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Honoring The Past and Looking to the Future: Guidelines for Identification and Preservation in Saugerties, New York

SUMMARY

This publication "Honoring the Past and Looking into the Future: Guidelines for Identification and Preservation in Saugerties, NY", seeks to raise public awareness of historic preservation through a methodology that encourages the understanding of styles and details from four major landmarks of Saugerties: the Kiersted House, the Saugerties Lighthouse, the Main-Partition Streets Historic District and Opus 40. This method will place each of these landmarks in the context of its historic period, relate this period to styles and details of the houses built during that time, identify characteristics of this environment through guidelines and then tie this all together under the Secretary of the Interior's Standards for Rehabilitation. This exercise will suggest an overall approach to historic preservation in the larger community and at the same time present guidelines specific enough for Certificate of Appropriateness design review purposes. Additionally, details of the history of Saugerties are interspersed throughout with the goal of creating a bicentennial keepsake for every citizen of Saugerties. A final section of this publication covers the law and the responsibilities and operations of the Historic Preservation Commission of the Town and the Historic District Review Board of the Village, for which this is a joint project. This publication is funded in part by a Certified Local Government Grant from the New York State Office of Parks, Recreation and Historic Preservation.

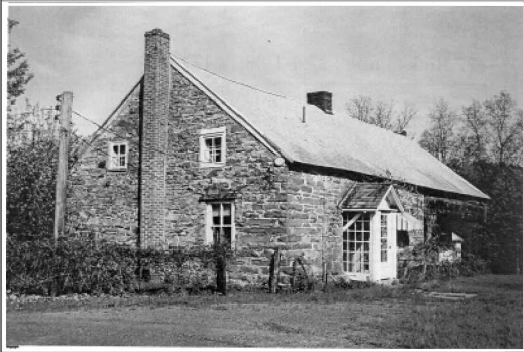
FOREWORD

Every community is unique. Each has its own flavor; its identity.

Saugerties' identity is felt where its past and present come alive in the houses that dot its scenic landscape, in the welcoming look of businesses, in the careful maintenance of public spaces and in the loving attention paid to traditions and landmarks. This conveys a palpable sense of pride; a positive Identity.

Saugerties' identity is steeped in history. Threads of the high points of nearly every important period in American history can be found in Saugerties. The goal of this pamphlet is to identify these high points of history by illustrating how to preserve the Saugerties landmarks that relate to them. Our premise is that through identification, we will further civic pride in Saugerties.

We are taking this look at the physical history of Saugerties in 2011, the year of our Town's 200th anniversary. We celebrate this milestone by demonstrating that identity and civic pride have long been a part of Saugerties. This booklet is a tribute to the former and current homeowners who have preserved the architectural styles and construction details of past generations. It is not the Town or the Village but individual property owners who have kept our historic identity safe for future generations. It is their individual efforts that you will see on these pages. It is these individuals we thank for lighting our way to the more personal encounter we all share as "our Saugerties identity."



Photos of properties taken from the
Town of Saugerties Historical Resource Survey, 2005

INTRODUCTION

Leading the way

Look at the photos and drawings at the right; each one has a history which involves leading the way.

The Saugerties Lighthouse and the nature trail leading to it are the result of a steadfast community of volunteers who shared the goal of preserving a national landmark.

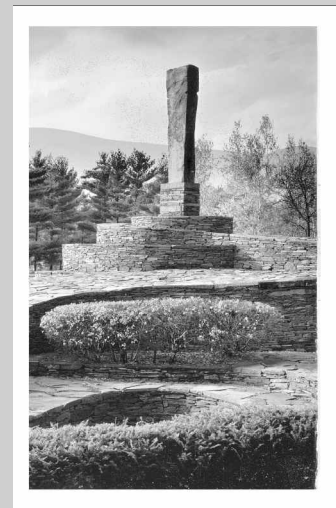
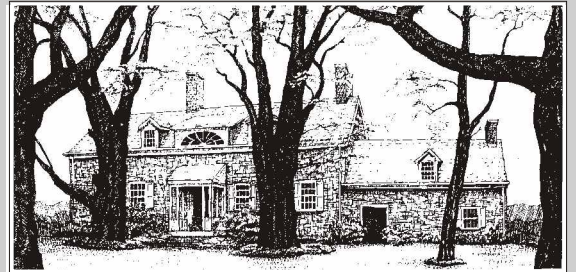
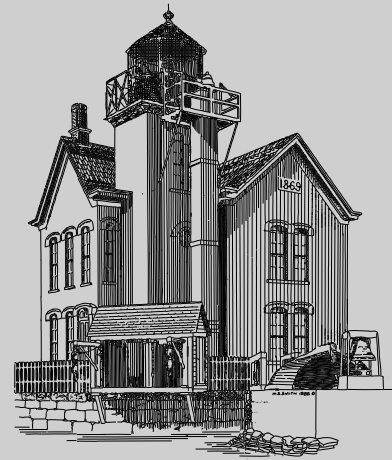
The Kiersted House which was represented in The Daughters of the American Revolution's visionary documentation of all the early stone houses in Saugerties for the American Bicentennial in 1976; later became the home of the Saugerties Historical Society in 1998

The central business district of the Village is a National Register historic district because of the vision and persistence of one citizen's passion for preservation.

Opus 40, a National Register landmark, not only includes the world famous land art sculpture but also the Quarryman's Museum, a blend of natural and folk history, assembled by Harvey Fite to preserve the total environment of his work of art.

Each, in its own way, led to government institutions to protect and preserve Saugerties History.

The Village of Saugerties established a Historic Review Board in 1986 and the Town of Saugerties a Historic Preservation Commission in 2004. Their strong local laws to protect their historic assets have rewarded the village and town with federal and state status as Certified Local Governments. Yet, with all this community involvement, it is not groups nor laws, Commissions or Boards, or even federal, state, or local recognition that preserves the historic identity of Saugerties. All these institutions can do is provide example and guidance to those that have independently made their own decisions to honor our past by preserving their historic homes and businesses. Additionally, they can support by law the investment these property owners have made in enhancing the environment that our whole community enjoys because of their preservation decisions.



The Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards)

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Producing Guidelines

Between the Village and the Town there are hundreds of structures officially recognized for the way they define our past. The Town surveyed almost 180 of them and published details on 155 these in the Historical Resources Survey of March, 2005. The Village in 1978 had surveyed over 200 within its borders. 84 of these received National Register of Historic Places designation as the Main-Partition Streets Historic Business District in 1984. More recently, eight individual owners in the town and village have had their properties placed on the National Register of Historic Places by their own initiatives.

The Town Historic Preservation Commission and the Village Historic Review Board have now developed preservation and design guidelines for the various periods and styles described in these two surveys. We have arbitrarily divided our 300 + year settlement history into 4 periods: Colonial (agricultural), Early industrial, Mercantile, and a hybrid which we label as "innovative." These periods are not discrete and sometimes stretch and sometimes overlap. In these guidelines we have selected as examples of each historic period, four properties that are National Register designated and are accessible to the public. The periods and examples are:

for The Colonial Period mainly defined by our earliest stone houses: The Kiersted House

for the Early Industrial Period emblematic of the many mid-19th century residences in the town and village: The Saugerties Lighthouse

for the Mercantile Period defined by the Village's late-19th and early 20th century buildings: The Main-Partition Streets Historic District

and for the innovative standard that spans all periods, we recognize Opus 40 as an inspired sensitivity to the changed land form.

Our guidelines address the way the site, shape and architectural/structural details are best preserved to maintain the identifiable look of a period identified with

Saugerties' past.

In creating these guidelines, we incorporated the recommendations of the Secretary of the Interior's Standards for Rehabilitation commonly referred to as the Secretary's Standards - SEE SIDEBAR, PAGE 4. With these secretary's standards as the foundation, we have added observations of "best practices" found in our own community, and developed a manual that will service Saugerties. In general our guidelines cover the materials, paint color, and restoration techniques for the siding, roof, masonry, windows, shutters, doors and porches of properties appropriate to their periods. The walls, fences and trees related to the landscaping of the site are also included in these guidelines. Additionally, for the commercial area of the Main-Partition Streets Historic District, we have added guidelines for signs, awnings, lighting and the possible appropriate reversal of inappropriate details. While these guidelines are being published as recommendations for non-designated properties, they are mandatory for our designated landmarks.

Setting our own standard

The logic of the Secretary's Standards is easy to understand. Applying procedures for making these standards work is not. Every community is different and an old historic community like Saugerties has a broad range of historic influences, each with its own "feel", that present many different choices. Hopefully, our use of period landmark examples will make this easier. We are extremely lucky in Saugerties to have structures to guide our appreciation of historic buildings and we have used them.

In these pages we attempt to put the preserved structures that define our past in perspective. We show how a selected group of four properties exemplify the Secretary's Standards and how they have led the way to recognition of our own community standards. The Kiersted House is one of these and we've used it to illustrate not only the historic period but also how the Secretary's Standards are interpreted in Saugerties - SEE SIDEBAR.

To have Saugerties specific standards is especially appealing in an historic community where the application of

The Kiersted House Example

Items 1, 2 and 3 of the 10 Secretary's Standards deal with preserving changes of a landmark that the Kiersted House has experienced. For instance, #1 when applied to the Kiersted House says that since the Kiersted House was an historic home, it's best used would be as as residence, but, if it must be removed from its "historic purpose" (e.g. to be a gallery space, business, or a society meeting place), then there should be no change to the "defining characteristics of the building, site and environment" that make it identifiable as a former residence.

And when the Secretary's Standard #2 reiterates the importance of retaining an "historic character" by emphasizing that it must be preserved with character defining historic architectural materials the Kiersted House meets that test as well . Standard #3 states "Each property shall be recognized as a physical record of its time, place and use". This standard insures that the building remains a record of it's specific history, and does not allow conjectural elements or elements from other houses, even of the period. Because the Kiersted House meets that standard, visitors can be certain what they experience today is the same door and latch that Dr. Kiersted placed his hand on and opened; and the same threshold that he stepped over after walking, perhaps over the same stepping stones and under even the same ancient black locust trees that are the same distance from that old wagon road that is today Main Street.

Meeting these three Secretary's Standards is a goal that all owners of historic houses should aspire to and the Kiersted House sets this standard for the whole community. But even the Kiersted House is not a perfect "physical record of its time" as there have been changes.

None of the stone houses of Saugerties have survived without some updates or expansions. Each of their owners over the past 3 centuries sought to make their homes more comfortable and look more "contemporary". Nearly every stone house has had at least one horizontal expansion, or a second floor, a Federal era decorative fan window, or a Victorian era porch added during its long life. These historic changes follow the patterns of growth of the community and tell a story as instructive and captivating as the parts of a house that have never changed, exactly as Standards#1, 2 and 3 recommend.

For example, in Saugerties we can see the upgrading or addition of windows as the appeal of bluestone lintels locally produced became popular, replacing earlier, possibly cruder materials and forms.

Additionally, in Saugerties we have examples of different stone houses built over an extremely long period. The Brink house on the southern border and the Eligh/Kocherthal house on the northern one probably date from the late 1600's and were vernacular, owner-built farm houses. Whereas the architect-designed Winston Mansion dates from the early 1920's and there also exists a Depression-era stone house built by WPA-trained stone masons. Among these vastly different stylistic periods, in general, it is the vernacular look that is most common and

best represents the look of the stone house of Saugerties. The vast majority of these were built in the decades of the 18th century that mark the period of the Kiersted House.

Secretary's Standard #4 recognizes "most properties change over time" and that any change that has "historic significance in its own right shall be retained and preserved." In the case of the National Register Trumbour Farmstead, an original 1750's stone house, the official listing even allowed inclusion of two later period houses built on the same farmstead property, recognizing them as contributing to the "acquired historic significance" of the overall landscape as a landmark.

Thus with Standard #4 and also the remaining six standards, all addressing what is recognized as "historic" and what is acceptable in the maintenance of historic properties, we can confidently rely on the Kiersted House as a reference for all acceptable change for buildings from that era. In general we can count on the Kiersted House's authenticity to set the standard for anyone looking for guidance in dealing with an historic design look or for rehabilitation guidance for their own property, regardless of whether it is a stone house or not.

The guidelines set by the Kiersted House Standard maintain the look and feel of an historic Saugerties colonial era environment. Stone houses are very durable. They remain available because of this to show us what the less durable houses of the colonial period in Saugerties probably looked like. So whether a house is frame or stone, the pitch of the roof, placement of windows, dormers and entries, and the trim at openings and roof lines were likely the same. It is such details that define this period and upon which we base our guidelines for preservation.

The Kiersted House and other stone houses and their settings are the best indicators of what should be an acceptable standard for new building or rehabilitations that will fit into any neighborhood lucky enough to have a stone house or possibly a setting that a stone house would have occupied. Saugerties actually has several "tribute" or "homage" stone houses found throughout the township. These are more recently constructed while being built to a standard chosen to reflect the look of the stone houses of earliest Saugerties. These houses confirm the principle that a sensitive design using the scale, materials and color of the original as their model adds to the value of the new construction and thus to the quality of the community.

One further comment; the many Dutch and English style barns throughout Saugerties that generally accompanied the farmhouse on the property should not be overlooked when it comes to adhering to a preservation standard. The ones that survive are often relics of the later agricultural period and, as functional structures, often replaced deteriorated ones from the 18th century but with a functional style that retained the same look and occupied the landscape in the same way. Needless to say, the purpose of the stone house would be lost significantly if the remaining barns of the roadsides and the rural open setting of Saugerties' agricultural era were lost.

these is evident in the historic character of homes and places of business.

Standards and guidelines benefit a historic community like Saugerties. They give a consistent way of explaining why something of historic significance should stay the same or not be changed. They are the way we encourage a uniform preservation ethic throughout the community. They set the tone of our intentions. This publication tries to make preservation easy to do by giving clearly defined, published and acknowledged standards and guidelines. That is our purpose.



The Trumbour Homestead 1732 stone house is the centerpiece of the National Register of Historic Places historic landscape Trumbour farm.

The History we have Preserved

Early Documentary History

The earliest record of a non-native presence in Saugerties is in 1609 with the voyage of Henry Hudson. Documentation continues through 131 years of the Colonial Period and into the early years of the United States, from the 1688 charter of the "Corporation of Kingston" to our separation as the new Town of Saugerties in 1811.



Purchas's Pilgrimes Chap. XVI
Journal of Robert Juet of Limehouse

The very first extant record is a survey of our natural resources and description of our native population found in the journal of Hudson's voyage. The next record is from 1683 when the confluence of our Sawyer Kill and the Hudson River is

made the boundary point between the original counties of Ulster and Albany. The property that occupies this location on the river, Anchorage Farm, was designated a landmark of the Town of Saugerties on December 17th 2007.

The area that would become Saugerties was first mentioned in the Andros Treaty of 1677 as lands previously granted to "the Sawyer"; however, there is no record of this grant.

Records earlier than 1677 seem to indicate a population may have built near the Plattekill on Saugerties' southern border. In documents of the time this was variously called "precinct of Kingston" and "dead mens bones". In these early records, mill sites and compound locations called "innsteads" were recorded as on "the footpath to Albany" implying, if not settlement, continuous traffic northward across Saugerties, at this early date.

The first recorded deeds for land overlaying the present Town of Saugerties are the Meales and Hayes patent in 1686 and the Kingston patent in 1687, granted by James II, King of England.



