



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

Common Council Chambers

Thursday, March 12, 2026

6:00 PM

- I. **NOTICE: The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.**
  
- II. **ROLL CALL**
  
- III. **APPROVAL OF MEETING MINUTES**
  1. Approval of February 12, 2026 meeting minutes
  
- IV. **STAFF UPDATES**
  
- V. **APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS**
  1. **85 SOUTH HAMILTON STREET**  
Applicant: Gary Maier  
Project: Railing
  
- VI. **COMMISSION BUSINESS**
  1. Vote to elect a new Vice Chair
  
  2. Financial Hardship Application Edits
  
- VII. **ADJOURNMENT**

1. Meeting adjourned to April 9, 2026



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

Common Council Chambers  
Thursday, February 12, 2026  
6:00 PM

**I. NOTICE**

- The City of Poughkeepsie never request payment for an application to the Historic & Landmarks Preservation Commission**

**II. ROLL CALL**

Present: Member Bartlestone, Vice Chair Hooper, Member Li, Member Parise, Member Neiswender

Excused: Chair McQueen, Member LaRocca

Staff:

Rebecca Valk, Corporation Counsel

Judith Knauss, Deputy Zoning Administrator

Lori Garcia, Board Administrative Assistant

**III. APPROVAL OF MEETING MINUTES**

**1. Approval of January 8, 2026 Meeting Minutes**

A motion to Approve was made by Member Neiswender and seconded by Member Li.

Minutes of February 12, 2026 - VOICE VOTE	
<b>Yes/Aye:</b>	Member Bartlestone, Vice Chair Hooper, Member Li, Member Parise, Member Neiswender
<b>No/Nay:</b>	None

<b>Abstain:</b>	None
<b>Absent:</b>	Chair McQueen, Member LaRocca
<b>Result:</b>	<b>Passed</b>

**IV. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS**

**1. 85 SOUTH HAMILTON STREET**

Applicant: Gary Maier

Project: Railing

Applicant Adjourned

**2. 113 ACADEMY STREET**

Applicant: Gary Beck, Fiona & Emma Woods

Project: Garage Repairs

Agenda Correction: Applicant: Econom & Fiona Woods

Applicants presenting A motion to Approve was made by Vice Chair Hooper and seconded by Member Neiswender.

Minutes of February 12, 2026 - VOICE VOTE	
<b>Yes/Aye:</b>	Member Bartlestone, Vice Chair Hooper, Member Li, Member Parise, Member Neiswender
<b>No/Nay:</b>	None
<b>Abstain:</b>	None
<b>Absent:</b>	Chair McQueen, Member LaRocca
<b>Result:</b>	<b>Passed</b>

**V. APPLICATION REVIEW**

**1. 63 MONTGOMERY STREET**

Applicant: Diana Forman

Project: Landscaping and Driveway

Presenting: Diana Forman, owner  
Dan McManis, landscaper

**VI. COMMISSION BUSINESS**

**VII. ADJOURNMENT**

**1. Meeting Adjourned to March 12, 2026**

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

CCM Minutes of February 12, 2026 - VOICE VOTE	
<b>Yes/Aye:</b>	Member Bartlestone, Vice Chair Hooper, Member Li, Member Parise, Member Neiswender
<b>No/Nay:</b>	None
<b>Abstain:</b>	None
<b>Absent:</b>	Chair McQueen, Member LaRocca
<b>Result:</b>	<b>Passed</b>



# THE CITY OF POUGHKEEPSIE DEVELOPMENT DEPARTMENT

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12601

Phone: (845)451-4263

Office Use Only Application # ID# PDC025-089
<b>RECEIVED</b> JUN 20 2025
By _____

## HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

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

Project Address: 85 S. HAMILTON ST., Poughkeepsie, N.Y.  
 Applicant Name: GARY MAIER  
 Applicant's Address: 83 S. HAMILTON ST., Poughkeepsie, N.Y.  
 City: Poughkeepsie State: N.Y. Zip: 12601  
 (s): 845-489-8884 Email: will@...

