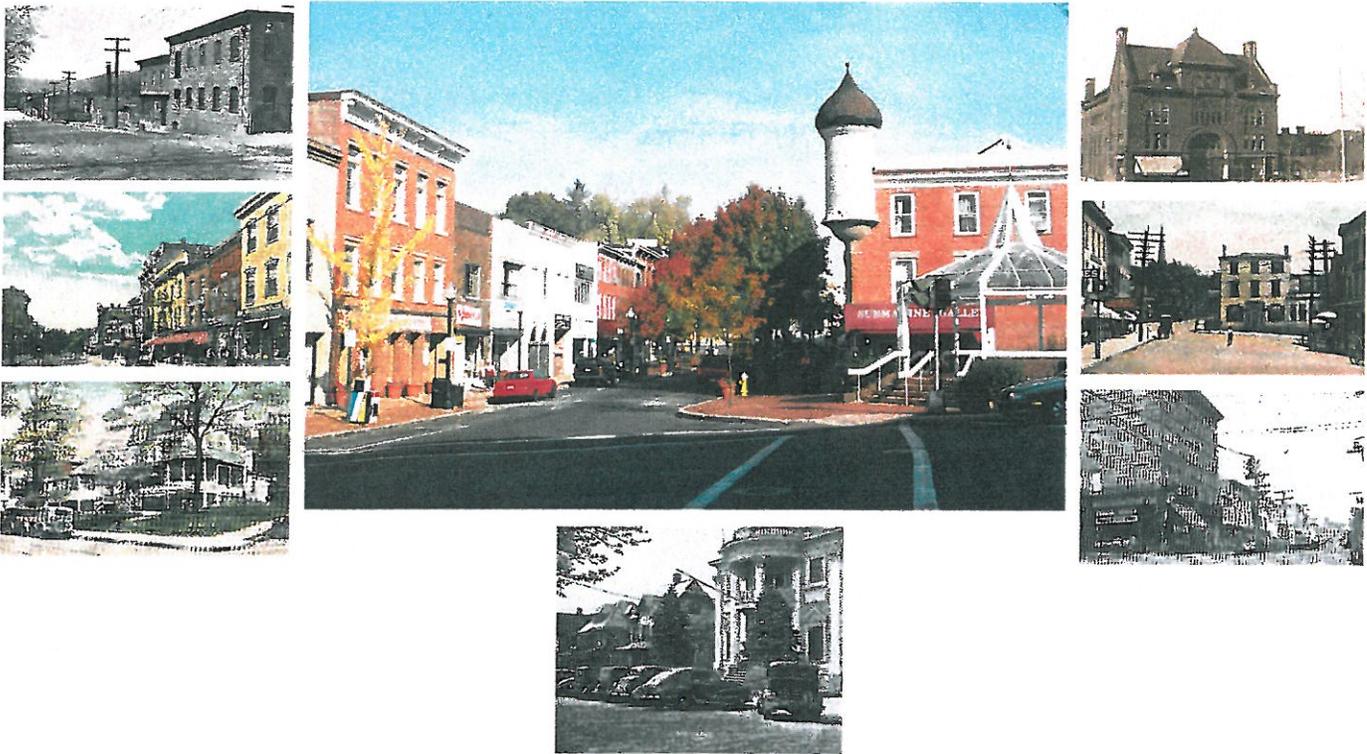


# Design Guidelines

## Downtown Peekskill Historic District



**City of Peekskill  
Historic and Landmarks Preservation Board**

**2002**

## **ACKNOWLEDGMENTS**

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The preparation of this material has been financed in part with Federal funds from the National Park Service, Department of the Interior. However the information, contents, and opinions do not necessarily reflect the views or policies of the Department of the Interior. In addition, under Title VI of the Civil Rights origin, or handicap in its federally assisted programs. If you believe you have been discriminated against in the information presented above, or if you desire more information, please write to: Office of Equal Opportunity, U. S. Department of the Interior, Washington, DC 20240. The preparation of this material has been administered by the New York State Office of Parks, Recreation, and Historic Preservation.

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## INTRODUCTION

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The physical appearance of any community is the direct reflection of the attitudes and values of the citizens. Well-maintained neighborhoods and business districts suggest a higher degree of community pride than do neighborhoods and downtowns which are unkempt and shoddy. Beyond that, a city's appreciation of itself is often mirrored in its attitude toward the preservation of its historic buildings.

Although historic buildings can be lost through outright demolition, the effect of slow change and a lack of maintenance--losing one small detail at a time--can have an equally dramatic effect over time. For this reason, historic preservation techniques encourage the retention of the original configuration and details of historic buildings in downtown Peekskill whenever possible. In broad terms, historic preservation is most likely to succeed when a neighborhood or downtown is viable and vibrant, when a property has an economic use, and when the cost of preservation is affordable.

