



Eligibility Evaluation Details

Eligibility Evaluation for USN 11140.003125
Unnamed USN

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My Projects (4)

My Projects

View	Date
<input type="checkbox"/>	09/11
<input type="checkbox"/>	01/16
<input type="checkbox"/>	06/22
<input type="checkbox"/>	08/03

Eligibility Determination: Eligible

Determined By: Chelsea Towers

Determination Date: 12/23/2024

Edited By:

Edited Date:

Criteria for Inclusion in the National Register

- A: Associated with events that have made a significant contribution to the broad patterns of our history
- B: Associated with the lives of persons significant in our past
- C: Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose component may lack individual distinction
- D: Have yielded, or may be likely to yield information important in prehistory or history

Criteria Considerations

- A: owned by religious institution or used for religious purposes
- B: removed from its original location
- C: a birthplace or grave
- D: a cemetery
- E: a reconstructed building, object or structure
- F: a commemorative property
- G: less than 50 years of age or achieved significance within the past 50 years

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Summary Statement of Significance:

The information provided within this determination of eligibility comes for :Pike Plan, Uptown Kingston, New York: Historic Research Findings & Recommendations," prepared by Kerri Culhane:

The Pike Plan is individually eligible for the State and National Registers of Historic Places under Criterion A in the area of Community Planning and Development as a rare example of preservation oriented Urban Renewal practices at a time when demolition was seen as the prominent method for renewal. The plan is a structure and streetscape designed and built by local resident John Pike between 1969 and 1975 in Kingston's historic Uptown commercial core along Wall and North Front Streets. While Pike Plan falls within the Stockade Historic District - NRHP 1975 and updated in 2016 - the plan was not evaluated due to it only being 40 years of age at the time of the amendment.

By the 1960s, Kingston's commercial district concentrated on Wall and North Front Streets was losing out to suburban-style shopping plazas and malls. Many Uptown stores tried modernizing their facades, storefronts and signage, though dozens of storefronts and buildings stood vacant. In response, Kingston's Urban Renewal Agency (KURA) was established March 16, 1964 and that same year the first Urban Renewal Plan was adopted by the City of Kingston, detailing a mix of clearance and adaptive reuse projects. New York State was second only to Pennsylvania for the number of clearance projects undertaken through Urban renewal, much of them funded through federal grant programs made through the Department of Housing and Urban Development (HUD) along with State and local funds. As urban renewal churned through many historic urban neighborhoods, including in Albany, New York City and Newburgh, the backlash generated an increasing appreciation for historic preservation. There were two major and diametrically opposite projects that defined KURA's legacy: Displacement and clearance in the Rondout, contrasted against the preservation of Uptown's historic commercial core through streetscape enhancements that came to be known as the "Pike Plan." The later was seen as a way to "restore" the neighborhood's historic character.

The Rondout clearance started in 1966 and in July, plans for Uptown were put on hold and reevaluated. Kingston's Historic Landmarks Preservation Commission (HLPC) was created by local law on August 1, 1966, just weeks after members of the Common Council expressed concern about the plans for "modernizing" historic Uptown. The Pike Plan was the response to these concerns. The Plan called for an unbroken line of Colonial revival-style wooden "awnings" (canopies or porticos) shading 59 stores on both sides of the street along North Front Street from Fair to Crown and Wall Street from John to North Front Street. Rather than closing the streets the vehicular traffic, they would remain open, but sidewalk enhancements would make the experience more pedestrian friendly. Buildings would be painted, shutters added, and modern facades "renovated" to appear Colonial. Building owners were asked to enter into an agreement with the city that placed an easement on the property, enable the city to attached the public appurtenance to the private property; and requiring an assessment for maintenance. This arrangement also enabled HUD to provide funding to this unique project. Construction began in 1974, and was completed in four phases, ending in 1975.

The canopies were constructed to look like individual porticos for each building, with decorated columns in a variety of styles and varying rooflines and pitches to suit the variety of storefronts. While each canopy is slightly different due to trim treatments, columns and rooflines, the undersides of all of the canopies are clad in v-groove board, and all are painted uniformly white. Beneath the canopies, the sidewalk treatment consists of a bluestone travel path set into a brick frame, with bluestone curbs, a treatment carried throughout the Uptown Renewal Project area. The original plan included coach lamp style pedestrian poles; the historic pedestrian poles remain, however the lamps themselves have been replaced by new lanterns that suggest a historic character.

Canopy elements have been subject to varying degrees of change over time due to lack of maintenance as well as poorly conceived repairs conducted between 2011-13. According to rehabilitation plans prepared by RBA and Ashokan Architecture & Planning, PLLC (May 1, 2010), some canopies were reconstructed, and all received some level of intervention (electrical sockets, paint, replacement of failing components). Original columns were shortened and concrete bases poured, while a number of columns were replaced entirely. Some rooflines were changed and re-roofed, and skylights were inserted into canopies. A number of original canopies remain substantially intact with distinctive posts and brackets tailored to the buildings they serve, however all canopies lost their decorative railings. Despite these changes, the experience of navigating through Wall and Front Streets, both on foot and by vehicle, is much the same as designed in the Pike Plan. In addition, many of the buildings retain their Colonial Revival alterations that helped define KURA's vision for the Uptown district. While the historic Rondout district was lost to demolition in 1966, the Uptown area remains as lasting reminder of the preservation oriented work of both the KURA and Kingston's Historic Landmarks Preservation Commission. For that reason, the Pike Plan retains sufficient integrity to be determined individually eligible for its significance in Community Planning and Development.



USN Details

11140.003125: Building - Eligible

The Pike Plan
various N. Front btw Crown & Fair & Wall Street to John , Kingston NY 12401

Close

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Overview	Inventory Data	NR Status (0)	MCDs (1)	Children (0)	Determinations (1)	Photos (8)	Atts. (2)	Agmts. (0)	Projects (0)	Surveys (0)
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Determinations

View	Eligibility	Determined By	Determination Date	Edited By	Edited Date
<input type="checkbox"/>	Eligible	Chelsea Towers	12/23/2024 2:05:01 PM		