1909 Half Moon Tricentennial replica with Overlook on horizon

General Guidelines for references accepted for Town and Village landmark declarations of historical significance

1. Declaration of historical significance of the cultural environment of places and structures must use references to publicly accessible records
2. Up-to-date lists of names and locations of recognized resources accepted for documenting historical significance of a property within a municipality must be available through that municipality
3. Only publicly available and locally recognized records that are electronically published and electronically searchable or are available in the Saugerties Public Library Local History Reference Room are acceptable as resources referenced when making positive or negative declarations of historical significance.

Recognized Resource Documents

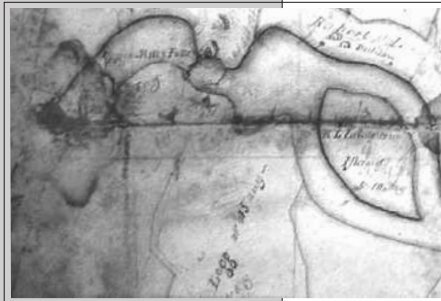
Publications:

- The Pearl 1875 Leon Barrett & Edward Jernegan - digitized in pdf on *Essential Saugerties* CD at the Saugerties Public Library
- History of Ulster County 1881 Nathaniel Bartlett Sylvester - Saugerties section digitized in searchable pdf on *Essential Saugerties* CD at the Saugerties Public Library
- History of Kingston, New York 1888 Marius Schoonmaker - Downloadable in pdf from the Library of Congress web site
- History of Saugerties 1901 Benjamin Myer Brink - digitized in searchable pdf on *Essential Saugerties* CD at the Saugerties Public Library or downloadable from Gutenberg Project in various formats from internet

Records:

- Deeds, wills, leases and surveys on file in record books of Ulster County Clerk at the Records Room of the Ulster County Office Building, Fair Street, Kingston NY and County Archives, Ulster County Records Center at 300 Foxhall Avenue in Kingston, NY
- Town of Saugerties Historic Resources Survey March 2005 Volumes 1 & 2, copies in Saugerties Public Library and Saugerties Historical Society. Digitized version available in *History Atlas of Saugerties* at Saugerties Public Library

**Colonial era stone houses from the
2005 Town of Saugerties Historic Resources Survey**



Detail of John Kiersted 1825 survey of road crossing at Esopus Bend to lower Main Street



Current photo of the Kocherthal/Eligh House



Period photo of Mynderse House



Current photo of the Evert Wynkoop House

The first record of a settler is in a 1687 deed from the Meales and Hayes patent for land near the mouth of the Esopus Creek. This deed documents a well established homestead had already existed there preceding the patent. It catalogues a house, water conveyances to a mill, and herd pens and shelters. The remains of a roadway first described in a 1712 deed that referenced the location of this 1687 homestead was designated a landmark of both the Town and Village of Saugerties October 18th, 2010. The roadbed is located on the property of the Esopus Creek Conservancy and is part of the Carriage Road designation.

The best use of early records is for mapping sensitive cultural sites for environmental review of proposed land developments, thus these 17th century records are of locations that may be of archaeological interest.

It is to the documents of the early 18th century that we turn to in order to identify the historical significance of structures built then, still standing today, that are of preservation interest.

Our earliest structures

The early 1700's saw an exponential increase of settlement on land that is now inside the Town of Saugerties.

Documents from late 1710 place a large colony of Palatine refugees settled in the area now known as West Camp. The Kocherthal/Eligh stone house at West Camp was designated a landmark of the Town of Saugerties, June 24th, 2004.

A 1712 deed from part of the 1686 Meales and Hayes patent to John Persen, was for land in the area of the future Village of Saugerties in trade for his house in the village of Kingston.

The well maintained Mynderse stone house built by John Persen is a surveyed but undesignated landmark in the Village of Saugerties.

A 1719 deed from the same

Colonial era stone houses from the
2005 Town of Saugerties Historic Resources Survey

1686 Meales and Hayes patent sells land in the area of the Winston Farm to Evert Wynkoop. The Evert Wynkoop stone house was designated a landmark of the Town of Saugerties, May 14th 2004.

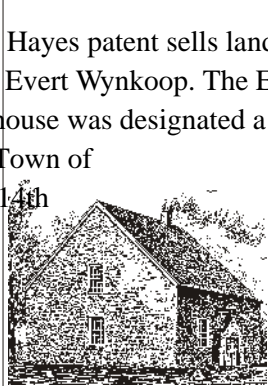
The Palatines migrated from West Camp,

which is near the Hudson, to the lands toward the base of the nearby Catskill Mountains. Their many rural stone houses served as shelter and protection in these "wild" lands. These settlers built a stone church in 1731 at Kaatsbaan on the Kings Highway -- midway between their new homesteads and West Camp. The records of the families of this church give an idea of how many stone houses must once have been in this northern part of Saugerties. The Kaatsbaan Church was designated a landmark of the Town of Saugerties, December 27th 2004.

In this early period the Kaatsbaan Church and Palatine settlements were all located north of the Ulster County border, in the original Albany County. If deeds existed at that time they were not part of the local record.

In 1753, at the time of the French and Indian War, the Town of Kingston annexed these Albany County settled lands (now located in the northern area of Saugerties) in order to enlist their inhabitants' in its militia. Deeds and leases were recorded at that time. This annexation remained in dispute through the period of the Revolution and up to the time that the borders of the new Town of Saugerties were placed fully within Ulster County.

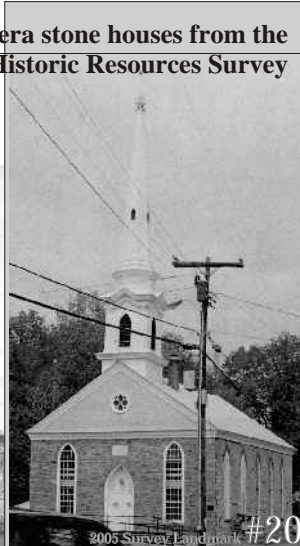
The Revolutionary War burning of Kingston in October of 1777 made the outlying communities into relief centers for the affected Kingston population for a brief period of time during the winter of 1777-78, the same bitter winter as Valley Forge! One focal point of resettlement was centered around the tavern of



Kaatsbaan Church in 1731



Kaatsbaan Church in 1865 photo



2005 Survey Landmark #20
Kaatsbaan Church in 2005 survey photo



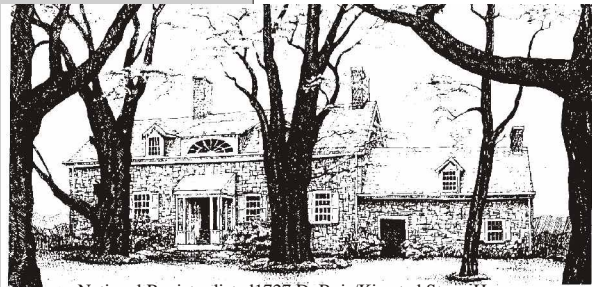
Dr. Kiersted's house from Brink's Early History of Saugerties, 1901



Capt. Egbert Schoonmaker house from 1978 Village survey



Colonial era stone houses from the 2005 Town of Saugerties Historic Resources Survey



National Register listed 1727 DuBois/Kiersted Stone House
Saugerties Historical Society

Abraham Post, located on the river road to Albany. Just east of Post's tavern was a stone house built in 1727 by Hezekiah DuBois, later to become the home of Dr. Christopher Kiersted. A little further north on that road was the stone house of Egbert Schoonmaker and, on the river, was the stone house of Myndert Mynderse (mentioned earlier). These stone houses and the no longer standing frame houses and

tavern of the large Post family, formed the core of what would become the Village of Saugerties.

The Kiersted House - a Colonial Model

The 1727 Kiersted House is one of the earliest of these

stone houses in Saugerties. It is listed on the National Register, and is currently the home of the Saugerties Historical Society. Today, the Kiersted House, its lawns and adjacent open space perfectly embrace that heritage of our Colonial past. This property's unchanged character, located close to the village center, is today as much a symbol of our earliest beginnings as it was throughout all of Saugerties' periods of cultural growth and physical expansion and thus is fitting to be the model for all colonial period preservation in Saugerties.

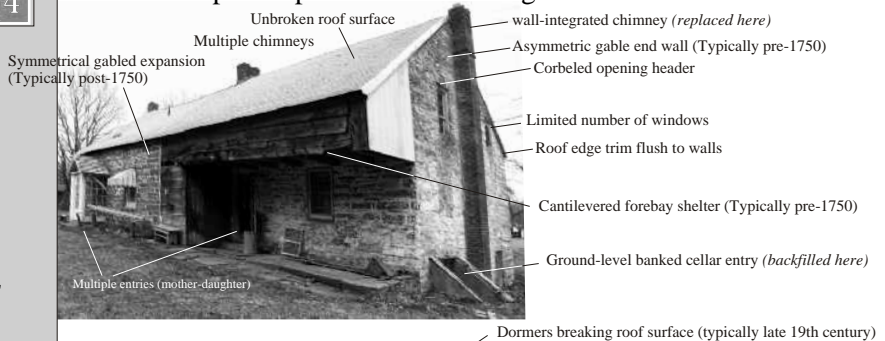
GUIDELINES FOR THE KIERSTED HOUSE MODEL

(These guidelines approach appropriateness in new construction based on whether the architecture will be harmonious with the characteristic style of its immediate environs. Both derivative architecture and compatible contemporary architecture are appropriate so long as they are carefully crafted as not to upstage or to disrupt a neighborhood's ambiance. The objective is to maintain continuity with the past and to protect and enhance the heritage as a whole.)

Guidelines for Walls

During the early colonial era defense specifications for frontier houses required them to be built of stone with full basements. The majority of surviving stone houses have expanded beyond this specification. Indicators of their original structure such as seams and mating lines and base-level entries are important for establishing age in historic houses and should remain visible and in good repair.

The original locations and sizes of window and door openings in stone walls should not be covered, resized or filled. Corbeled heads above window or door openings in stone walls are evidence of early construction and should not be restructured. If repairs to or bracing of window openings and lintels is necessary, it should be undertaken in a manner that leaves the stone as the primary visual element. Steel



Mating seam of original house (random stone courses) Merging section (interim pre-center hall entry) Later expansion house (more formal stone shaping) 12 over 8 windows (late 18th century)

Most intact specimen of early 18th century vernacular stone forebay farm house, Ricks L.A., Veteran

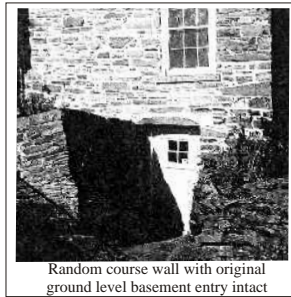
Colonial Period Stone Houses

Stone houses are the only thing we have that can tell the story of this early colonial period. Their presence has been frozen in time and thus presents a partial picture of the way their 18th century residents ate, slept, worked, and, unceremoniously, built a community. Stone house examples that can be dated from the early to mid decades of the 18th century are found along the Kings Highway, along river roads south and north of the Village of Saugerties, in Veteran and running west toward Woodstock, and also in the Saxton Flats.

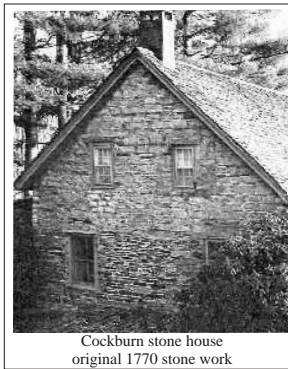
Many of Saugerties' early 18th century stone houses are preserved in near original form. These are all 1 ½ story with functional basements. Those in rural settings were built into banks with an exposed basement entry. They usually had a full length porch a level above the ground as their main floor entry. When first built they were designed for livestock to be sheltered in the basement and provisions stored in the garret; an all-purpose shelter for all the family's possessions.

On the other hand, houses of this period with no level basement entry, found mostly on flat fields, were meant from the beginning to be part of a barn and stable complex. Typically they belonged to a second or third generation family with more of a business plan for land use. In these houses, their main floor was raised as high as a three step Dutch stoop. Some have "summer kitchen" additions but most have basements designed as kitchens and slave quarters.

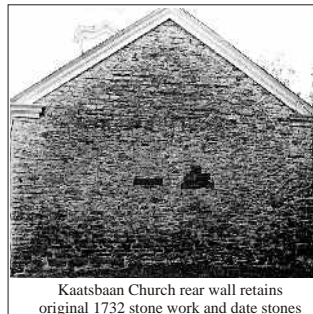
All of the stone houses from this



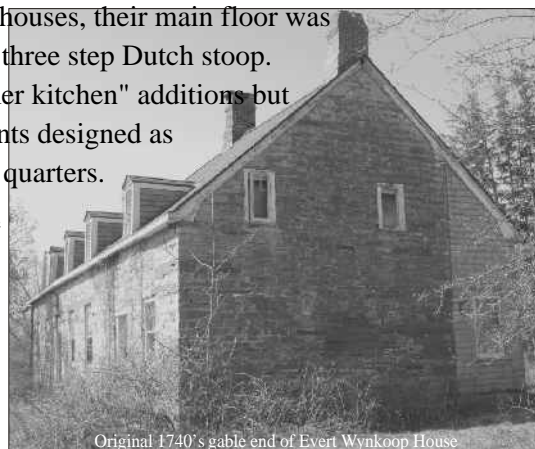
Random course wall with original ground level basement entry intact



Cockburn stone house original 1770 stone work



Kaatsbaan Church rear wall retains original 1732 stone work and date stones



Original 1740's gable end of Evert Wynkoop House

as a hidden support below original stone is one approach that can be an acceptable repair.

If it is necessary to patch or replace individual stones, such work should be completed with stone of the same type as predominates on the wall. Where brick work is repaired, used brick of a surface matching the original and intended for the same exterior placement, matching the original in size, shape, and color are appropriate. Exposed stone or masonry surfaces should remain exposed. Surfaces should never be covered with new materials such as vinyl, aluminum, dryvit, T-111, etc.

Routine repair and maintenance of any masonry surface requires re-pointing that duplicates the historic condition. For example, the grout material and color, the tooling style of grout and color and type of masonry should all be consistent with the existing materials.

Stone or masonry surfaces which have not been painted previously should not be painted. Painting will cover defining features such as stone type and color, joint profiles and bonding patterns and fills. Painting will also create an instant and continuing maintenance expense into the future. Some previously-painted surfaces should be re-painted.

If owners wish to clean the paint from historic stone or masonry surfaces, this treatment should be undertaken only using the gentlest effective means possible. In no case should abrasive cleaning (i.e., sandblasting, water-blasting, blasting with nut shells, etc.) be used. Further guidance for cleaning is found in the U. S. Department of the Interior's Preservation Briefs No. 1, *The Cleaning and Waterproof Coating of Masonry Buildings* and No. 37, *Removing Graffiti from Historic Buildings*. A test patch should always be taken prior to beginning a major cleaning project, since the surface may not be suitable for cleaning due to its age or condition. Also replacement materials may have been installed that are better hidden with paint. Always inspect the building fully before beginning a cleaning project; window and door openings may have been altered and in-filled with materials that do not match the original and the building may look better re-painted than cleaned. Stone and masonry cleaning, particularly paint-stripping, must be undertaken in an environmentally-responsible fashion. The paint on older buildings is very likely lead-based, and when removed should be disposed of properly.