Much of the character and attraction of downtown Peekskill is owed to the variety of historic architecture found within the area. Dating from the middle years of the nineteenth century through the first half of the twentieth century, the district's built environment represents many of the styles popular during this span of more than a century. If the character of Peekskill's historic central business district is to be maintained, it is important for property owners, tenants, and community leaders to be aware that methods for dealing with older buildings often differ from treatments for newer buildings, and that choosing the wrong treatment can cause serious, irreversible damage to historic properties. These *Design Guidelines* provide an introduction to historic preservation in Peekskill and offer both general and specific recommendations to assist with good decision-making regarding the buildings within the district.

Design guidelines such as these can help to avoid hasty or mis-informed alteration of historic architecture by offering preferred options for dealing with significant architectural features and by specifying precise treatments for solving common maintenance-related issues. Most importantly, however, is the fact that owners and tenants of properties within the Peekskill Historic District must be familiar with these *Guidelines* if they intend to make physical changes to the exterior of their properties.

## WHY DESIGN GUIDELINES?

The purpose of these *Design Guidelines* is two-fold:

1. To provide City officials, property owners, tenants, architects, and contractors with a manual by which to gauge what physical treatments the Peekskill Historic and Landmarks Preservation Board will consider "appropriate" to the historic district, and
2. To provide the Board with standards to follow in the review process, in order to establish an objective basis for decision-making.

## THE PEEKSKILL HISTORIC AND LANDMARKS PRESERVATION BOARD (HLPB)

In 2002, the Common Council of the City of Peekskill adopted a new Chapter 186A of the Peekskill City Code entitled, "Historic Districts and Landmarks Preservation," which is intended to protect and preserve the distinctive architectural character of historic properties in the City of Peekskill.<sup>1</sup> This legislation established the Peekskill Historic and Landmarks Preservation Board (HLPB), which advises property owners on issues related to the preservation of historic architecture. One of the Board's duties is to make recommendations to the Common Council as to which individual historic properties and historic districts in Peekskill merit the recognition and protection provided by such local designation. On March 26, 2001, the Common Council designated Peekskill's downtown area as the City's first local historic district. The district boundaries and a list of properties within the district are included in this document.

The HLPB is a seven-member volunteer body whose members are appointed by the Common Council to a three-year term. The members are chosen from a field of knowledgeable people who are sensitive to the character of the Peekskill Historic District and who want to work with owners and tenants in developing successful construction plans. The HLPB meets monthly on a published schedule.

The operation of the HLPB provides protection and a degree of aesthetic control over the *exterior architectural character* of the buildings in the district. There is no restriction on the sale or lease of any privately-held properties in the district. However, in order to avoid misunderstandings, it is recommended that existing owners and potential new owners or

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<sup>1</sup>The City's first historic preservation ordinance was adopted in June, 1999.

tenants become familiar with the process by calling the Department of Planning and Development before contemplating work.

## **THE REVIEW PROCESS**

If a property owner or tenant plans to undertake any alterations or additions to the exterior of properties located in the historic district (including rehabilitation, new construction, the installation of signs, awnings, fences, etc.), the ordinance requires that the plans be submitted to the City for the review of the HLPB. No permit or review is required for interior alterations unless they effect the exterior appearance of the property. A sample Certificate of Appropriateness application is included within this document, listing the information required for review. Incomplete forms and missing information will delay the timely review of the project by the HLPB.

Applications for a Certificate of Appropriateness should be filed with the Department of Planning and Development at least three weeks prior to the scheduled HLPB meeting. The HLPB's review will be based upon these *Design Guidelines*. Applicants will always be notified of the date and place of the HLPB meeting, so that they can attend and be an active part of the process.

After reviewing the proposed project, the HLPB offers its opinion as to the appropriateness of the work and its conformity to the *Design Guidelines*. If the HLPB finds that the proposed work meets the *Guidelines*, a Certificate of Appropriateness will be issued and the project can proceed accordingly.

The Certificate of Appropriateness (COA) is the HLPB's official approval of an application and gives the Building Inspector permission to issue a Building Permit if all of the other approvals are in place. If a Building Permit is not issued within one year of the date of the COA approval, the COA expires. Work cannot be suspended for more than one year from the date of the COA approval. The Building Inspector will verify that construction follows approved plans. It is critical that the work is performed as proposed by the applicant and as approved by the HLPB. Any deviations from the approved plans must be resubmitted for review. Property owners may be required to remove unapproved work.