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: REMOVE OLD RAZINGS, & COVER ROOF  
- REPLACE RAZINGS WITH PERIOD PARTS  
FROM BARN AND PAINT

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

REMOVE OLD ROTTED RAZINGS  
COVER ROOF OVERPORCH WITH GAP RUBBER ROOFING  
INSTALL NEW RAZINGS & POST PARTS FROM BARN & PAINT

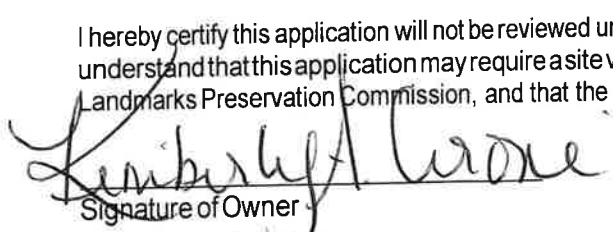
**REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION** (Submit "hard" copies of the following attachments. Each page must be labeled and dated):

- ✓ **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.

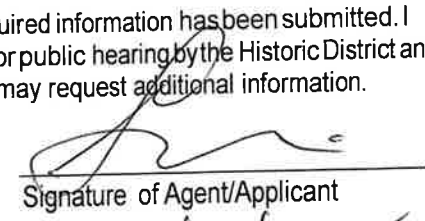
**A DIGITAL COPY OF THE ENTIRE SUBMISSION IS REQUIRED.**

**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

Date: 6-19-25

  
Signature of Agent/Applicant

Date: 6/19/2025

**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

# 85 South Hamilton Street Renovation Project

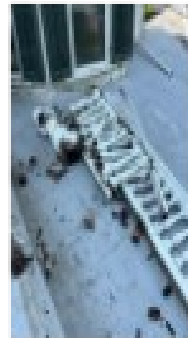


Replace Deck Railing & Posts ( using 1860 Period parts found in Barn )  
Paint white to Match )

Cosmetic View Deck  
Emulating The Hendrick Hudson



Remove rotted railings



16'

12'

Cover Old Tin Roofing  
with New Gap  
Rolled Rubber Roofing

Site:	0910 Administration Sq.	drawing:	901206	project:	0000416	design:	Gary Miller	notes:	Gary Miller 83 South Hamilton Street Poughkeepsie, NY 12601
title:	1 <sup>st</sup> Floor Office Remodel	scale:	1/4" = 1'0"	date:	01/	rev:	A		











Perfect for low-slope roofs:



Porches



Carports



Garages



Sheds

## Description:

LIBERTY™ Self-Adhering Cap Sheet is a durable SBS-modified bitumen, granule-surfaced membrane designed and manufactured to meet relevant industry and code requirements. We reinforced this waterproofing membrane with a polyester mat coated with polymer-modified asphalt.



## Advantages:

- **LIBERTY™ systems are applied** without torches, open flames, or hot asphalt, and are suitable for primed plywood decks and other substrates.
- **Available in seven popular colors** to help complement Timberline® and other GAF asphalt shingle colors. (Black, Hickory, White, Weathered Wood, Shakewood, Tan, and Slate.)
- **Up to 20-Year Limited Warranty** against manufacturing defects available, depending on systems.<sup>1</sup>

# LIBERTY™ Self-Adhering Cap Sheet

An SBS-modified, granule-surfaced roofing membrane provides durable protection for residential low-slope areas

## Application Standards:

<ul style="list-style-type: none"> <li>UL Classified to ANSI/UL790<sup>2</sup>, Class C Roofing Fire Rating</li> </ul>	
<ul style="list-style-type: none"> <li>Miami-Dade County Product Control Approved</li> </ul>	
<ul style="list-style-type: none"> <li>State of Florida Approved</li> </ul>	
<ul style="list-style-type: none"> <li>Meets or Exceeds the Requirements of the Texas Department of Insurance.</li> </ul>	
<ul style="list-style-type: none"> <li>ASTM D6164 Type I, Grade G</li> </ul>	
<ul style="list-style-type: none"> <li>UL Evaluation Report UL ER1306-02</li> </ul>	

## This product meets or exceeds the following ASTM D6164 Type I, Grade G minimum requirements:

Properties	Test Method	Value
Tensile strength @ 0°F (min.), lbf/in.	ASTM D5147	70
Elongation @ 0°F (nom.), %	ASTM D5147	20
Low-temperature flexibility (max.), °F	ASTM D5147	0
Tear strength (min.), lbf	ASTM D5147	55
Dimensional stability, (max.) %	ASTM D5147	1

**Note:** Values stated are approximate and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide. GAF reserves the right to change or modify, at its discretion, any of the information, requirements, specifications, or policies contained in this document.