Later colonial and post-Revolution homes and stone house additions were H-frame structures using clapboard as the predominant siding material. Typically the spacing was quite narrow with an exposure of around 3 ½ inches but was often narrower on the bottom, started with a flat termite board and were adjusted so that a full clapboard would fall above and below window and door frames. Board and batten style siding was commonly used for barns and other outbuildings.

Additions and alterations to existing structures should use building materials original to the structure. Board and batten siding is more appropriate for accessory buildings than a primary structure. Typically it is appropriate for vinyl or aluminum replacement siding to be used only if the details of the structure remain unchanged and if the structure is not a designated landmark. Routine repair of siding of any type should not alter the appearance of the structure. Because it is difficult to match the texture of adjoining materials when replacing siding, the repair of

existing siding with wood restoration products is encouraged. Replacement materials must match the color, texture, shape and pattern of existing portions. Siding products that are new to market such as cementaceous fiberboard siding are appropriate if they duplicate the original material in appearance and texture.

New construction should incorporate building materials traditional to the neighborhood. The use of natural siding materials including clapboard and brick is encouraged. The use of aluminum and vinyl siding is discouraged on any new construction which has a prominent location.

Guidelines for Foundations

Saugerties' earliest foundations were of native limestone, bluestone and stone topped with brick. The ground level bank house with a raised front foundation is an important architectural element of the 18th century in Saugerties. The high foundation form remained popular through the 19th century for field and hamlet houses. Many of the most ancient houses have had foundation walls back-filled with their ground entries stepped in landscaping schemes. Re-exposure of the lower walls can be highly appropriate in restoration of historic structures, and may actually help address moisture problems occurring in the basement or lower walls.

If the design in a new construction calls for exposed foundation walls and/or raised basement stories, local building tradition dictates the use of brick facing or traditional stonework. Large exposed areas of concrete foundation are not considered appropriate.

The same concerns should be taken with historic stone and brick foundations as with more visible components of historic structures. Further, care should be taken to keep them free from concentrations of excessive moisture. Use the same measures recommended for stone walls for cleaning and repairing.

Guidelines for Chimneys

Typically chimneys of the colonial period are red brick with straight, undecorated courses that terminate with a single step outward. Chimneys should be maintained in their original height, form and design. If a new chimney is constructed, it should match the existing chimneys in style and material. Non-masonry chimney stacks should not be used.

Guidelines for Roof Form

Typically eighteenth and early nineteenth century houses were built with a relatively steep pitch of about 8-12 inches in vertical dimension to every 12" horizontally. Many colonial era homes were side gable designs allowing this broad expanse of the roof to face the entry. The pitch of the roof is a defining element of these buildings. Appropriate roof designs will reflect that characteristic roof form in most colonial era Saugerties neighborhoods.

The eaves or meeting of the roof to the walls at gable and side faces is relatively flush on Saugerties' colonial era homes. Early 19th century additions of box gutters for rain water collection is common in closely built neighborhoods where building sites relate to roads more than water source. Design of broad overhangs at gable ends are inappropriate. Either flush trim board edges or box gutters transitioned to the wall with broad frieze boards are appropriate for roof edges.



Early 20th century photo and current restoration of once common 18th century timber-over-stone bank house

period are vernacular structures whose "style" is unique to an Ulster County

Dutch building tradition. This tradition is easily identifiable by the random lay of the courses of their walls of rough limestone, called cliff stone for the random size it is found in, i.e., it was not quarried to size.

The "texture" of the walls shows a distinct selection process in stone placement; not just in the arrangement of sizes, but in the arrangement of colors and mineral composition patterns of the face sides of individual stones. The most pristine of the preserved houses have undergone no restructuring of these original wall patterns; however, most stone houses have gone through some change over their long lives. The most common alteration, and one that compromised the original builder's wall composition, happened when original wood framed window openings were replaced with bluestone lintels and sills.

The next most common modification is of the roof line with alteration of the gable ends. Changing the roof pitch while adapting the loft for living space and adding dormers was common in the late 19th century. The original roofs with open frames holding thatch were built to be replaced, and often were at regular maintenance periods. Because of this practice the typical stone house's style pays little attention to roof trim or gutters. They attach to the wall with a simple board, placed there only to keep the drafts out.

For some stone home owners, the roof's regular maintenance change became an opportunity to add some contemporary style to the house. At that time, the roof would then become more



Early 20th century photo and current adaptive reuse of an early 19th century stone house

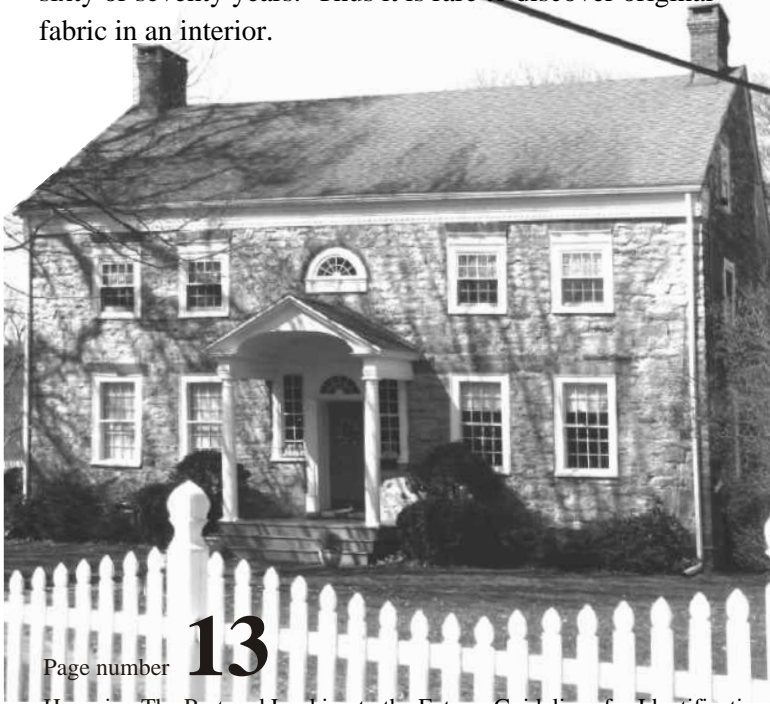


Gabled summer kitchen rear wall shed extensions of Kiersted House

permanent usually indicating a period of prosperity after the Revolution. Many of the Saugerties stone houses have Federal elements, such as the Kiersted house's central fan windowed shed dormer.

The stone houses built in the late 18th and early 19th century were all two story structures with Georgian style symmetrical design and Georgian finishing details. In this period more dimensional, finished quarried stone was used. During this post-Revolution era, some of Saugerties' early stone houses underwent expansion to "keep up with the Jones'." Some were restructured to add a story, sometimes totally replacing the random course rough limestone front walls and corners with quarried stone. In extreme cases this modification has replaced the original vernacular structures to the point of obliterating all indications of their earlier date.

Interiors of structures have always been versatile. By the time our earliest stone houses had reached the 20th century some may have been occupied by seven or eight generations of the same family. It is not unusual to find interior changes to beams, floor boards, rafters, and shakes at least once every sixty or seventy years. Thus it is rare to discover original fabric in an interior.



The Petrus Myer house is on the 1763 Clinton map and re-styled in the early 19th century

Guidelines for Roofing

Historically, Saugerties' colonial homes typically would have had wood shingle roofs after the earliest use of less permanent materials. The preservation of existing wood roofs is encouraged. However, wooden roofs were meant to wear out and be replaced with new wood and today, wooden roofs might not meet fire codes and are being found not to last as long as those made from older- old growth wood. For this reason the State Historic Preservation Officer is comfortable with the use of alternative materials that have the appearance of wood but may last much longer, be fire resistant and more economical for the property owner.

The use of original roofing materials is encouraged where practical in restoration or replacement and the use of traditional materials characteristic to the neighborhood is encouraged in new buildings. In some instances, alternative roofing material may be acceptable as a practical replacement to the original roofing material. Architectural asphalt shingle colors are available from manufacturers that simulate the original wood material. Care must be taken in the choice of color in these simulated materials.

Guidelines for Dormers

Saugerties' early agricultural period houses typically did not have dormers. Lofts or garrets were functional storage areas and sometimes sleeping areas of a house. The first wide spread use of multiple gabled dormers occurred with the advent of the Federal style (Ca. 1790-1830). Also, you may find some shed roof dormers added as Dutch revival elements in the early 20th century. Many stone houses in Saugerties that did not have walls raised in Federal period restructuring had broad cross gable fronts added for a second floor. Dormers are important markers of the change of architectural styles and the growth of buildings to accommodate growing needs. Where historic and existing, their materials and stylistic details should be retained. In general both gable and shed dormers may be an appropriate way to use existing attic space. However, the addition of new dormers on existing architecturally significant roof surfaces is discouraged. Dormers may also be a useful way to reduce the apparent scale of new construction. If shed dormers are used they should be clearly subordinate to the primary roof form and best used on appropriately pitched roofs. Flush dormers (also called wall dormers) that are continuous with a wall below are discouraged. All dormer windows should match the predominant patterns and placement of the existing windows of the wall below.

Skylights are inappropriate for colonial era structures and, if needed, should be relegated to parts of the house not visible from the street. A well-designed dormer where appropriate, will serve the same purpose as well as increasing the living space.

Guidelines for Gutters and Downspouts

Up until the turn of the century, water drainage systems usually consisted of diversionary rooftop devices built into the roof structure.

Attached metal gutters that are appropriate for most historic structures in Saugerties are the half round style. The square metal form most commonly used today was introduced in the 1950's and is most appropriately used on

contemporary homes or as a replacement for similarly styled wood gutters. Green and brown are the most appropriate colors for these features as that will help them recede visually.

Guidelines for Trim & Ornamentation

The trim and ornamentation of a building play an important role in defining its character. Historic houses often have purely decorative applied trim that may be found on windows, doors, porch columns, and eaves.

Original existing trim and ornament should be preserved or repaired in keeping with the original design. Epoxy based wood restoration products can repair damaged or rotted wood quite nicely. Replacement of lost trim and ornament is encouraged, with appropriate historic documentation. The addition of trim and ornamentation for which no historic precedence exists is inappropriate. Trim and ornamentation on additions should display the characteristic use of trim and ornamentation found on the main house. In many instances this may be done in a more simplified fashion than the main structure.

Trim on new buildings should be appropriate to examples within the neighborhood. Highly elaborate ornamentation is usually inappropriate for new construction.

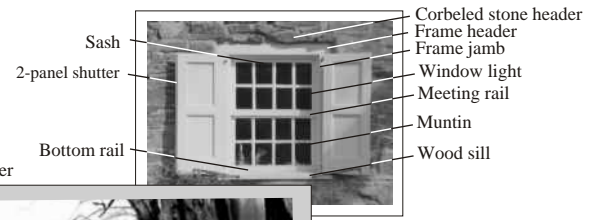
Guidelines for Windows and Doorways

The proportion, rhythm, and relative symmetry of entrances and fenestration (the location, size, shape, pattern, and rhythm of windows and window openings) are basic design elements and major factors in identifying the characteristic style and building traditions of historic homes, an historic district and in the choice of windows at an appropriate new addition to a neighborhood.

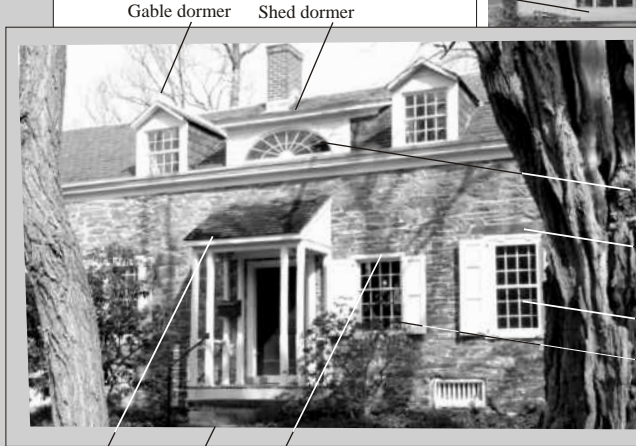
As styles progressed through history, windows became both larger and more frequent and doorways became more decorative. In time, windows became decorative in their own right balancing doorway details. By the middle of the nineteenth century, windows were grouped into decorative and projectinig bays and by the end of that century into horizontal window bands.

Addition and enlargement of window openings, enlargement of doorways and movement of door and window openings to adjust symmetry is the most frequently encountered and earliest change found in early stone and frame houses. When found to record local cultural transitions these changes are appropriate to retain in an historic property and should not be changed further.

Typically Colonial and Federal era windows had a fixed upper sash and a moveable lower sash, known as a single hung sash. The windows consisted of multiple smaller panes of glass separated by wooden muntins. The earlier the window in general, the more the number of panes in a sash. Sash windows are described by the number of panes per sash. For example, 8 over 12 or 12 over 12 windows are characteristic of the Colonial and Federal Eras. By 1830 technology allowed larger panes of glass to be produced and one sees for the first time 6 over 6 windows and by 1850 2 over 2 windows. As styles evolved many homeowners of 18th and 19th century houses updated their windows with newer sash configurations with fewer panes. Colonial doorways had single or double (Dutch) doors without lights. 17th and 18th century doors consisted of



Parts of an 8-over-8 Kiersted House window



Entry to the Kiersted House

shed porch roof Dutch stoop Corbeled header



Entry to the Wynkoop House

Late 19th century photo of Post's Tavern from Brink's Early History of Saugerties



Early Entrepreneurship in Saugerties

By the 1790's a business district in what was to become the Village, had begun to develop west of the Post Tavern and Kiersted House. On period maps one can see the north-south roads meeting those from the west, and all were heading towards the river. This

confluence was on the edge of the farm lands where the level plain begins to drop down to the Esopus Creek's confluence with the Hudson River. The road from the west passing Post's and going to the river had been used by the Livingston's of Clermont since the 1740's. This route served to transport the products of their tenants in the Catskill Mountains to the river and ferrying to their warehouses on the other side of the Hudson. The Livingston's commercial traffic to the south with Kingston was also from this ferry point. As early as 1687 a road to Albany is noted as a landmark on the Meales and Hayes Sawyerkill patent here.

In early deeds for farm lands around these crossroads the only business activity noted is in the name "Mill Road" so it



Early Malden town house occupying the same lot as on the original 1812 map for the village of Bristol

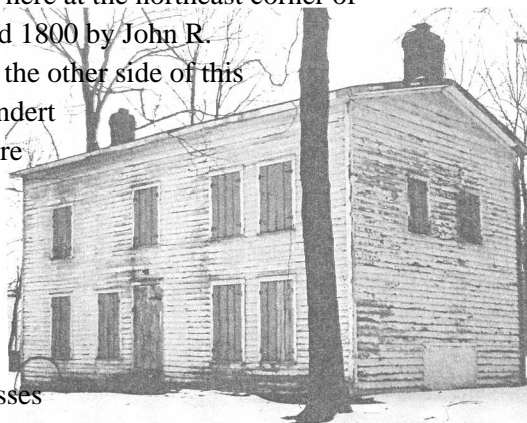
would appear that from as early as the 1740's businesses here may have also supported millers at mills on the Esopus falls and their patrons.

By 1790 Robert R. Livingston had

begun acquiring land around the plateau's south and west edge and down the slopes to the Esopus Creek's mill sites. He had roads laid out and lots surveyed in the area of present-day Ulster, Livingston, Market and Main Streets. The first store was built here at the northeast corner of Market and Main around 1800 by John R. Livingston. A tavern on the other side of this intersection, run by Myndert Mynderse, had been there earlier.

