



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

Common Council Chambers
Thursday, September 11, 2025

6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of August 14, 2025 Minutes

III. ADJOURNED APPLICATIONS

1. **85 SOUTH HAMILTON STREET**

IV. STAFF STANDARD MAINTENANCE APPROVALS

1. **106 ACADEMY STREET**

V. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

1. **154 ACADEMY STREET UNIT 2**
Applicant: Sarita Morias-Lang
Project: Window Replacement

154 ACADEMY STREET UNIT 3
Applicant: Chun-Yung Sung
Project: Window Replacement

2. **370 MAIN STREET**
Applicant: Eric Anderson
Project: Façade repair

VI. COMMISSION BUSINESS

VII. ADJOURNMENT

- 1. Adjourn meeting until October 9, 2025**



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

Common Council Chambers
Thursday, August 14, 2025 6:00 PM

I. ROLL CALL

Present: Chair McQueen, Member Bartlestone, Member Li, Member Parise, Member LaRocca, Member Neiswender
Excused: Member Hooper Staff:
Rebecca Valk, Corporation Counsel
Europa McGovern, Commissioner of Development Richard Distel, City Planner
Lori Garcia, Administrative Assistant

II. APPROVAL OF MEETING MINUTES

1. Approval of July 10, 2025 meeting minutes

A motion to Approve was made by Member LaRocca and seconded by Member Parise.

Minutes of August 14, 2025 - VOICE VOTE	
Yes/Aye:	Chair McQueen, Member Bartlestone, Member Li, Member Parise, Member LaRocca, Member Neiswender
No/Nay:	None
Abstain:	None
Absent:	Member Hooper
Result:	Passed

III. STAFF STANDARD MAINTENANCE APPROVALS

1. 13 GARFIELD PLACE

IV. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

1. 85 SOUTH HAMILTON STREET

Applicant: Gary Maier

Project: Railing and roof repairs Presenting: Gary Maier

2. 370 Main Street Applicant: Eric Anderson Project: Façade repair

Presenting: Matthew Cordone, Architect

V. COMMISSION BUSINESS

1. Public Outreach Update

2. Commissioner Li spoke to the sub-group on the ordinance

VI. ADJOURNMENT

1. Adjourn to September 11, 2025

A motion to Adjourn was made by Member Li and seconded by Member LaRocca.

Minutes of August 14, 2025 - VOICE VOTE	
Yes/Aye:	Chair McQueen, Member Bartlestone, Member Li, Member Parise, Member LaRocca, Member Neiswender
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed



THE CITY OF POUGHKEEPSIE

DEVELOPMENT DEPARTMENT

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12601

Phone: (845)451-4263

Office Use Only
Application # ID#

HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

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

Project Address: 370 Main Street

Applicant Name: POK Acquisitions LLC

Applicant's Address: 302A Mill St

City: Poughkeepsie State: New York Zip: 12601

Phone Number(s): 845-337-4131 Email: eanderson@urbangreenbuilders.com

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: Completion of Interior Renovation

WORK DESCRIPTION: Describe in detail all proposed work and indicate all materials to be used. Attach additional sheets as necessary.

No work to the exterior of 370 Main Street, or that portion of a locally listed building for which the HDLPC has responsibility, is included in this application.

Please see additional materials attached responsive to concerns raised by City zoning officials concerning the integrity of the front facade.

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Submit "hard" copies of the following attachments. Each page must be labeled and dated):

- ✓ **Recent Color Photos:** Include photos of each side of the building and site when landscaping changes are proposed.
- ✓ **Color chips, charts or color samples:** Describe both existing color(s) and proposed color(s). Include details regarding color placement and paint chips with the manufacturer's name and color number.
- ✓ **Material Samples/Manufacturer's Brochures:** Material samples (when practical) and/or manufacturer's brochures, product literature or catalog pages.
- ✓ **Plot Plan:** A plot plan (drawn to scale, indicating property lines, existing structures and/or landscaping) must be included for new construction, additions, demolition, fencing and major landscaping projects and any proposed changes.
- ✓ **Elevation drawings for new constructions/additions:** Drawings at a scale necessary to show building detail. Elevations should be accurately labeled with cardinal directions and showing the relationship between new and old structures.

A DIGITAL COPY OF THE ENTIRE SUBMISSION IS REQUIRED.

OWNER/APPLICANT CERTIFICATION:

I hereby certify this application will not be reviewed until all required information has been submitted. I understand that this application may require a site visit and/or public hearing by the Historic District and Landmarks Preservation Commission, and that the HDLPC may request additional information.