**To : Poughkeepsie Building Dept**

**From : Kimberly Cirone ( Owner of 85 South Hamilton Street )**

Ref: Authorization for Gary Maier of 83 South Hamilton Street to do repairs on 85 S Hamilton St

To whom it may concern ;

I , Kimberly Cirone, authorize Gary Maier of 83 South Hamilton Street to do repairs on my home at 85 South Hamilton Street. Gary will be purchasing my home very soon and needs to do repairs to this Historic Site as soon as possible before any more environmental damage occurs. Torrential rains are doing substantial damage that needs immediate repair..

Sincerely,

 6/19/2025

Kimberly Cirone

# 85 South Hamilton Street upper deck railing replacement

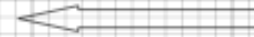
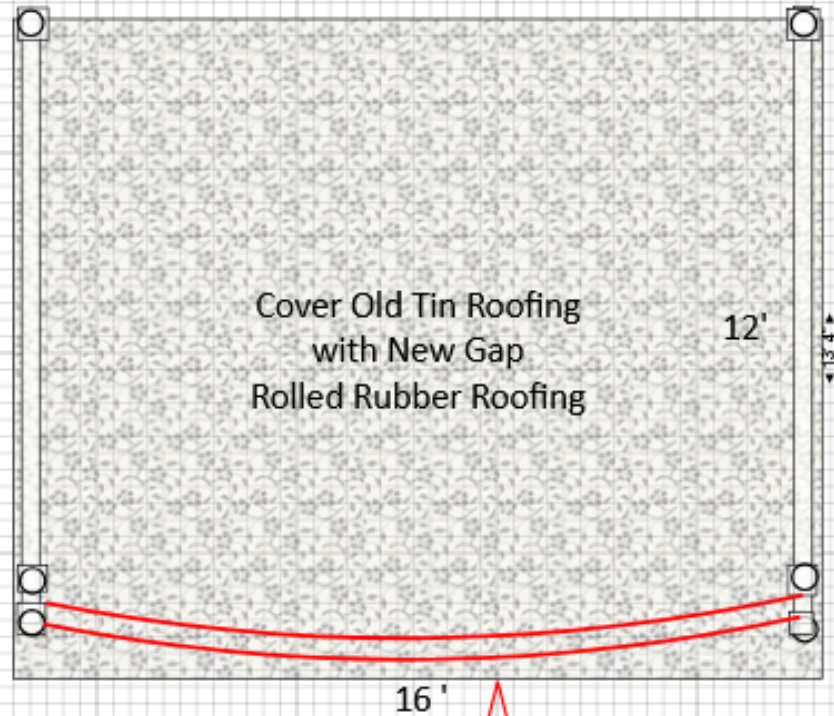
*Modifications . Material, and Rendering as requested  
Gary W Maier – 1/29/1926*

Cosmetic View Deck  
Emulating The Hendrick Hudson

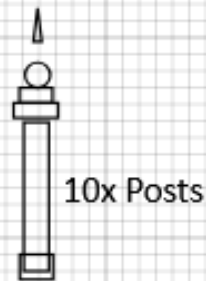
**Option 3 using curved Front**



Replace Deck Railing & Posts ( using 1860 Period parts found in Barn )  
Paint white to Match )



Remove rotted railings



Using same 1800's Vintage material from barn for side railings and the spindles from the old design front 5 ft pieces installed on new upper and lower curved front railing per committee requests to emulate a Ferry Boat.