Between 1806 and 1816 Asa Bigelow, then George Gay and finally Jeremiah Russell, successively ran businesses in John Livingston's building and a proto-village began to take form around this location. On a survey map from 1825 by John Kiersted the area from Livingston Street down Market, Main, and Partition Streets is already divided into lots with a few residential houses pictured.

In addition to this future Village of Saugerties location an early center of commercial activity was Glasco. The earliest turnpike crossing Saugerties was the "first branch" road, a spur of the Delaware and Hudson Turnpike



The Fiero house on Kings Highway is a typical frame post-Revolution roadside residential/tavern structure



In the early 19th century the 2nd and 3rd generation of the agricultural class chose to build the first totally residential structures close to the future village center of Saugerties

vertical flush boards, mid to late 18th century doors had raised panels. On earlier Colonial and Federal era houses, the doorway was usually centrally located and was given the highest degree of ornamentation. Transom and side lights appear after 1780.

Replacement of historic doors is discouraged. Repair of existing historic doors or replacement with new doors that duplicate the original design are the only appropriate actions.

Restoration of original windows is encouraged where windows have been removed or where later replacements are historically inappropriate. Some exceptions include later replacements where the replacement itself is historically significant and represent a significant period in the building's history. Windows without historic precedence should not be added to existing primary architectural facades.

In general the retention and repair of an existing historic window in lieu of replacement is strongly encouraged. Replacement of windows is appropriate if the historic windows are beyond repair or it is infeasible to appropriately weatherize or retrofit them for energy efficiency. They must, however, be in keeping with the design, configuration, size, setback, and all other qualities of the original window(s). Replacement of true divided lights with fake snap-in grills is inappropriate. Some window replacement products with insulating glass can use thicker muntins which can significantly change the window's appearance and be inappropriate for the style of house. In general, wood windows should be replaced with wood windows, and windows with factory applied paint (primer or finish) are preferred to vinyl or aluminum clad windows.

New buildings should have fenestration and doorways located to reflect the characteristic proportions and rhythms of those of neighboring buildings. Similarly window and door openings in new additions should be spaced to reflect the characteristic proportions and rhythm of the existing building, though they may be diminished in scale to reflect the secondary importance of the addition to the main mass of the building.

Storm doors and windows are appropriate additions for keeping homes warm. Used historically, they were typically built of wood and were replaced with wood framed screens for the warmer months. However, many of these features have been lost over time and replaced with metal "triple track" windows. New storm doors and windows should be of a plain, undecorated design, not conflicting with the primary window or door in design or configuration. It is best if meeting rails and other components of new storm window line up with those of the primary window.

Homes typically were not designed for exterior shutters until the mid-19th century. For example, Colonial and Federal era houses did not typically space windows for exterior shutters. Shutters were originally used for protection from storms, sun and for privacy. Appropriate installation of shutters requires that if closed they would cover the entire window. Paired shutters should flank a single window and should be sized so that the pair of shutters are equal to the width of the window frame. Shutters come in different styles such as louvered or paneled. If installing shutters that are not replacing existing shutters, property owners should keep the

following guidelines in mind:

If the shutters are not operable, they should be installed in a manner that imitates a hinged shutter.

If louvered shutters are used, louvers should face upward in an open position.

The style of shutter installed should be consistent with the style of the house. For example elaborate Victorian shutters would not be appropriate on a Colonial home.

Guidelines for Entranceways and Porches

Historically, entryways have been a major character-defining element of a home. The entranceway was often the primary decorative feature of colonial era structures.

Commonly, early photographs of stone houses show simple Dutch stoop entranceways, some in a mother-daughter division, or two entrances, two stoops to a front, while the majority of their altered stone house counterparts received Victorian porches. Many early pre-industrial frame houses in Saugerties today retain their original simple entries.

Throughout the Victorian era and into the early 20th century, the porch remained a characteristic architectural feature. Porches were often the most embellished architectural element of a house and were added to provide exterior living space, provide more protection for the entry, or update the architectural style of the building. Removing existing porches, particularly one not original to the house but added during the historic period is inappropriate.

Doing so would strip the entranceway of a primary street-front characteristic. The preservation and restoration of porch detail is crucial and should be considered as part of any appropriate design. The reconstruction of a lost porch is strongly encouraged, if historic documentation of the porch is available. If there is no such documentation available, the new porch should be based on historic precedence for either the style of the building or for the most appropriate transitional improvement based on historic houses of the same period. For new structures, an appropriately scaled and located porch can be an appropriate way to relate to the scale of a neighborhood and "fit in".

Porch additions to building types which traditionally did not have any porches should be limited to the rear side of the building where possible and all such additions should be compatible with the style and detail of the building. Depending on the style, a new porch roof pitch may reflect the main roof form of the building or may be shed or appear flat.

Enclosing an existing porch is generally inappropriate. If considering porch enclosure, it is recommended that this occur only at a side or rear elevation porch. If enclosing such a porch the finished space should retain porch elements in place, constructing enclosure framing inside of porch columns and railings. Screening in a traditionally open porch requires sensitivity. The look of a temporary enclosure is preferable, such as screens or glazing that are removed seasonally and retain the character of reversible enclosure by being placed within vertical and horizontal framing members that align behind porch elements like columns and railings so as not to visually interfere with or damage decorative or unique historic building fabric.

Guidelines for Fire Exits and Handicapped Access

Exterior stairs to upper level entrances are generally inappropriate to the historic context and thus should be



1812 Bigelow Homestead House, Malden-on-Hudson with portico and federal entranceway facing river

that brought goods to the Hudson River from the center of the state. The 1810 survey plan for Glasco names its

streets Genesee, Delaware, Hudson and Hartford after the starting point and planned destination of the turnpike in Connecticut. Connecticut yankee businessmen and investors were Glasco's proprietors and founders. It flourished until the Erie Canal created economies that drove all the turnpikes into decline.

Another early commercial village was Bristol. It was founded by Asa Bigelow, another Connecticut yankee, in 1812 as a factoring center for hides destined for the tanneries at the top of the mountains. Bristol is present day Malden and the Malden turnpike is the road Asa Bigelow built to capture this tannery business.

By the end of the first quarter of the 19th century Saugerties had developed four major land transportation routes and three tidewater shipping ports. Its early commercial period is preserved in the churches, shops, schools and houses of these villages on the Hudson and of the hamlets that grew along those mountain turnpike routes.

Preservable assets from the Town's first decades

In the spring of 1811 the Town of Saugerties began its life. Its earliest inhabitants had farmed, herded cattle and cut wood on its soil for many generations when large parts of this territory were considered as part of the common lands belonging to the Town of Kingston as a result of the Kingston patent of 1687. Up to 1804, the land to become Saugerties had, relatively speaking, very little privately owned property. What was owned were farmsteads either close to the main road -- the Kings Highway, or part of a



1811 corporate outline of the Town of Saugerties from the 1829 map of Ulster County

handful owned by Palatines who were pioneering along the Saxton Flats and toward the Woodstock Valley.

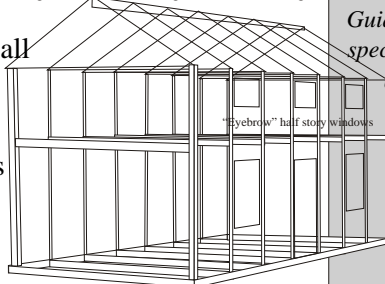
The population was spread out. Less than a few dozen homes existed in the area we now call the village, either near the mills at the Esopus Creek falls or at the landings on the Hudson. South along the Glasco bluffs and north at Bristol, river front development plans were just beginning to attract settlement. Small clusters of stores where clove roads up through breaks in the mountain face met the Kings Highway at Trumbour's Corners, Kaatsbaan and Plattekill had stabilized as the centers of business and small inland settlements.

After the Town of Kingston in 1804 divided its common lands (which was known as the Kingston Commons) and began to sell lots, and even after enough lots had been purchased to establish a voting freeholder population in the area of the new town of Saugerties, few of these new property owners were actually settling on their land. Most of the countryside lots had been sold to those who were already established residents in the Churchland, Kaatsbaan or Saxton farmsteads or still resided in the village of Kingston. The population of the new Town of Saugerties remained unchanged well into the first decade of the Town's incorporation.

Saugerties' founding fathers, in this initial decade, surveyed roads, established a post office, and organized the courts. Even though the first town meeting was in Kaatsbaan, nearly everything that happened after that was centered at the corner of what would be Main and Market Streets -- within a short walk of the Town's first



Dutch "H-bent" barn framing of late colonial Saugerties hamlet cottage



concealed from public view and only used when no other practical approach meets the safety code. Such features should reflect the detail and finish of the main structure. In additions, plans should provide an interior exit.

Retrofitting for handicapped accessibility can either be surprisingly simple for some buildings, difficult to achieve in historic buildings, but new technology is always. Main entrances to historic buildings that might be negatively impacted by the requirements for full accessibility under the American's with Disabilities Act accessibility Guidelines (ADAAG) or New York State Code may receive special consideration, including greatly scaled down access requirements, or barring that, relief from accessibility if suitable alternatives to access or programs is provided.

Where access ramps must be added to visible sides of a historic structure, they should be made as discrete as possible by reflecting characteristic details of the main building. Often such ramps can be constructed as landscape terraces to further mitigate the visual impact on the architectural massing of the main structure. A ramp with a gradual rise of 1 foot per 22 linear feet is considered a sidewalk and does not require a railing.

Guidelines for Decks and Terraces

While porches, stoops and door-yard entries are all traditional building elements of the colonial period, contemporary decks have little historic precedence. Residential terraces and patios that are at grade are appropriate landscaping elements. However, new deck additions should be limited to the first floor and should be located out of public view.

Guidelines for Fences and Walls

During the 1700's and 1800's most residences used fences for animal control. Typically these utility fences were of rough wood slats or rails and random-laid stone. Simple picket fences were typical of the later 19th century and again of the 20th century. More decorative fences typical of the mid-19th century when ornate iron work was fashionable are not appropriate for colonial-era -settings.

Existing walls and fences should be preserved wherever possible. Restoration of existing historic fences and walls is always preferred to replacement. Where stone walls are reset or built new, they should follow the traditional drywall techniques used in original construction.

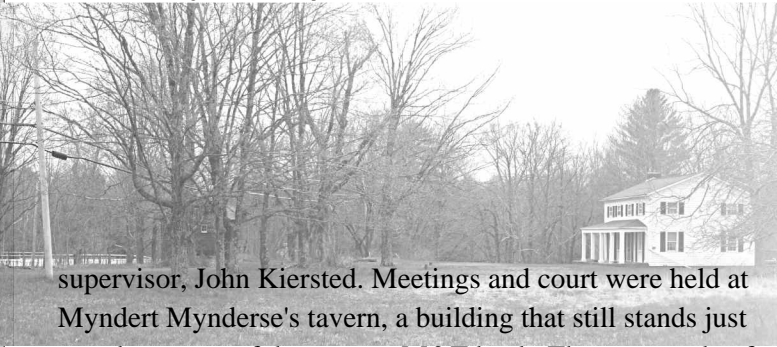
New fences should follow local traditions appropriate to the period of the property and immediate neighborhood. New fences should not exceed 3 feet in height in any front yard and 6 feet in height on back side and back yards. High masonry walls, barricade fences, and other large imposing fence like structures are inappropriate because they are not characteristic of any period of Saugerties' history. Chain link fences are appropriate only in industrial situations and not at primary public areas of residential and commercial retail areas (there might be times when these are appropriate, if they are located outside of primary elevations and views). Vinyl fences are discouraged, as they typically have an appearance that is not in character with historic fencing in



Classic framing on Malden Turnpike late colonial Saugerties hamlet cottage



Early Colonial period timber framing insulation method using a clay and grass fiber paste progressively packed between clapboards outside and split sapling lathe inside. The lapped clapboards creates a form that leaves the pattern in the photograph.



finish and detail. Planting for screening is only appropriate when needed to obstruct the otherwise unavoidable public view of an inappropriate structure or feature, such as ground mounted electrical transformers or HVAC equipment . Stockade fencing is only appropriate for this purpose on a case by case basis.

Guidelines for Outbuildings

Historic outbuildings such as garages, barns, sheds, carriage houses, and even greenhouses, are all considered important elements of an historic house setting. In designated historic properties historic outbuildings can be as important as principal buildings, requiring appropriate consideration in repair, maintenance and replacement of such things as garage doors, building windows, and trim. Existing historic outbuildings on designated properties are afforded the same legal protection from demolition as are principal buildings.

The construction of a garage on a site where an automobile was not originally envisioned can have considerable impact on the site and the overall appearance of the historic setting. Typically, freestanding garages are preferred to ones attached to the primary building on site. Outbuildings should be placed so as to minimize their visual impact.

Designs for such new outbuildings should reflect the style and especially the roof line of the principal building or the vernacular style common to such local structures of the period. The use of materials traditional in appearance to the period of the main historic structure such as wood shingles, wood clapboard, brick, or board and batten is recommended in new construction. The use of modern materials that look traditional can be perfectly appropriate here, such as cementitious clapboard. Alternatively, outbuildings may be designed as a subtle visual counterpoint to the principal structure. For instance, the design may call for board and batten on the outbuilding in contrast to the formal clapboard of the principal building. The design and type of material used in new and replacement garage doors should match barn or carriage house style doors with wood paneled as an alternative. Again, fiberglass or other materials might be appropriate given that they have a traditional appearance.

Guidelines for Walks, Roads and Parking Areas

The appropriateness of pedestrian walkways, driveways, lanes and public road frontage as well as parking areas are a consideration when evaluating the visual historical setting.

Generally parking areas are without historic precedence. If needed, off-street parking areas should be concealed from the road wherever possible and preferably should be located to the rear of the building. Parking areas in a front yard are typically inappropriate. If the only accessible entry for a public, cultural, or religious building is at the

supervisor, John Kiersted. Meetings and court were held at Myndert Mynderse's tavern, a building that still stands just two doors east of the present M&T bank. The map made of the area in 1825 shows the Mynderse tavern and also the farm lands all around the Main-Partition center and the location of all houses standing at this time. Not surprisingly, the names on these house lots and farmlands matched the elected officials of the Town since its founding. This clustering shows Saugerties as a society and economy firmly centered in agriculture.

By the middle of this first decade an expansion was also underway in the countryside. New hamlets had sprung up and established ones were growing to support the heavy wagon traffic of the mountain tanneries and of the central New York agricultural products heading for the river. In addition to the three Old Kings Highway-centered hamlets, new ones included the hamlets at Shultis Corners, High Woods, Veteran, Blue Mountain, Quarryville, and Brett's Corners (the Saugerties side of Palenville).