## **WHEN IS A CERTIFICATE OF APPROPRIATENESS REQUIRED?**

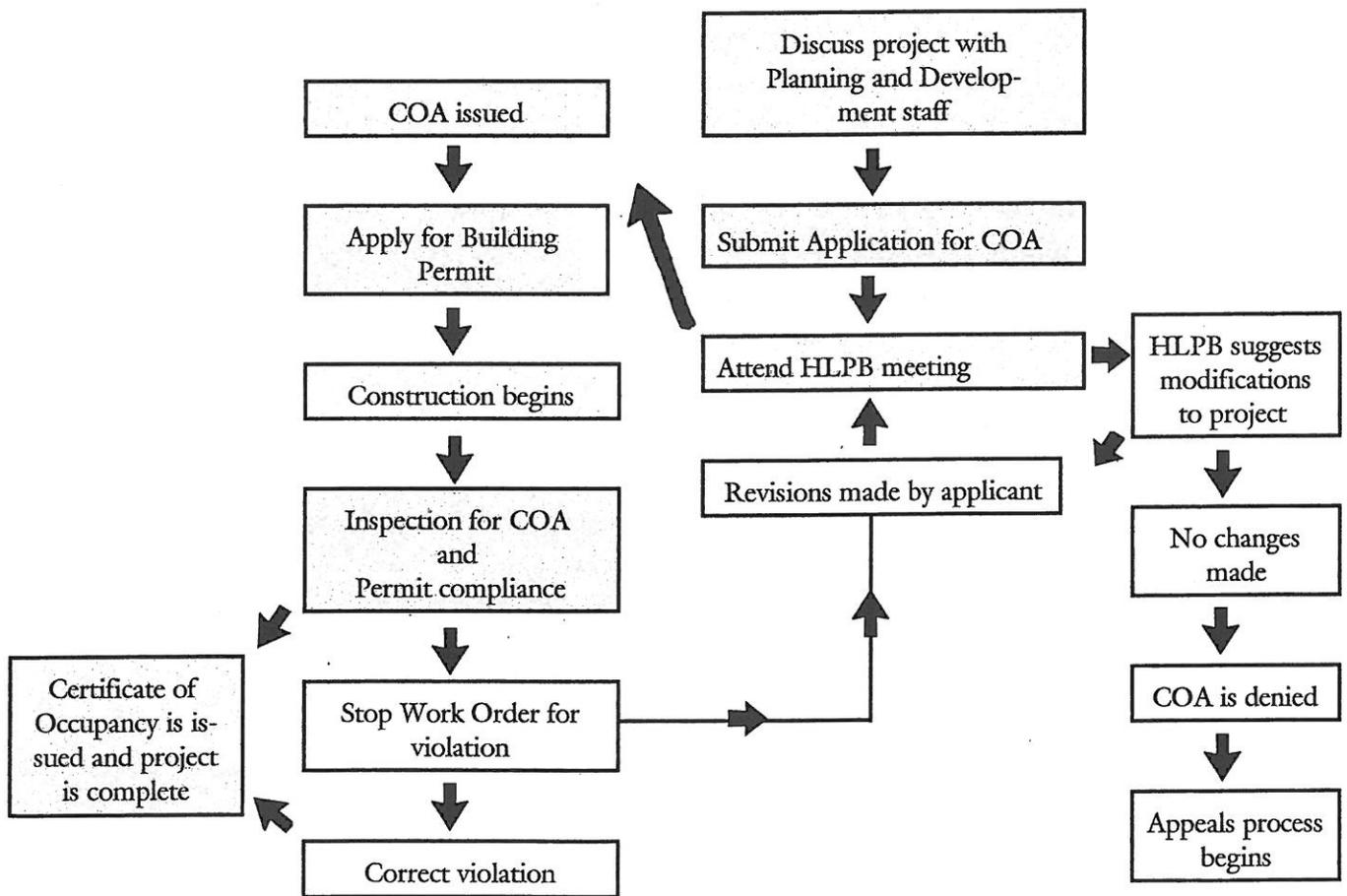
Any treatment which affects the exterior of the building or property (including new construction) requires the approval of the HLPB, *before the work begins*. This includes the

modification of nearly every aspect of the property and building exterior and includes window changes, modifications to doors, roofs, and porches, the installation of siding, storefront remodeling, fences, signage, and awnings. The HLPB reviews only those changes that are proposed by the applicant and which affect the exterior of the property or building. If an owner or tenant is repairing with the exact same material which is present on a building or is repainting in exactly the same color, then no review is required. However, if an architectural feature is being replaced in its entirety, a COA is required. If property owners or tenants are not sure as to the requirements, the safest solution is to call the City and inquire.