# Original curved front design Design



# Original Replacement Design using 3 front sections from 1860 Vintage Railings found in barn



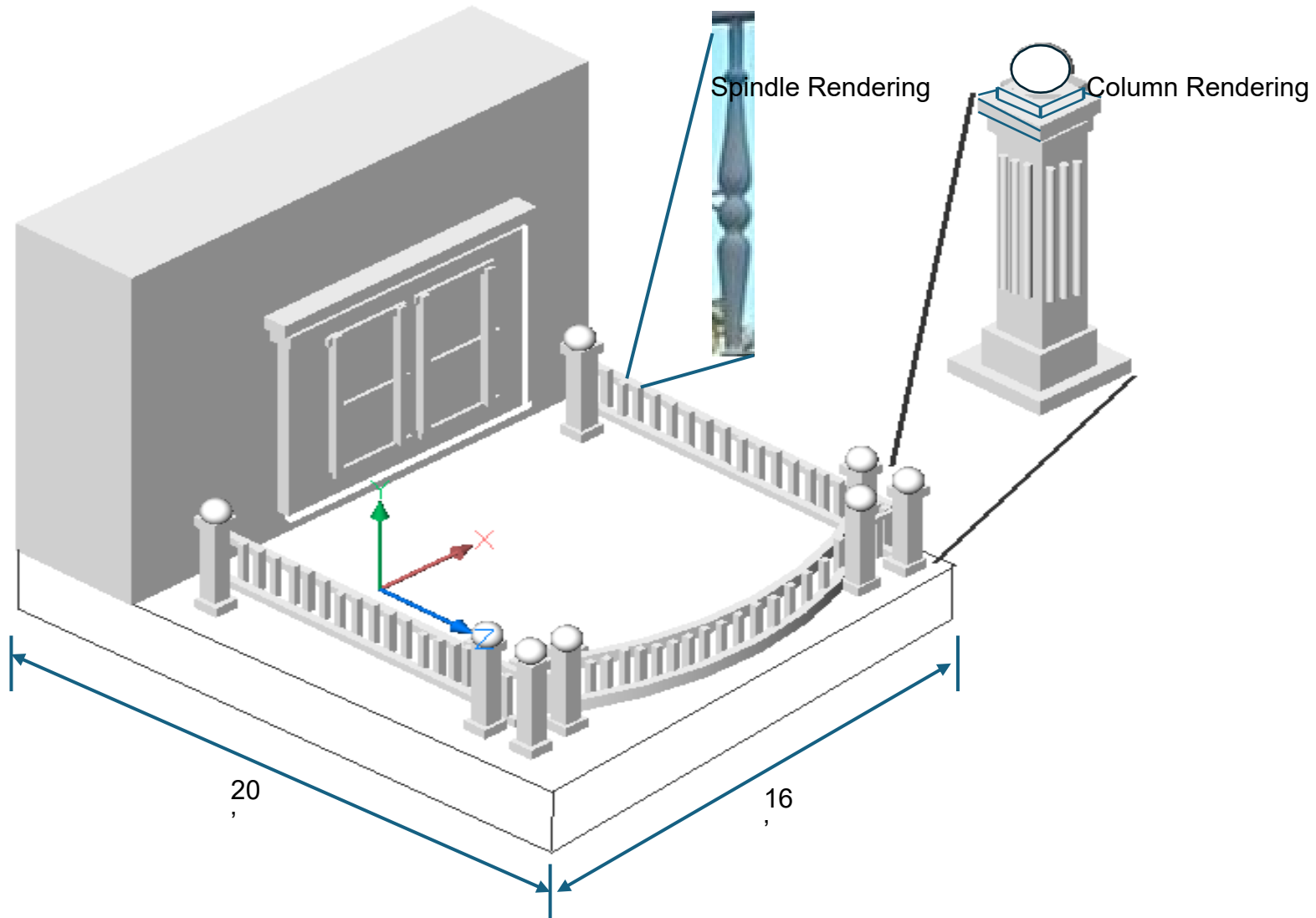
# Curved Final Assembly to Replace Original Front 3 Section Design