The houses and shops built in these hamlets were an indication of the first expansion of the newly established Town. Their builders were from the farm families already there and they used building techniques identical to those of their ancestors; thus their designs tended to have the same look and function as the stone houses they grew up in. Rather than stone, however, they tended to use the less long lasting kind of timber employed in their crop storage and stock shelters found throughout the Kingston Commons. This range of building practices can be seen on the Snyder Farm, designated a Saugerties landmark on February 20, 2006. In addition to the stone house, currently still occupied by a Snyder, its barns and outbuildings are preserved applications of the earliest frame construction methods of the town's farming community. An 1855 family history



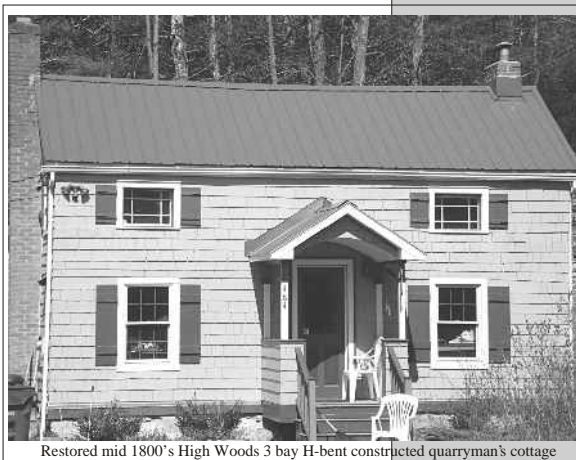
Barn on the Snyder Farm

published in 1905 documents generations of Snyder family carpenters active throughout the entire "growth" period of the town. The pure relationship of the bank-style vernacular stone house of the landmark Snyder farm with its working setting and structures made it a preservation priority as an interpretive treasure of Saugerties' early town history.

Hamlet structures were commonly one rod deep by two rods wide and a rod high at the peak. The rod (16 ½ feet) was handy for all measurement as it was the standard used for surveying in the then land-based culture. A house would most likely have had an earthen floor basement below ground level with walls built up of dry laid stone and packed inside with clay-based daub. The basement would have contained a cooking hearth. The chimney was typically local brick and ran up the inside of the eastern most gable with the entry centered on the eave side to the west of the chimney side. The house would have been covered with unpainted clapboards packed on the back side with the same clay daub, and loose-lathe covered and smooth-plastered with a lime/horsehair paste.

Wide frieze boards across the eave side and then up the gables with, later, broad box gutters made to catch rain water added, were the only stylistic elements aside from the simple framing of the windows and door. These trim elements were actually more for function than design since they sealed the overhangs and other mating edges from pests. These early details can be obscured or entirely replaced with later materials and details, as seen in many examples with later Greek Revival proportioned and style eave and cornice trim. This was a common thing, as the owner would update their house to stay in fashion or show off their taste and wealth.

Echoes of the simple origins of this style from the founding decade of the Town continued in use for nearly half a century. While many of the earliest stone houses went through their additions upward and outward these remnants of the comfortable proportion of the humble farm house kept this traditional building form popular in the face of the massive change the agrarian founders would experience in the second quarter of the 19th Century.



Restored mid 1800's High Woods 3 bay H-bent constructed quarryman's cottage

primary elevation, it may be possible to locate limited parking nearer that entrance, with appropriate screening and/or paving surfaces. Other parking should be held away from the primary elevation(s).

Wide curb cuts are not appropriate and parking areas should be accessed by as narrow a driveway as is practical. Paving materials which contrast with the adjoining roadway are preferred so as to provide a visual break in both texture and color. Asphalt may be acceptable as appropriate materials for parking areas but the use of more textured paving materials is encouraged especially for larger parking areas. Textured paving materials include gravel, brick pavers, granite paving blocks or cobblestone. Other "green" paving might also be appropriate, including pierced pavers that allow grass to grow through them.

Both public road and interior site sidewalks should use the material of the locality, bluestone, in common 30" x 40" square-cut slabs in keeping with the characteristic neighborhood tradition. Curbs should be bluestone as well. It might be acceptable to use bluestone-tinted concrete if traditional materials are not appropriate due to location or other considerations.

Parking which remains visible from the public right-of-way should be suitably screened with landscaping. Landscaping may also help reduce the apparent size of parking areas. Sidewalks and roadways which fall in the public way should be installed in a manner that is sympathetic to the period of the property.

Guidelines for Signs

Signs are encouraged to reflect local historic precedence but pretense to antiquity is discouraged where no such traditions exist. Carved and painted wooden (or materials that mimic wood) signs attached to wooden posts are encouraged for business use. In most cases zoning regulations will dictate the size and location of signs. In cases where the Town commission and Village Review Board set conflicting standards for signage, the stricter standards prevail.

Outdoor advertising signs should reflect the historic traditions of signs for the building and district. For rural sites the historic character is better maintained if multiple sign types and locations are used instead of a single larger sign. The style of the sign should reflect the style of the building to which it is attached or the prevalent style of the neighborhood. Internally lit translucent plastic signs and flashing signs are inappropriate.

Guidelines for Light Fixtures

Lighting fixtures should be appropriate to the historic context of the building. Outdoor lighting fixtures on residential and commercial buildings must be directed downward and at the object or surface requiring illumination and apply lighting only of sufficient intensity to identify it without reflection. Seasonal and festive lighting should be appropriate to the scale of the historic structure and enhance its setting. Flashing and scrolling electronic displays are inappropriate to an historic setting.

Foundation of Saugerties' 19th century growth period

The Colonial Period in Saugerties ended when in 1824 Henry Barclay started developing water powered milling industries where the Esopus Creek meets the Hudson River. Saugerties greatest inventory of structures meriting preservation are from this early Industrial Revolution-based growth period. Factory workers, dock workers, masons, merchants, civil engineers, teamsters and assorted craftsmen arrived in large numbers, mostly from Ireland and England. The large and sudden population growth provided the impetus for a

housing boom which led to the incorporation of the Village of Saugerties in 1831. This growth also had a domino effect on the surrounding countryside. Hamlets began to prosper as Village demand for fuel supplies, agricultural products, and other merchandise produced in the rural areas increased.

Saugerties' explosive development coincided with one that New York City was experiencing as a result of the opening of the Erie Canal. The Hudson River instantly became the center of American commerce. The heirs of Robert Livingston -- who once had monopoly rights to steam transport on the Hudson -- owned most of the land in the present village area and all of the mill sites on the Esopus Creek's falls. Henry Barclay's purchase of all the land along the south edge of the Esopus and his subsequent partnership with Robert L. Livingston, made it possible to dam the creek, lay out a water works and mill sites, and plan the lots of a village many times the size of the small crossroads hamlet diagramed in John Kiersted's 1825 map.

Saugerties rapidly became known as a hotbed of inventiveness and a showcase of progressive industry. Barclay, in 1827, after creating the most sophisticated water power distribution system of its day, imported the first machine to produce roll to roll paper to be installed in America. A young Moses Y. Beach, who had invented a process for preparing material for making paper, came to Saugerties to work with Barclay. He set up his own machine as well as Barclay's



The Jeremiah Russell house with street corner Greek revival pedimented gable facing Ulster Avenue and Federal eave side entry facing Market Street has Italianate additions, all showing the influences of the entire growth period of Saugerties

GUIDELINES FOR THE SAUGERTIES LIGHTHOUSE MODEL

Guidelines for Walls

During the Federal period (1790 to 1830) and the Greek Revival period (1830 to 1850) multi-storied brick and frame structures were introduced to the local building vocabulary. The majority of surviving examples are found in the immediate village area and along major travel routes. Period indicators such as symmetry of wall openings, gable exposure to road front and ornate entryways centered or to one side should be retained with these original forms openly visible and in good repair. Window and door openings should not be resized or filled.

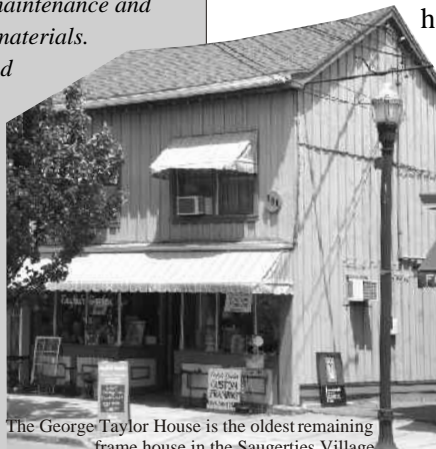
The original locations and sizes of window and door openings should not be covered by porches unless one is retained as an addition from an historic era. Original porches are found on few Federal and Greek Revival houses in Saugerties as they were not typical of that period.

Frame houses of this period used clapboard as the siding material. See guideline on page 11 for maintenance and restoration of early original clapboard materials.

Shingle siding is inappropriate for period restorations of Saugerties' pre-1890's housing stock. Cross-cut clear pine clapboards in up to 16 foot lengths are the most authentic materials if they can be obtained, although for new construction or entire replacement, new cementitious clapboard materials can be appropriate.

The style of the majority of post industrialization houses in Saugerties is a blend of Greek Revival and early Italianate. Frame houses from this period tend to have heavy geometric elements at wall edges and narrow exposures of clapboard material.

Frame structures can often have a history of being re-sided in the later decades of the 19th century. In Saugerties the



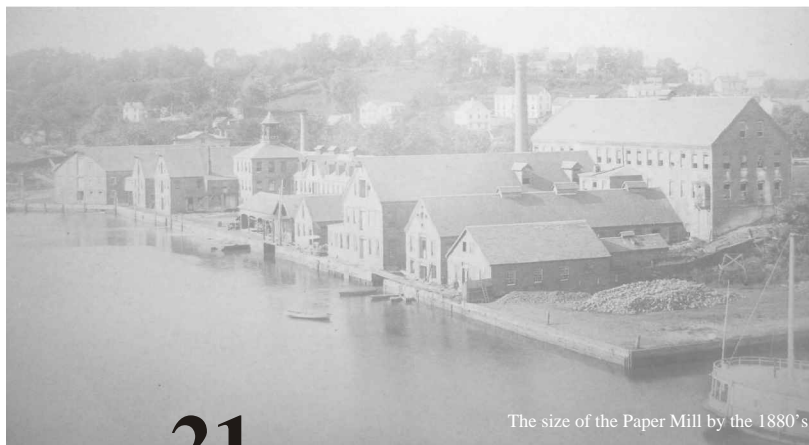
The George Taylor House is the oldest remaining frame house in the Saugerties Village National Register Historic Business District

imported 60 inch Fourdrinier papermaking machine, thus putting the paper mill into production by 1828. A second 62 inch Fourdrinier was imported in 1829 making Saugerties not just the only place in America where paper was machine-made, but the largest producer of paper in America.

Moses Y. Beach left in 1834 to co-found the New York Sun and later the Associated Press. Beach Street is where his house still stands -- right up the street from the firehouse of the fire company he helped form in 1833. These structures are both in the local Overlay Historic Industrial District of the Village of Saugerties.

The focal point of this overlay district is the building currently occupied by the Knights of Columbus fraternal organization at the corner of Burt and Barclay Streets. This 1825 building was among the first structures to go up after Henry Barclay's arrival. Its purpose was to house guests in comfort. These guests were the technicians, engineers, businessmen and investors that came as a result of Barclay's water power developments and innovative processing technology. The pattern of hospitality represented by this building inaugurated a tradition that would be emulated by the hotels of Saugerties and be recognized as one of Saugerties' greatest attributes by the end of the century.

In the mid-1830's this historic industrial overlay district sat at the center of Barclay's planned panorama: river and



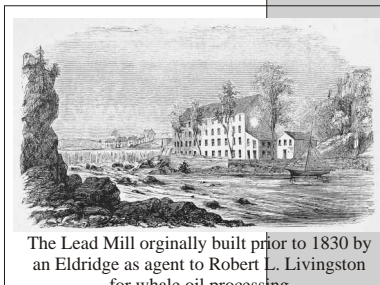
The size of the Paper Mill by the 1880's



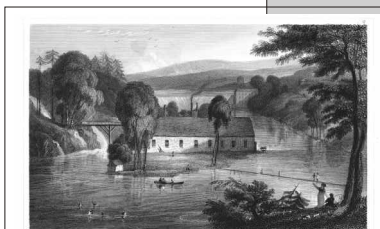
1875 photo of pre 1840 painting of the house of Henry Barclay (demolished 1855)



Current photo of the John Kearny house built at the same time as the Barclay house



The Lead Mill originally built prior to 1830 by an Eldridge as agent to Robert L. Livingston for whale oil processing



The Iron Mill in an 1831 colored engraving used for promotion to attract investment in other water power sites

predominant siding in use was "novelty" or "German" boards that had the same 3 1/2 inch exposure as the original, functioned as ship-lap with a coved top face of the board to lap under the board above. Either beveled clapboard or these period replacement sidings are appropriate for restoration work as long as it reflects the siding removed. It is not typically appropriate to use multiple types on the same wall but is acceptable for different types to be used on non adjacent walls. The scale of the siding material must always allow the edge of window and door frames and their hoods to dominate.

If it is necessary to patch or replace boards, such work should be completed with materials of the same type as predominates on the wall. Surfaces should never be covered with new materials such as vinyl, aluminum, dryvit, T-111, etc. When removing non-historic siding from wood buildings to expose historic siding care should be taken to plan for the repair of the original material after the non-historic siding is removed. Wood surfaces that are deteriorated should never be painted or otherwise covered without first identifying and treating the causes of any deterioration. All previously-painted wood surfaces should be scraped, sanded, and cleaned of debris prior to painting. New wood should be back-primed (painting the surfaces which are not to be visible) prior to installation. Deteriorated wood should be repaired using epoxy wood repair products or "dutchmen" whenever possible.

If paint failure is evident at historic clapboards, always identify and treat the source of the problem before beginning a painting project. It might be caused by moisture inappropriately entering the wall from a roof or gutter leak or excess humidity from an interior space such as a bath or kitchen. These situations should be addressed, or paint failure will occur again. All surfaces should be dry and properly prepared prior to painting. Careful scraping and hand-sanding will assure that the surfaces are free of loose paint and other materials. Also it is extremely important to remove all dust or dirt from the surface as this will impact proper paint adhesion.. Caulk all joints carefully; caulking not only provides for a more uniform painted surface but can also seal leaks and create a more energy efficient building. Prime all surfaces prior to painting; surfaces of new wood that will not be exposed should be "back-primed" prior to installation in order to assure maximum durability. Never remove paint from wood wall surfaces by abrasive methods. Sandblasting will damage the wood irreparably and water-blasting subjects the surface to an unusually high volume of moisture and can cause long term moisture infiltration problems. Ideally, oil-based paint should be

A perfect specimen of a preserved early 19th century residence

applied over oil based paint, and latex over latex; oil over latex will fail and should not be used. Clear finishes and stains are not typically appropriate for historic buildings. Pressure-treated wood is recommended only for non-visible locations (porch joists, etc.); if pressure-treated wood has been used for a project, it should be painted using appropriate colors and following the manufacturer's recommendations. Take all necessary precautions relative to lead paint in accordance with state and local regulations.

Property owners are urged to use historically appropriate paint colors and to place the colors on the building (lights and darks) as they would have been placed historically. Sources of information on appropriate paint color selection and placement are available from the Town Historic Preservation Commission and Village Historic Review Board.

Brick is a dominant material of the early industrial period in Saugerties' Village area. Brick of this period is that of the "unstamped" type (irregular pre-factory production common brick). Brick of a size, shape, texture and color matching the original made for the same exterior

General Guidelines for Treatment of Historic Masonry

1. Historic mortars were often softer because of their high lime content and lack of Portland cement. New mortar should be soft enough to prevent damage to historic masonry materials. Work will be appropriate providing it occurs only where mortar is missing or deteriorated. Because mortar saws and grinders can damage historic brick or stone, mortar shall be removed only with hand-held, non-power tools. New mortar should match the original in color, texture, tooling, size and profile of joint. The following mortar mix is recommended for 19th century construction:

- 1 part white Portland cement
- 3 parts Type S hydrated lime
- 6 parts sand with no admixtures

For 20th century construction, slightly harder mortars may be appropriate and the following mix should be considered.