Signature of Owner

Signature of Agent/Applicant

Date: June 20, 2025

Date: _____

OFFICE USE ONLY

- Application requires approval by the HDLPC, pursuant to the provisions of Section 19-5.21(4)
- Application does not require approval by the HDLPC, pursuant to the provisions of Section 19-5.21(12)(a)
- Work will require issuance of a building permit, pursuant to the provisions of Section 19-9.2
- Work will not require issuance of a building permit, pursuant to the provisions of Section 19-9.2

Eric Philipp
Building Inspector/Zoning Administrator

Date



August 25, 2025

City of Poughkeepsie
Historic District & Landmark Preservation Commission (HDLPC)
Tim McQueen, Chair
Europa McGovern,
Commissioner of Development
Richard Distel, Planner
2nd Floor
62 Civic Center Plaza
Poughkeepsie, NY 12601

Attn: Lori Garcia

Re: 370 Main Street – September 11th Agenda
Certificate of Appropriateness

Dear HDLPC:

Our application to the HDLPC was heard at your August 14th Board Meeting whereat our proposal was adjourned to the September 11th Board Meeting. This letter is to confirm that we expect to be presenting at the September meeting and are asking that you place us on your agenda for that evening.

Attached are both an image of the façade and some information about an example of an applied material that we will propose to repair areas of the façade that have delaminated.

We look forward to the HDLPCs consideration of this proposed repair and to the granting of a Certificate of Appropriateness so that the entire project might move forward.

Sincerley,

Eric Anderson
Urban Green Foods

Cc: Matt Cordone
Betsy Miller

370 MAIN STREET





Cathedral Stone® Products, Inc.

The leader in scientific masonry restoration

Terra Cotta Glaze

Glaze Repair for Terra Cotta & Brick (Clear Coat)

Terra Cotta Glaze is a non-yellowing, water-based, acrylic coating that highlights the natural color of masonry by providing a clear, semi-gloss sheen. The treatment does not alter the natural texture of the surface, nor significantly affect the vapor transmission qualities of the substrate. Terra Cotta Glaze provides a durable finish to terra cotta and masonry surfaces.

Features and Benefits

- **Water-Based Acrylic:** For easier clean up.
- **Vapor Permeability Similar to Glazed Architectural Tiles**
- **Tenacious Adhesion**
- **Good Exterior Performance:** Highly Abrasion-, Stain-, and UV-Resistant.

Application Procedures

Surface Preparation

Use Jahn M100 to repair the clay body of terra cotta tiles where necessary. The repair mortar must cure for 14 - 28 days before the application of TerraCoat Glaze Repair. Apply masonRE Coatings to the substrate and wait 24-48 hours before applying Terra Coat. The surface must be **clean, dry** and free of oil, grease and other contaminants.

Application

Mix well prior to application. Apply using airless paint spray equipment, brush or roller. When using an airless sprayer, use a 0.015 or 0.018 fan spray tip and reduce pressure to point of minimal misting or fogging to produce a wet application. Multiple applications may be necessary when applying to porous substrates or when a high gloss is desired; when this occurs, apply coats at right angles to each other with 1 to 2 hours between applications.

Curing Time

At 75° F (24 ° C): To touch 30 to 45 minutes. To handle: 2 to 3 hours. To recoat: 1 to 2 hours. Curing time varies with surface temperature, air movement, humidity and film thickness.

Clean up

Clean equipment after use with mild detergent and water.

Limitations

- The ideal temperature conditions for applying Terra Cotta Glaze is between 60° - 90° F. If the ambient and substrate temperatures do not fall in this range, call a Cathedral Stone Technical Representative for special instruction.

Coverage

ClearCoat: Approx. 125 sq ft/gal

Coverage will depend on substrate absorption. Coverage rates are approximate and a test application **must** be performed to determine the exact coverage rate to achieve desired performance characteristics and aesthetic appearance before beginning a job.

Storage And Shelf Life

Store material in a dry area away from direct sunlight. Ambient storage conditions should be in the range of 35° F (2° C) to 100° F (38° C). Average shelf life is twelve months in original, unopened packaging at recommended storage temperature. Do not allow containers to freeze.

Technical Data

Appearance	Milky White Liquid
Specific Gravity	1
pH	8.7
VOC content	N/A
Odor	Slight acrylic

Warning

TerraCoat products contain chemical ingredients, which are considered hazardous. Read container label warning and Safety Data Sheet for important health and safety information prior to the use of this product. Keep out of reach of children.

Notice: The information contained herein is based on our own research and the research of others, and it is provided solely as a service to help users. It is believed to be accurate to the best of our knowledge. However, no guarantee of its accuracy can be made, and it is not intended to serve as the basis for determining this product's suitability in any particular situation. For this reason, purchasers are responsible to make their own tests and assume all risks associated with using this product.

08/2016