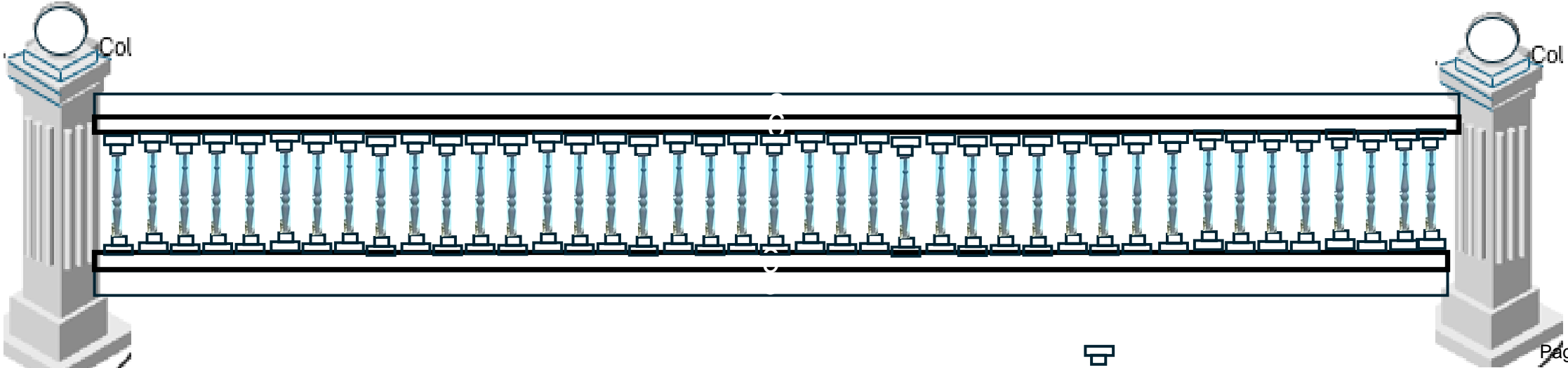
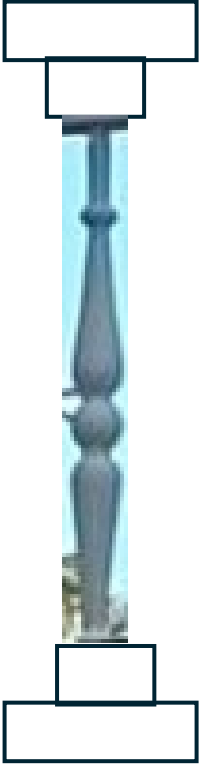
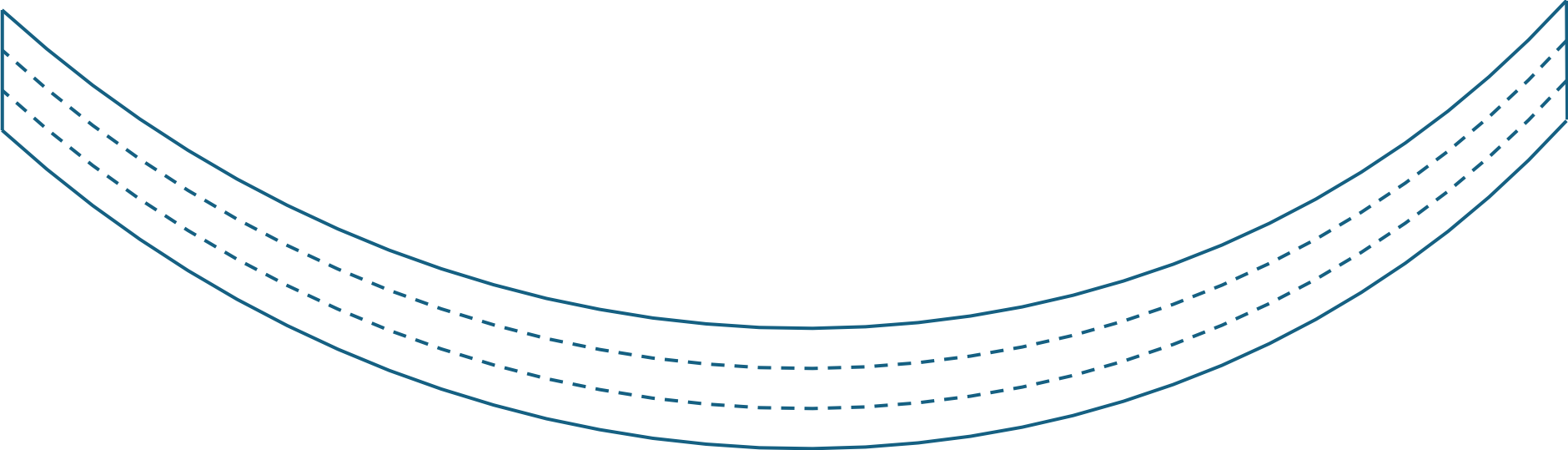
# staged 3 Section Design