- 1 part white Portland cement
- 1 part Type S hydrated lime
- 6 parts sand with no admixtures

2. When repointing at parapets, at grade, or other areas exposed to harsh weathering conditions, it may be appropriate to use a more durable new mortar. Please note that this mix should not be used at other locations. In addition, mortar saws should not be used as they can damage historic brick or stone. The following mix is recommended:

- 2 parts white Portland cement
- 3 parts Type S hydrated lime
- 6 parts sand with no admixtures

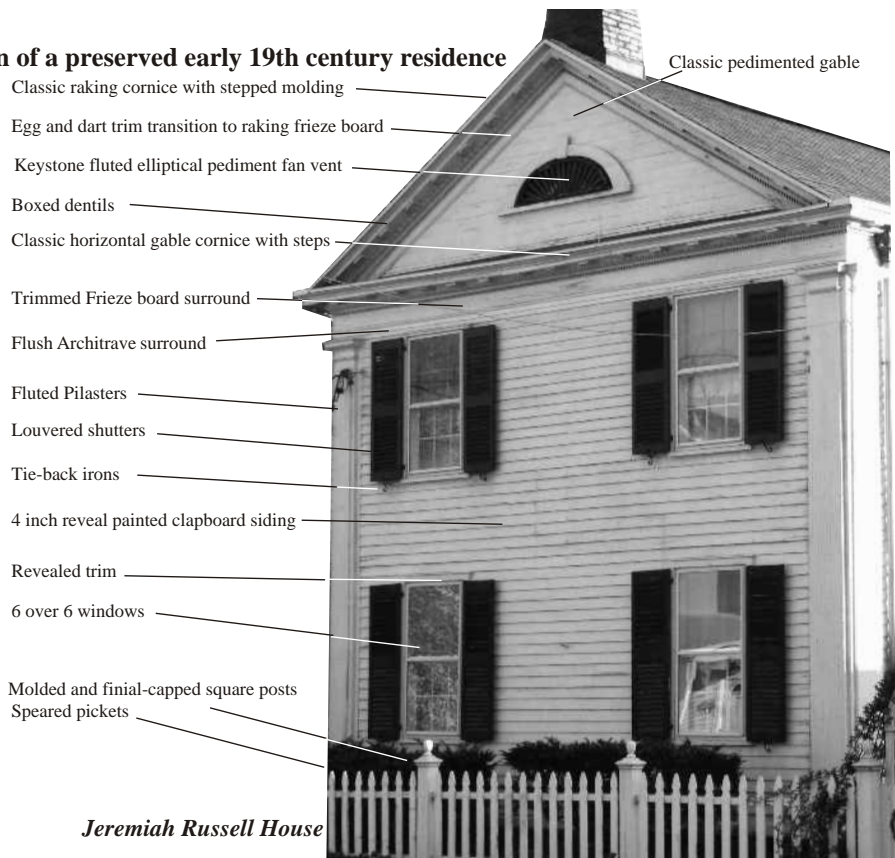
3. Harsh chemical or high-pressure washing can damage the protective outer coating of historic masonry. Cleaning should remove surface dirt using the gentlest methods possible. Work will be appropriate providing only non-ionic neutral pH detergents (not chemicals), non-metallic brushes or scrapers, and water pressure no greater than 150 pounds per square inch (psi).

4. Moisture trapped under inappropriate coatings can cause excessive masonry damage in freeze-thaw cycles. These coatings prevent the natural passage of moisture from within the wall and aggravate most existing moisture problems. Work will be appropriate providing acrylic sealers, cementitious paints and other nonbreathable coatings are not applied to historic masonry surfaces.

(From the New York State Office of Parks, Recreation, and Historic Preservation, State Historic Preservation Office)

placement as the original, are appropriate for repair or replacement. Period bricks from the same structure should be reused.

Repointing of early brick must never be done with mortars that cure harder than the brick. This will compress the face



- Classic pedimented gable
- Classic raking cornice with stepped molding
- Egg and dart trim transition to raking frieze board
- Keystone fluted elliptical pediment fan vent
- Boxed dentils
- Classic horizontal gable cornice with steps
- Trimmed Frieze board surround
- Flush Architrave surround
- Fluted Pilasters
- Louvered shutters
- Tie-back irons
- 4 inch reveal painted clapboard siding
- Revealed trim
- 6 over 6 windows
- Molded and finial-capped square posts
- Speared pickets

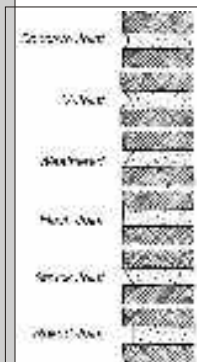
Jeremiah Russell House

mountain views, churches and stylish homes on a street grid symbolizing community stability, all looking down on an industrial complex that guaranteed financial rewards for anyone willing to partake.

Two other luminaries that shared this earliest vision for Saugerties' future were John Simmons and Charles Ripley. They were developers of two other industrial processes of the early Industrial Revolution that was introduced to America for the first time in Saugerties.

John Simmons brought the "puddling" process for purifying iron to Saugerties, presaging the steel industry. The strength and durability of Saugerties' bar and plate from Simmons process and rolling technology made the Saugerties' Ulster Iron Works a prototype for all advanced metal processing businesses by the 1840's. John and his brother Edward and their families all arrived from England during the half decade after 1826 and remained influential members of the community for the rest of the century.

Charles Ripley was the inventor of processes for making white lead used for paint and putty. His lead mill was the only mill on the north side of the Esopus and was housed in



Profiles of joints found in typical early brick walls

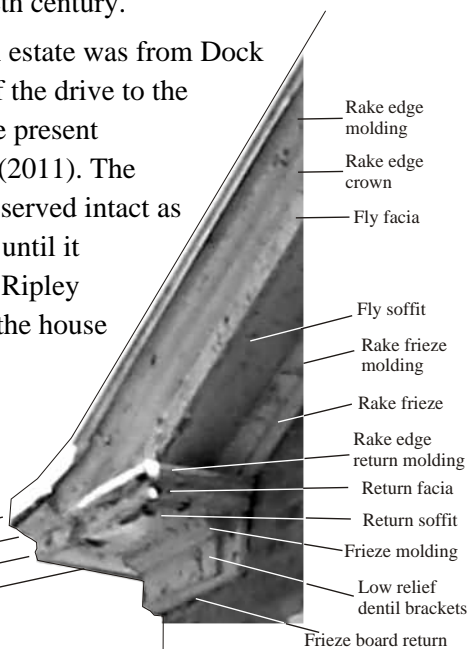
a massive stone building built by Robert L. Livingston prior to 1830. Ripley set up lead manufacturing there in 1833, however, operations ceased at the stone mill before the Civil War but continued up the Esopus at Glenerie falls on the southern bounds of the Town. A large community with school and church grew up around the lead manufacturing business there. No sign of that community or the mill remains today.

On the ledge above the stone mill Robert L. Livingston built a large estate house around 1832, also of stone, for his daughter Adelaide Clarkson. The Clarkson's stay was but a short two years because the village growth had overtaken the suitability of this location as an estate. However, the legacy that survived was that all the level area at the base of Partition Street and the entire beach front along the north side of Barclay's Pond continued to be known as the Clarkson Grounds well into the twentieth century.

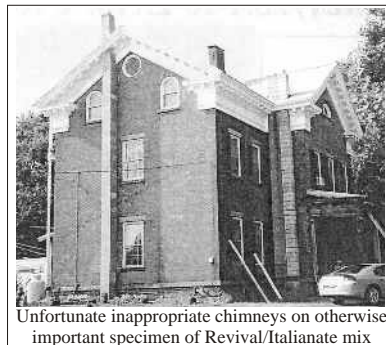
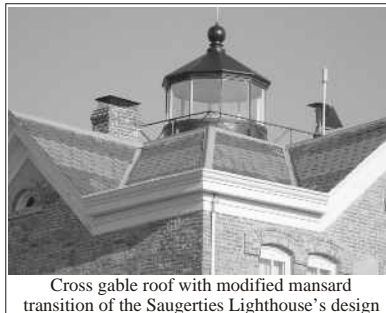
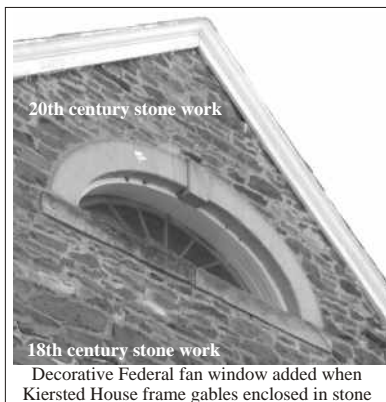
The entry for the Clarkson estate was from Dock Street and the cobblestones of the drive to the house were still there until the present development on the property (2011). The Clarkson stone house was preserved intact as the office of the Cantine Mill until it burned with the mill in 1978. Ripley Street leads to the site where the house stood.

The Main-Partition area continued to retain its

Edge box bevel
Cornice edge crown
Edge box fascia
Edge box soffit



1830 period classic cornice return



of the wall causing flaking and decomposition. See below for appropriate mortar mixes.

Never pressure-clean masonry buildings with deteriorated mortar joints. This will allow water to penetrate the wall during the cleaning process. Repoint joints prior to pressure cleaning. Masonry cleaning should never take place when the possibility for freezing weather exists.

Masonry cleaning should be undertaken when temperatures will be upwards of 50 degrees for at least 3 days after cleaning.

For routine masonry repair and maintenance see page 11.

Guidelines for Foundations

For every stone house in Saugerties there are hundreds of frame or brick houses with stone basement walls laid up to the same quality standard as the fully stone house. Of these, many retain full walk-in basement levels as a design feature. These foundation walls are as important to Saugerties' architectural heritage as their full stone house wall counterparts and should be kept visible and in good repair to show off their texture and composition.

Early development of local sources of lime allowed lime mortars to be used for making stone foundations weather tight. A thick whitewash of lime mortar was traditionally applied at normal maintenance intervals as a sacrificial coating. This was most important on a stone foundation wall close to ground moisture. A thick coating of lime mortar tinted a color is commonly found on both high stone and brick foundation walls. This is still the best way to prevent dampness from penetrating into the basement and is the most appropriate maintenance procedure.

Traditionally, a new coat was not necessary until the old has weathered away. The mottled look of rough stone surfacing from the fading coating is as acceptable for an accurate period look of a house as a newly coated surface.

Saugerties' foundations progressed from native limestone to bluestone and to stone topped with brick and all brick. In the design of houses following the hillside lots of the village, high foundation walls and/or raised basement stories were common. Local building tradition in the countryside often had a preference for use of building sites dug into banks which often had stonework exposures. In contemporary construction large exposed areas of concrete foundation are considered appropriate when they emulate this banked house look.

Guidelines for Chimneys

Chimneys should never be removed from, have their location moved, or be newly added to, period structures. They are an historical design feature. Chimneys of the majority of the nineteenth century are red brick with straight, undecorated courses that terminate with a single step outward. Chimneys should be maintained in their original height, form and design. If a chimney is reconstructed, it should match the period chimneys of the house in style and material where it is exposed above the roof line. Non-masonry chimney stacks should not be used. House styles that traditionally did not have external chimney walls should avoid these. The removal of inappropriate metal and cinder block external chimneys

previously placed on houses of architectural significance is highly encouraged.

Guidelines for Roof Form

Typically early nineteenth century houses were built with a relatively shallow 5 on 12 pitch with the gable at the entry side in the Greek revival style. This progressed toward steeper pitches in mid-century when ell and tee-plan side gables came into style. The 8 to 10 on 12 pitch of the roof on the many colonial era side gable stone houses that had full scale cross dormer additions added to put the gable over the entry way locally set this trend. The steeper pitch front gabled roof continued as a design factor even after the Italianate style added its characteristic shallow and flat roof forms to local home styling. Saugerties homes many times added the Italianate cornice bracket to its roof eaves and gable rakes.

An understanding of the design logic of the period should support any decision on appropriate care of the roof and its related elements on historically significant houses. The design of eaves at gable and side faces had the functional purpose of maximizing the collection of rainwater for domestic use the larger surface areas of the steeper roof form made available. In general, box guttered cornices ornamented with moldings and scrolled Italianate brackets transitioning to the wall via broad frieze boards is appropriate for the roof edge for this broadly recognized architectural feature in Saugerties. These features should never be removed and it is recommended that those that have been altered restore their lost roof edge features if historic documentation of the features exist.

Guidelines for Roofing

Roofing materials have changed dramatically over the life span of the average historically significant Saugerties home. Typically roofs are re-shingled every 20 years with current materials, 30 to 50 years with historic materials, and with slate and metal roofs associated with much longer periods of use, existing materials are often are found to be original. roofing materials can be very character defining, and should be replaced in kind it at all possible or at least in appearance. There are some excellent replacement materials on the market that have the appearance of historic materials at either a lesser material or installation cost . Since the roof is the first line of defense for a house, maintenance of the roof surface is the highest priority task of the conscientious homeowner.

For new buildings, care should be made to use materials having the appearance of the traditional materials characteristic to the neighborhood.

Guidelines for Dormers

Multiple gabled dormers added with the advent of the Federal style and shed roof dormers added as part of the as Dutch Colonial revival elements are common in Saugerties. Many stone houses in Saugerties that did not have walls raised in Federal period restructuring had broad cross gable fronts added essentially making a complete second floor.

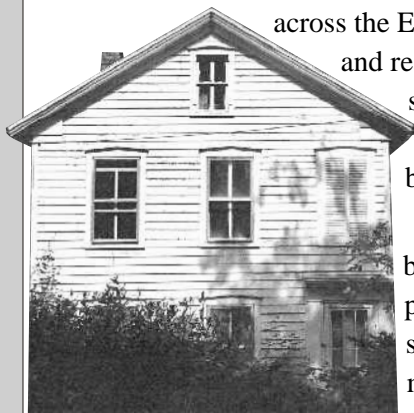
The look of the heavily trimmed, steep pitched, broad roof defines the form of the industrial period domestic

prominence as the nucleus of commerce in Saugerties mainly because it was the location of the store of Jeremiah Russell, the dominant merchant of the period, and the terminus of his 1828 Woodstock and Saugerties Turnpike.

Most of the early activity and expanding population were around the mills. That was separated from this business district by the dammed Esopus Creek and broad pond that powered the mills. In 1832 Henry Barclay had a bridge built

across the Esopus to support the businesses and real estate interests on the other side. This, at the time, was the longest single span open arch bridge in New York.

In the process of building this bridge another industry and population explosion was sparked. Supplying the building material for the bridge supports started the bluestone industry.



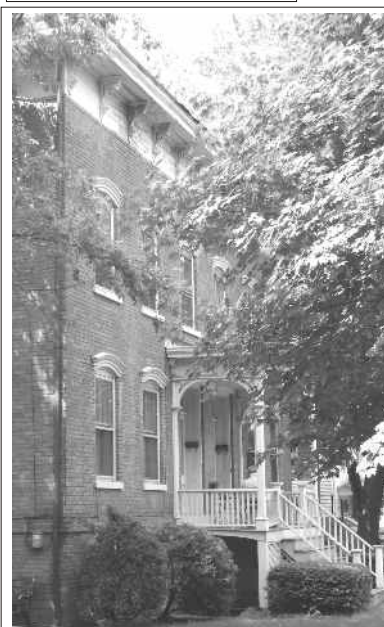
Formal window linels and Greek Revival entry of a West Saugerties hamlet house



Unique stone framing on side lights of Jeremiah Russell Turnpike house

The builder of these support structures, Silas Brainard, quarried stone for this construction and afterward purchased the land the material came from. Brainard then began to sell the bluestone for sidewalk flagging and it became known as North River Bluestone.

