21
1	REMOVED 5TH FLOOR, REVISED PLANS	1-28-21
No.	REVISION/SUBMISSION	DATE

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ARCHITECTURE PLANNING INTERIORS		
PROJECT MIXED USE / APARTMENTS 299 MAIN STREET POUGHKEEPSIE, NY 12601		
DRAWING WALL DETAILS		
SEAL	DRAWN BY HM/KRR CHECKED BY KRR/PPV	PROJECT NUMBER 20059 DATE 12/7/21
DRAWING NUMBER A402		
FILE P:\2000\JOB # - JOB NAME		