# Rendering of curved final design assembly using vintage railings, posts, and spindles



# Top, Side, Front view of curved railing construction



# Material Cost Quote

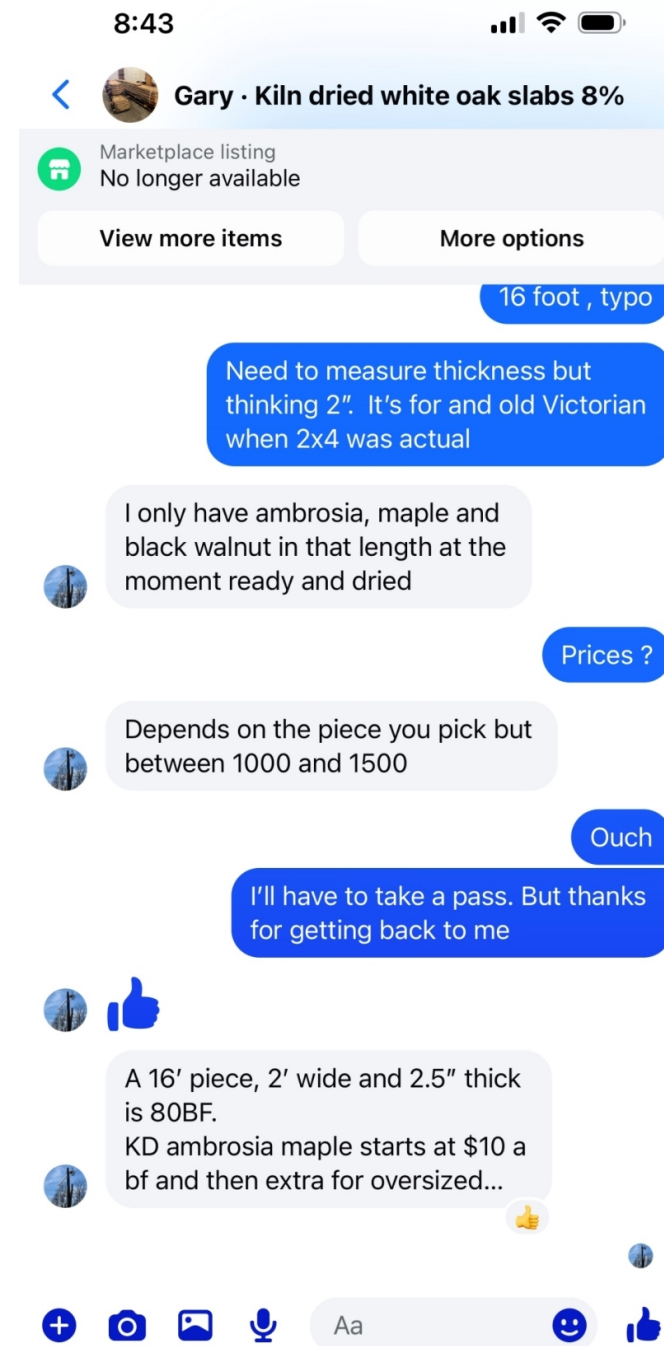