Within the next quarter century bluestone quarries spread throughout Saugerties and all along the base of the Catskill Mountains into Pennsylvania. After the Civil War, supplying bluestone for sidewalks became a multimillion dollar industry in Saugerties. The Jeremiah Russell Turnpike House marks the location of Brainard's first commercial



Multi-family Italianate row house of the post-Civil War village expansion

bluestone quarry and was designated a landmark of the Town of Saugerties on September 18th, 2006.

For the first two decades following the Town's formation, Saugerties' rugged land of bluestone ledges and outcrops was considered low in value. With the commercialization of bluestone the availability of this land for speculative quarrying quickly attracted an influx of prospectors. Beginning in 1833 Jeremiah Russell, Saugerties' most successful merchant and developer of the Woodstock and Saugerties Turnpike, entered the personal banking business. He began purchasing for lease and also financing mortgages on the most promising land for quarrying; his clients were, for the most part, recently arrived Irish immigrants. As a result, within a couple of years, the hamlets around the most productive quarries began to have populations that would make the numbers in the countryside exceed those of the new village. Jeremiah Russell served as Town Supervisor for many terms and was elected to State and National office, serving in the New York State Legislature in 1842 and in the twenty-eighth Congress of the United States.

Traffic from both the increasing population in the village area and from the growing population in the countryside coming to do their shopping in its business district placed a proportionate demand on the new village's infrastructure. A feel for the pattern of expansion



The bracketed cornice with broad frieze boards following the rake of the gable is a typical feature of the post Civil War Italianate style of Saugerties

architecture of Saugerties. These homes did not historically have turrets, towers, cupolas or dormers but used the clean geometry of their unbroken roof surfaces to show style. Dormers and cupolas are found on the few earlier Georgian and Federal-styled houses and in later additions to update older colonial period houses in the later part of the century. These are appropriate in that they reference a Federal period style and are markers of changes made in the historic Colonial Revival era. Their materials and stylistic details, especially the Federal fan windows are highly visible architectural elements that should be retained and maintained.

In general both gable and shed dormers may be an appropriate way to add existing attic space, however the addition of dormers is discouraged on the front face of the house.

Dormers are, however, a highly appropriate way to reduce the apparent scale of new construction. As such they should be clearly subordinate to the primary roof form and used only on appropriately pitched roofs. Flush dormers that are continuous with a wall below are discouraged. All dormers should be windowed to echo the predominant patterns of the wall below.

Skylights, if needed, should only be placed on parts of the house not visible from the street.

Guidelines for Gutters and Downspouts

Up until the turn of the century, water drainage systems usually consisted of diversionary rooftop devices built into the roof structure. Early 19th century additions of box gutters were a common feature of hamlet and village houses and the practical application of rainwater collection remained a factor of roof design in the village of Saugerties until the advent of a public water supply in the 1890's.

In houses of the entire 19th century roof rainwater and even dew run off was always directed to internal cisterns. There was little need to be concerned with protecting exterior walls from roof run off. Today, care must be taken to keep walls free from this source of concentrations of excessive moisture. Discharge areas for down spouts should be a minimum of six feet from a foundation wall. Compact soils and grass should slope away from the foundation and extend to a point lower than the basement floor level if possible. If not possible, a sump or catch basin to make a low point is an acceptable alternative.

Attached metal gutters that are appropriate for most structures are the half round style. The square metal form most commonly used today was introduced in the 1950's and is most appropriately used on contemporary homes or as a replacement for similarly styled wood gutters. Green and brown colors are appropriate.

Guidelines for Trim & Ornamentation

The trim and ornamentation of a building play an important role in defining its character. Historic houses often have purely decorative applied trim that may be found on windows, doors, porch columns, and eaves.

This trim and ornament can be applied or it can be integral to the structure. For instance, barge boards are applied

decoration while window hoods are an actual support component of the wall. Some serve both purposes. Soffit brackets are decorative but they are actually both supporting eaves and transferring compression from the soffit to the frieze board to brace the wall. Removal of the brackets removes a highly significant period identifier from the building and can compromise the structural integrity of the building; removal of the barge board is removing a highly significant period identifier from the building. Both are inappropriate treatments.

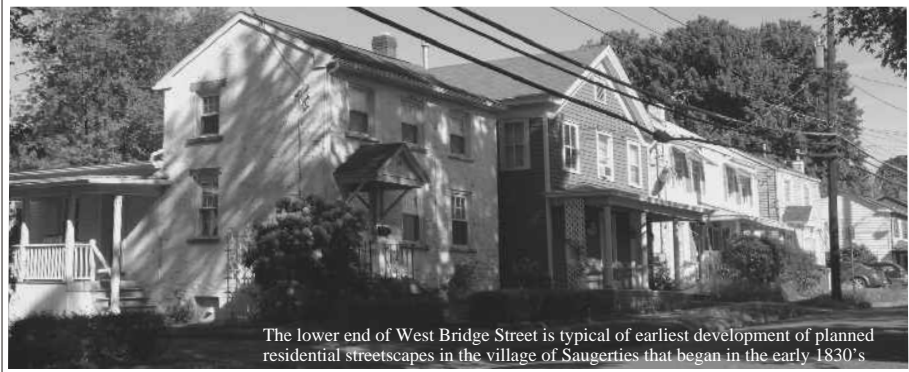
The range of window lintels alone in its stone, brick and frame houses tells Saugerties' history. The axed bluestone lintels in the pre-1800 brick Cockburn house presage the bluestone industry. The corbeled brick headers of the Beach house recall the structuring of the first mills while the precise arches of The Mill repeat the sturdy pattern of a thousand window openings ubiquitous in the town and village. The paired protruding quoined arches of the lighthouse windows and doors pretend in brick to be the iron hoods of Saugerties' fashionable townhouses.

All of this original existing trim and ornament should be preserved or repaired in keeping with the original design in order to preserve Saugerties' historic identity. Epoxy based wood restoration products can repair damaged or rotted wood quite nicely. Replacement of lost trim and ornament is encouraged. Replacement should match the most commonly found preserved examples of other homes from the same period in the same neighborhood. The addition of trim and ornamentation for which no historic precedence exists is inappropriate and detrimental to the community standard. Trim and ornamentation on additions should display the characteristic use of trim and ornamentation found on the main house. In many instances this may be done in a more simplified fashion than the main structure.

Trim on new buildings should be appropriate to the neighborhood. Highly elaborate ornamentation is usually inappropriate for new construction.

Guidelines for Windows and Doorways

A generalized discussion of historically correct window and door forms and guidelines for repair and appropriate replacement of doors, windows and shutters is found on pages 14 and 15. Guidelines for window and door components of historically significant structures are essentially the same across all architectural periods represented in Saugerties but are more specifically relevant to houses and commercial properties of Saugerties' major growth period in the middle quarters of the 19th century. Later, historic changes to earlier structures that can be documented with regard to stylistic updates of door and window elements that occurred during this growth period are appropriate to retain as references to the changing cultural environment over this industrialization period. In restoration projects it is recommended that obviously inappropriate changes made to historically significant structures during periods later than this period of influence be replaced using, as much as possible, period photos and appropriate period examples of the surrounding neighborhood as references.



The lower end of West Bridge Street is typical of earliest development of planned residential streetscapes in the village of Saugerties that began in the early 1830's

of services can be found in the earliest minutes of the Village government after incorporation in 1831. In its first five years of existence decisions on crosswalks around Market and Main Streets and widening of access and sidewalks along Main and Partition Streets show the pedestrian focus of a vibrant and highly commercialized Main-Partition business district well before 1840. The record specifies an early application of "flagging" for crosswalks and sidewalks and even a dimensional standard for curbstones and hitching posts.



Typical Greek Revival/Italianate cross style of the Saugerties post Civil War growth period

Main-Partition corridor fully developed after a decade of substantial investment in building.

In this same period roads and streets were laid out on a route roughly from Cross Street to West Bridge Street to relieve the business district of traffic congestion which occurred once the first bridge was operative after 1832. By the 1850's a commercial map of the village shows the



Classic Italianate residential complex of high Saugerties growth period without cross Greek revival features of the earlier common Saugerties style

Preservation of Saugerties' 19th century growth period

Within a short 20 years, from 1830 To 1850, Saugerties had set the pace for a building boom. The prosperous upper class built sophisticated homes in the styles of the era; the healthy middle class constructed more traditional styles of sturdy shops and houses; and, the workers established themselves in modest housing. More massive structures such as churches of all denominations and mills were built and, earthwork projects such as dams, raceways, bridges, docks, and a lighthouse in mid-river made permanent changes to Saugerties and its landscape. Up until the post-WWII building boom the houses built during this mid 19th century period represented the majority of the housing stock in Saugerties.

The hamlets and roadsides of this period were dotted with many small houses of a form and appearance now referred to as the Quarryman's Cottage. In their classic, unaltered condition the vast majority of these houses give a great deal of historic texture to village streetscapes. These quarrymen and factory worker homes have a very special character and style which is



Farmhouse on pre-quarrying farmland at the head of Hummelville Road



Italianate villa in once-expansive farmland south of village



Brick Greek Revival/Federal-influence homestead main house off Old Stage Road



Rare Greek Revival store with Dutch cross course brick laid on bluestone water table band

The opening framework of doors and windows, whether plain or decorative, defines original architectural character and must be retained as elements of a buildings period integrity. Likewise, the proportional balance of the window and door components within their framework must be retained for each complete unit to work within the full architectural integrity of the building.

Original doors and windows can rarely be replaced. Their materials were originally chosen for durability and often reflect the 150 to 200 years of the age of the building they occupy. Period sashes and window frames were designed for maintenance. Even complete restoration of a period window is more economical than replacement with a product of inferior materials. It is never appropriate to use factory-made replace windows or doors in any house built before factory production of window and door components began in the second quarter of the 20th century.

Contemporary standards for energy efficiency generally give a high grade to the materials and structures of century-old sashes and window boxes based on their mass and sealing characteristics. The traditional storm window, especially when upgraded with low-e glass, prevents more air infiltration with greater thermal retention than is typically possible in a factory-made replacement window. Therefore, it is never appropriate to replace historically original windows and traditional weatherization techniques for reasons of greater economy or energy efficiency.

Work to fanlights, sidelights, pilasters, entablatures, columns, as well as the window sashes and doors these woodworking features frame involves the skill of the professional woodworker. While it is not the place of the Commission or Board to make recommendations of those that best perform these skills it is highly appropriate for those that have employed these professionals to their satisfaction to make such recommendations. Always ask for and confirm references before having any period woodworking maintenance, repair or restoration done on a period house. Also, always consider that a proper paint job will require some woodworking repair so also confirm the painter's references relative to preservation experience.

Guidelines for Entranceways and Porches

As the average house grew to two and a half floors and windows were enlarged, houses almost universally grew bay windows and sitting porches, in keeping with the fashions and styles of the time. The characteristic bay window placed to the side of the house replaced light diminished by the broad roof of the porch shading the front-facing windows. The stylistic elements of porch and bay window migrated outward from the village side street to the countryside farmhouse. As the boarding house economy developed in the later decades of the 19th century porches became dominant features of even the most simple of house designs and verandas rising to three and four floors became the identifying feature of both the rural guest house and village hotel.

Porches on historic buildings are often the dominant element of the façade. When they were constructed their form, details, and decorative elements were often intended to complement or update the style of the building so

maintenance and good repair of the porch is central to the overall preservation of the house.

Porches consist of decks, steps, balustrades, columns, entablatures, and roofs and they were often the most embellished architectural elements of a house.

It is inappropriate to remove existing porches because doing so would strip the building's primary elevation of its primary characteristics. The reconstruction of a lost porch is strongly encouraged if its appearance can be discerned from historic and/or remaining physical documentation. If it is known that a porch once existed, but conclusive documentation of it is not discoverable, it may be appropriate to construction a porch reflecting the historic in form, but not detail. This would return a building to an appropriate appearance without "faking" historic detail.

When porches were not original to the earliest houses, but added during the 19th century, they are now part of the history of the structure and should not be removed simply because they reflect a later style. However, the replacement of original elements or features appropriate to the style and age of a building is normally encouraged, when those features have been replaced with clearly unsuitable substitutes.

Porches remain one of the most visible house elements and play a significant role in its appearance and that of the streetscape. They can act as an extension of a home providing a welcoming feeling for visitors.

Unfortunately porches today are often one of the most altered components of a building frequently because they are not properly maintained or they are viewed as potentially enclosable space. Because of the importance porches play in the perception of historic buildings and streetscapes, original materials and details should be preserved as long as possible. Typically areas covered by a porch roof tend to require less maintenance; however, steps, railings, and roofs are usually exposed to the weather and might require additional maintenance. One of the best ways to preserve wood porch features is regular painting. If a component is deteriorating, repair or replacement in kind is recommended as part of the porch's regular maintenance. There are very well designed and proportioned porch materials in modern, decay resistant materials now on the market. These would be appropriate for new construction such as replacing a missing porch, or replacing a highly deteriorated porch in entirety.

Porches were meant to be open exterior spaces. Enclosing a front porch is a radical change to the building and its visual perception from the streetscape. Enclosing an existing porch so as to destroy its intended appearance is generally inappropriate and thus strongly discouraged.

See page 16 for additional guidelines on porch enclosure.

It is important that documentation be found when replacing a missing porch. This can be physical evidence that a porch was present or documentation that shows or describes a porch. Look for shadows on the wall or trim from roofs, posts or railings. Look for evidence of nailing patterns on siding or repairs to masonry walls. Look for historic photos



Porches, verandas and sunrooms nested into historical viewshed location in Saugerties' Historic Industrial zoning overlay district in view from harbor

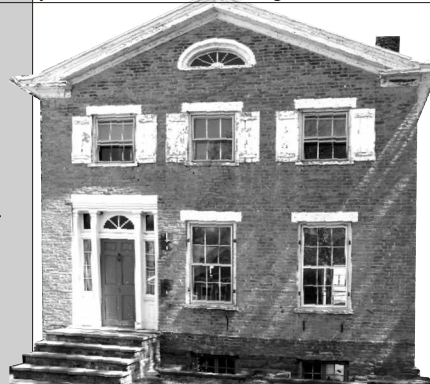
generally identified by low pitched side-gabled roofs with broad cornices, often with half windows facing front, though some in the village have gable fronts.

The earliest of these houses are exemplified by the George Taylor house on Partition Street in the village and the Bristol Plat house in Malden. The purest examples of the Quarryman's Cottage are found in the High Woods hamlet -- along the Glasco Turnpike and down Fite Road opposite

Opus 40. They were built in the period memorialized and well documented by Harvey Fite in his Quarryman's Museum collection at Opus 40. Opus 40 was designated a landmark of the Town of Saugerties on September 26th, 2006.



The Field House is an 1830's expansion of an 18th century stone house viewed from Saugerties' Hudson shore



Constructed at the same time as the first mills in the late 1820's, this Greek revival style house has a colonnaded porch overlooking the Hudson River.