*\* Prohibitive Option*

\$1000 - \$1500 milled slabs in Ambrosia Maple

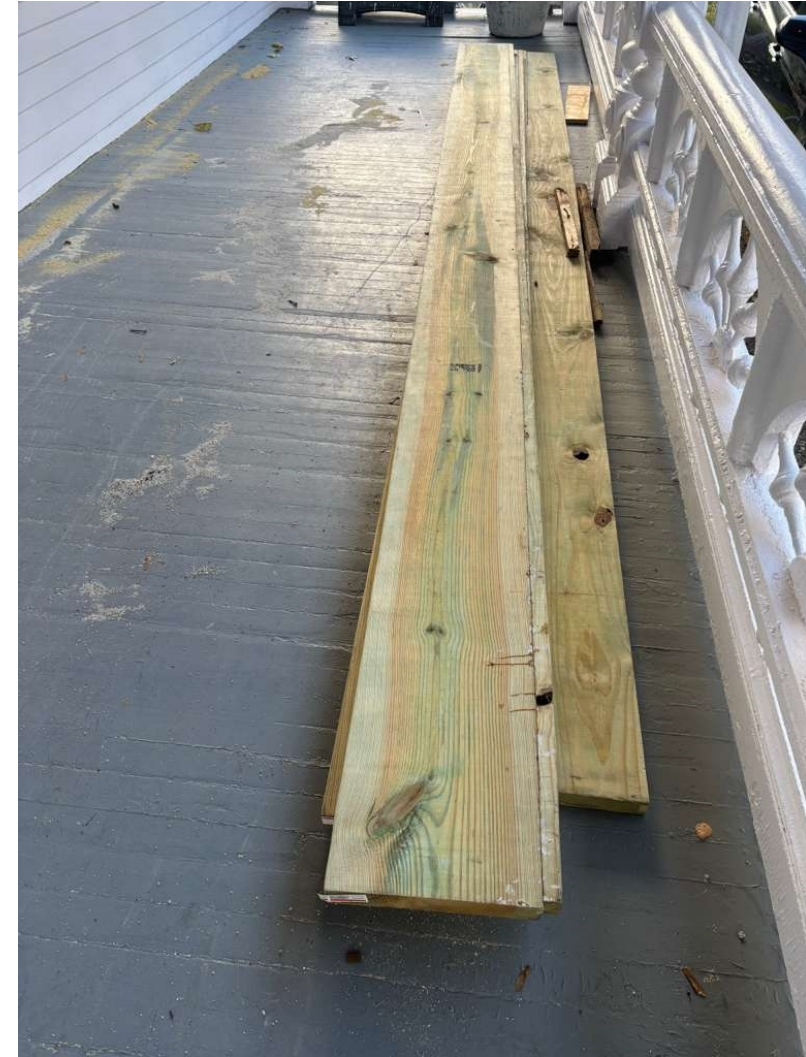
Black Walnut 2X Cost

\* Material Choice is a Cost effective and more robust pressure treated material.