The mansion houses of the wealthy built during this period were completely the opposite from the quarryman's cottage. These structures were built in the best settings, that is, where there were the views so treasured by the Hudson River School painters. Few

of these mansions survived the curse of their unique sites -- as the original large houses were so often razed and even larger, newer styled ones were put up in their place. The exceptions that survive show that they did in fact influence the look of the "updated" Saugerties quarryman's cottages, and include the Field House on Lighthouse Drive, the Beach House on Beckley Street, Trinity Church, what is now the

Knights of Columbus hall, the John Kearny house and the Jeremiah Russell house. These are all classic examples of the Greek Revival style.

Prior to 1824 and before Barclay's arrival, nearly everything in Saugerties was constructed of either frame or stone. Barclay, the brick structure of his mills, and skilled masons changed that. Brick structures that can be dated to the last half of the 1820's are: the 1827 Reformed Church on Livingston Street, the Lutheran Church on the Turnpike, and the Russell and McCarthy store (Village Apothecary) on Market Street. As the decade of the 20's drew to an end, town houses, multi-residence houses and the first stores of brick began to appear along Main Street. Nearly all of these show their early style as side gabled, two story designs.



1850's Greek Revival influenced Blue Mountain Road farmhouse with 1890's Queen Anne style wrapping porch and balcony

Some rare brick structures of an earlier date, but difficult to confirm, include the Cockburn mansion house referenced as existing in an 1813 will and thought to have been built before the Revolution.



Verandas of the 1870's G. W. Washburn farmhouse in a famous 1967 Holiday Magazine photo of the Saugerties artists colony, Group 212

There is also documentation of a brick store built in Malden in 1814. Considering that the brick courses are laid in the Dutch style on the Russell and McCarthy store on



Classic wrapped Victorian porch on Italianate-featured cross form Kaatsbaan farm house

or drawings. Compare porches on neighboring buildings of similar type, design, style and date of construction. Look in attics, basements, garage or storage areas for original components. Look for evidence of former porch piers or foundations in landscape. Ask long-term neighbors or prior residents if they remember a porch on the house.

Guidelines for Fire Exits and Handicapped Access

Adaptive Reuse of historic structures for commercial applications or for multiple living spaces requires compliance to safety codes and accessibility laws. Entries and access points related to the conditions of such use should not detract from public's view of the architecturally significant features of the building. The most appropriate positioning of handicap access ramps is where the new features do not impact the primary elevation(s) of the structure. The appropriate position for fire exits and separate second floor entries is to the rear away from primary elevations. Where access ramps must be added to visible sides of a historic structure, they should be made as discrete as possible by reflecting characteristic details of the main building. Often such ramps can be constructed as landscape terraces to further mitigate the visual impact on the architectural massing of the main structure. Such features should reflect the period and general streetscape of the neighborhood.

In all additions to historic structures that provide for a separate living space, plans should provide an interior exit appropriately positioned for present or future handicap access that conforms to the general guidelines for the historic property.

Guidelines for Decks and Terraces

Outdoor leisure activities centered on porches, verandas and balconies have precedence for historic preservation and new construction because Saugerties' growth period in the 19th century overlapped the growth of the Hudson River School of painting's focus on the same scenery that is available throughout Saugerties. Because of this precedence there were few designs and locations of architecturally significant houses that are not today endowed with sufficient outdoor gathering facilities for any contemporary need. At the end of this period houses were often surrounded on all sides with verandas, particularly those built at locations with distinctly different views in all directions. This concept of architectural function is encouraged for continuing the tradition of a house's conspicuous display of an appreciation for the natural environment.

If traditional outdoor entertaining features are found to have been removed from the publically visible facade of the house it is highly appropriate to rebuild them in a style matching that of what is missing. More contemporary decks added to homes with historically significant styles should be placed at the rear with any part that could be visually related to the period structure from the front screened by hedges or appropriate trellising.

In general, residential terraces and patios that are at grade are appropriate landscaping elements. Deck additions should be limited to the first floor and should be located

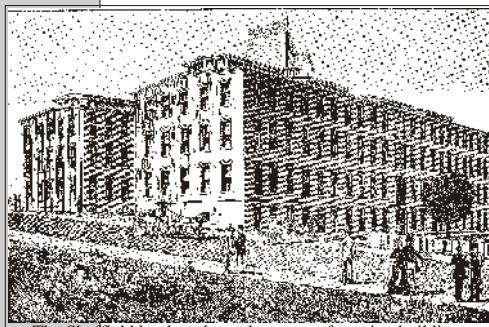
out of public view. Any deck being considered should be visually integrated with the main building. Partial roof coverings as well as railing design can help with the visual integration of the deck and main building. Framed latticework around the under deck area will help tie the deck to the building as well as give visual support.

Guidelines for Fences and Landscape Walls

The 19th century was a period in which great value was placed in ownership of the land and its resources. Early private property delineations made up of wall, fence and ditch lines with both public and private road courses following them are still evident in the rural landscape. As landmarks these have a special significance to Saugerties. Often they can be used to locate age old activities and dwellings referenced in ancient surveys, deeds and contracts and are the only physical evidence remaining of the earliest uses and ownership of the land. An appreciation of our cultural heritage requires that these sentinels of the past remain blended naturally into the landscape. It is inappropriate to bury, excavate, divert or rebuild stone walls, drainage ditches and related access road surfaces.

Where stone walls and boundary fences are site enhancements built during the same period as a dwelling of period significance, their careful maintenance as straight, well painted and structurally intact historical assets is strongly recommended. During the majority of the 19th century in Saugerties farms, industrial sites and major commercial and transportation interests coexisted, sharing the same landscape, often separated only by the most practical of physical barriers. Where a house relates to this period the architectural elements of the landscape should reference this level of relationship with fencing that defines road separation, plantings that define lane courses and walls that relate to fields or ridge lines. Barriers that restrict land-form visibility and ornate estate-style entryways are inappropriate for the period. Existing walls and fences should be preserved wherever possible. Restoration of existing historic fences and walls is always preferred to replacement. Where stone walls are reset or built new, they should follow the traditional drywall techniques used in original construction.

Simple picket fences were common in the later 19th century in the close built hamlets and village side streets. New fences should follow local traditions appropriate to the period of the property and immediate neighborhood. New fences should not exceed 3 feet in height in any front yard and 6 feet in height on back side and back yards. High masonry walls, barricade fences, and other large imposing fence like structures are discouraged because they are not characteristic of any period of Saugerties' history. Chain link fences are appropriate in industrial situations and not in residential and commercial retail areas. Vinyl fences are discouraged. Planting for screening is only appropriate when needed to obstruct the otherwise unavoidable public view of an inappropriate structure. Stockade fencing is inappropriate for this purpose.



The Sheffield book and envelope manufacturing buildings in a period illustration reprinted for the 1911 Town bicentennial



The west wall of "The Mill" with three floors of 21 arches each in their original 1887 condition

Market Street, this also could have been built prior to 1820.

In the 1840's a fusion of the late Federal, Greek Revival, and early Italianate styles began to emerge as the common style that is familiar along our streets and country roads to this day. The genesis of this stylistic fusion can be seen in the Jeremiah Russell house where, unlike earlier Federal stone houses (e.g. the Kiersted House discussed previously), the gable and not the eaves faced out to the street. This unique blend of the stylistic trends of the mansions and quarryman's cottages can be seen as the

hallmark of nearly the entire nineteenth century period's stock of Saugerties' historic houses. It is a style, unique to Saugerties, and owes its origins largely to the introduction of certain formal elements specific to brick construction into the look of residential structures. This followed brick's expansive use in the building of local mills.

The look of the vernacular stone and frame house was based on the fact that openings were not in need of a frame. It took only three courses of stone to bridge a normal opening with a corbel. Likewise in local frame houses, the internal post support of the roof left wall openings with no need to supply a support function. But to support a wall above an opening in a brick wall a heavy design element had to be added such as a brick arch, a stone lintel or a carved hood. This introduced the opening as a design element.

The second design element from brick construction that influences this style is found in the roof's eave line. The massive stone ledge of a stone house was a surface that a roof could simply sit on. A frame house was constructed with the joists of the ceiling mortised a few feet down from the roof ledge to solidify the wall. In both cases the roof's eaves



The managers' homes lined the edge of Barclay's Heights allowing views level with the stylish office tower of the new mill building below

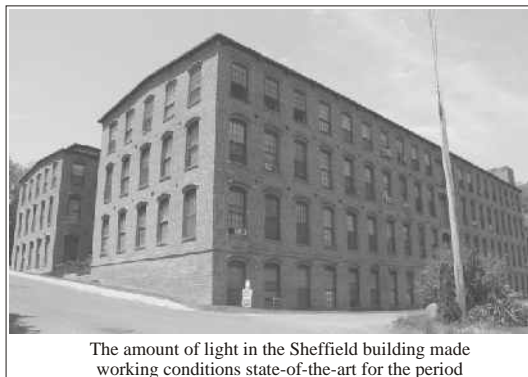
were made fairly flush with the walls because the roof sat on the top ledge of the wall. But a brick structure's roof needed an element called a frieze board that capped the wall's top edge to keep the weight of the roof from pressing the wall outward.

Thus brick construction imposed a new awareness of the window and door openings and the weight of the roof's edge as stylistic elements throughout the community. These elements are heavy lintels, stepped brick arches, or decorative pediments over window and door openings, together with broad frieze boards framing the gable and eave sides with heavy scroll brackets under deep overhangs where broad-faced box gutters are supported. This generally defines the "feel" of the functional components of the common Saugerties style.

The symmetry and form of the door and window openings also linked the homes of this period to the look of the massive mill buildings of the day. The earliest photographs of these lost mill structures confirm details



The repetition of the windows continuing into the courtyard entry of the Sheffield envelope factory



The amount of light in the Sheffield building made working conditions state-of-the-art for the period

Guidelines for Outbuildings

Outbuildings have a consistent presence throughout every period of preservation interest in Saugerties. Whether as a summer kitchen, a barn, a stable or a garage they share with each period site their own form of symbiotic significance.

General guidelines for care, maintenance and replacement of outbuildings is covered on page 18.

It should be recognized that sites of functional buildings often preserve valuable evidence of daily life lost to their residential companions. Changes in style and living conditions would befall the residence while the stable retained its same use decade after decade. Whenever it is necessary to replace or adaptively reuse the site or former site of an outbuilding, or any early building for that matter, care should be taken to remove and preserve any artifacts related to human activities there over its long use.

Guidelines for Walks, Roads and Parking Areas

General guidelines for walks, roads and parking areas are found on pages 18 and 19.

More specifically, the period under consideration here is the period of Saugerties involvement with bluestone and this material not only related to sidewalks and roadways in Saugerties but in nearly every city of this period in the country. Bluestone did not become a broadly recognized paving material until the late 1830's but Saugerties was already showing off bluestone sidewalks, crosswalks and curbstones by 1834. It has some of the earliest applications of bluestone paving that can be documented.

It is inappropriate to remove historic bluestone sidewalks or entry walkways from any frontage within the Town or Village of Saugerties.

It is inappropriate to permit bluestone pavers to remain un-set or heaved to the point of being a danger to the public or at risk of cracking.

It is typically never appropriate to replace bluestone slabs with patio stones, concrete pavers, formed cement or brick. In the rare case that replacement is necessary care must be taken to assure that the same quality and color as predominates in the neighborhood is used. Always use craft-quarried local material whenever possible when a match is required. Saugerties has virtually no examples of non-local bluestone in its streets and residences except for unfortunate installations permitted under misinformed renewal project contracts.

Until 1873 there were two types of roadway in Saugerties: those maintained as continuous-surfaced 2 rod wide beds privately owned as turnpikes; and, the 12 foot wide commons exemptions maintained by the property owners of the land they crossed as rights of way. Saugerties' turnpikes were used extensively for the heavy hauling of bluestone and were improved as tram roads by applying rails commonly called Belgium Bridges to prevent rutting. After 1873 when municipalities became responsible for commons roads, bluestone wagon traffic was limited to these improved turnpike roads.

The early roads of Saugerties are the most publically accessible remains of our heritage. They are also where

educational materials are most commonly found in the form of State historical markers. It is inappropriate for any agency or individual to adjust the course of an historic road or pathway as defined by its inclusion in the Beers Atlas of Ulster County of 1875 without performing an historic engineering survey and documenting any remaining historic material for the record.

Saugerties has a unique thread of title with much of its land ownership originated with deeds issued from one source with common wording. Exempt rights to trespass were made to memorialize the common access even at times of private ownership. New owners delineated these exempt routes and they became known as Kingston Commons Roads. By title right it is impossible to land-lock or make private property legally inaccessible in any region of Saugerties originally part of a class of the Kingston Commons. As a guideline for appropriate stewardship of these rights and/or legal obligations, established commons roads should never be built upon, utilized for any purpose that may block passage or increased in their original course to a width beyond the 12 foot right of the exemption to utilize them beyond their ancient intent. It is a responsibility of surveyors, lawyers and sellers to document any information they have on the location of these routes for prospective purchasers.

Guidelines for Signs

In past years billboard signs were prevalent on Saugerties' rural roadsides. A famous local irony was the attractive nuisance status of the billboard on Route 212 that everyone parked under and climbed for photographing from its top the beauty of the Overlook and Plattekill mountain front. Everyone sensed it was inappropriate to block such views but it took Ladybird Johnson and Highway Beautification to give that sense of appropriate behavior the status of law. Local zoning ordinances now make it inappropriate to display oversized and distracting signs that block the ability to appreciate the commonplace attractions of our roadsides with advertisement in a natural setting. Setbacks and size limits are the restrictive details in the law that address this consideration.

The typical roadside display of individuality is the rural mailbox. These serve a dual purpose by also marking the address of the home they serve. The appropriate manner of choosing the size and style of a mailbox or driveway marker is to match the local choice for road sign lettering.

The appropriate use of temporary signs such as location markers for real estate offerings and campaign signs during election periods is to have an assigned sales person or political volunteer periodically maintain the placement and straightness of the sign.

Guidelines for Light Fixtures

Lights celebrate. Seasonal lights welcome visitors to the warmth of a home. Pride in a home is displayed in the way internal and external lighting shows off its form in a night time setting. As with signs, with lighting, less is more. Glare can annoy motorists and neighbors. Light pollution is when light is aimed into the distance or at the sky. Appropriate use of lighting requires conscientious control over fixtures to replace broken diffusers and misdirected beams.



The Saugerties Lighthouse is designed with all the best features of the Saugerties Italianate style



The box cornice that crowns the lighthouse's walls is a typical feature found throughout Saugerties



The hood-looking arch lintels above paired, common-silled windows are Italianate features



Modified 5 bay facade of the west-facing side looks like a typical post Civil War Saugerties residence

found among the many residential examples remaining from the same time. "The Mill" on East Bridge Street, the only surviving example of the early mills, was rehabilitated in 1999. It used best building practice approaches while re-purposing its original 1887 shell, as a federally supported senior housing project within the Overlay Historic Industrial District. The fabric of the original 1887 building has been faithfully preserved as a highly visible point of comparison.

Saugerties' second lighthouse was built in 1869 at the height of this fusion style's development. Its multiple gables utilizing massive roof edging and its windows with massive brick arched and quoined hoods make it a good example of the design found in the post Civil War masonry and frame building boom in Saugerties, and a fitting marker as our river gateway.