\$250 plus my labor vs 5-10x cost

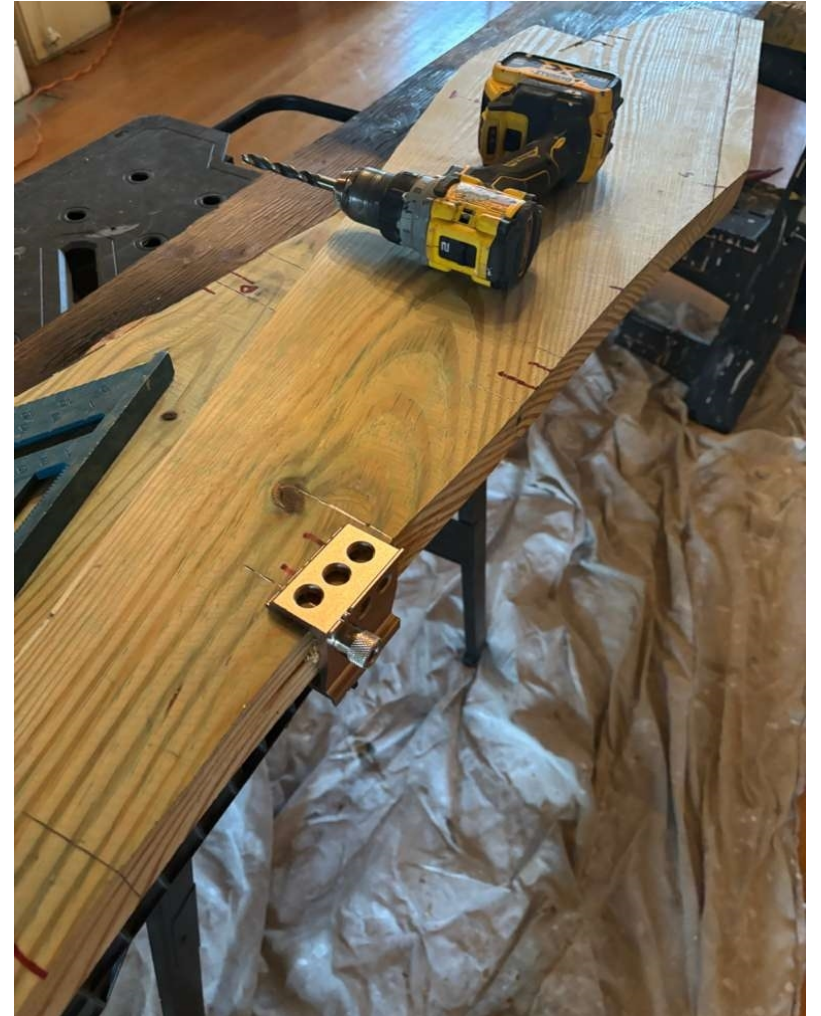
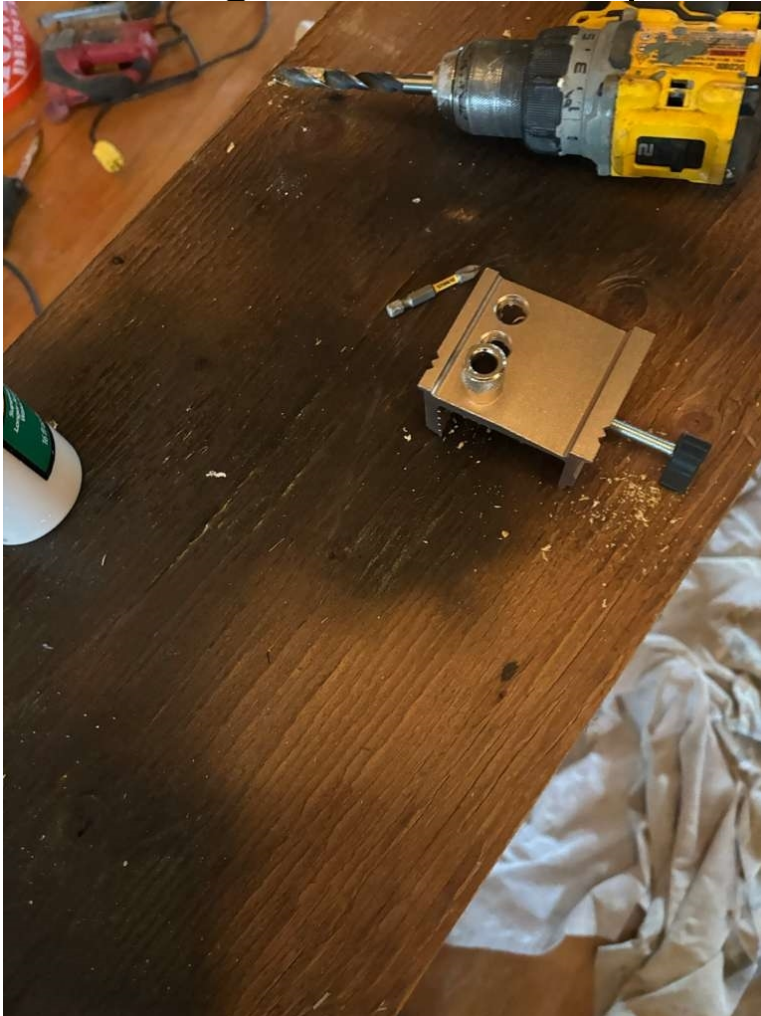


# Material Prep ( 2x12x16 Pressure treated , cut added width strip ) Dowel , glue, and screw to widen 2x12



# Material Prep

( 2x12x16 cut modified curve, move to other side and dowel hole align and drill )



# Material Prep ( cut curves are doweled, glued, and screwed to other side )

( plan is to finish curve cuts , route edges , and sand ) cut top and bottom railings final routing drill spindle holes and assemble spindles to railings ; )