The HLPB is aware that the needs of the twenty-first century are vastly different from those of the nineteenth, when many of the buildings in the district were built. The HLPB is keenly interested in helping owners and tenants to find appropriate and cost-effective ways to meet modern requirements without seriously affecting the architectural integrity of the property. The HLPB recommends the replacement of documented missing features whenever possible. Owners and tenants within the Downtown Peekskill Historic District are encouraged to consult with the HLPB so that all results will be in harmony with the general historic and architectural character of the district.

## FLOW CHART ILLUSTRATING THE APPLICATION, REVIEW, AND APPROVAL PROCESS FOR A CERTIFICATE OF APPROPRIATENESS

The flow chart below is provided to illustrate the process associated with securing approvals to undertake exterior rehabilitation of properties within the Downtown Peekskill Historic District. Those steps within the shaded boxes are typically involved in the process; the unshaded boxes contain steps which *may* occur. In addition to the steps below, some projects will require additional applications for a variance, site plan approval, a special permit, etc. Owners, tenants, and contractors are urged to contact the Planning and Development Department or the Building Department prior to making any commitments, ordering materials, or beginning work.



## **EMERGENCY REPAIRS**

In isolated cases, the Building Inspector of the City of Peekskill may determine that a building within the Downtown Historic District requires immediate repair or stabilization in order to protect the building, its contents, or the public. In such cases, the owner of the building may make temporary repairs to accomplish such stabilization. Owners should do no more work than is necessary for stabilization without first consulting the Department of Planning and Development.

## **BENEFITS OF PROPERTY OWNERSHIP IN THE DOWNTOWN PEEKSKILL HISTORIC DISTRICT**

Historic preservation assists with the revitalization, stabilization, and enhancement of the district. In many cases an important result of preservation activities is increased property values, a fact which has been demonstrated in communities with established historic districts. The creation of an historic district typically results in improved property maintenance and a heightened sense of cooperation, all of which is directed at making Peekskill a better place in which to live, work, and play. Historic designation fosters community cohesion, identity, and pride, along with an appreciation of the historic character of the community and concern for its future.

## **THINGS TO REMEMBER**

The HLPB always welcomes questions relating to exterior improvement, restoration, and sensitive rehabilitation of properties in the Downtown Peekskill Historic District. Before making any commitment for exterior alterations to buildings within the district, owners, tenants, or contractors should consult with the HLPB and obtain all the necessary permits.

**PLEASE CALL THE PEEKSKILL DEPARTMENT OF PLANNING AND DEVELOPMENT AT 914-734-4210 WITH ANY QUESTIONS AND BEFORE SUBMITTING YOUR APPLICATION, ORDERING CONSTRUCTION MATERIALS, OR STARTING WORK .**

**APPLICANTS MAY ALSO OBTAIN INFORMATION AND APPLICATION FORMS FROM THE CITY'S WEBSITE: [www.ci.peekskill.ny.us](http://www.ci.peekskill.ny.us).**

## EXTERIOR SURFACES

### 1.0 Masonry Wall and Foundation Surfaces

- 1.1 Exposed masonry surfaces should remain exposed. Historic masonry surfaces should not be covered with artificial materials (dryvit, vinyl or aluminum siding, T-111, etc.).
- 1.2 Previously unpainted masonry surfaces should not be painted, since paint will obscure defining features such as joint profiles and bonding patterns and will also create an instant and continuing maintenance expense for the future.



Fig. 2 The cleaning of this previously-unpainted 1880s building demonstrates the dramatic visual effect of properly executed masonry cleaning. Using an environmentally-acceptable cleaning solution and a low-pressure water rinse, the surfaces were cleaned without any repointing being necessary.

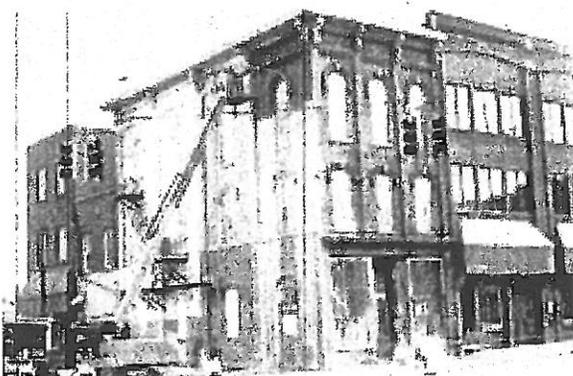


Fig. 3 The process of cleaning a painted historic building involves both the stripping of paint and cleaning of dirt which has accumulated on the surface.

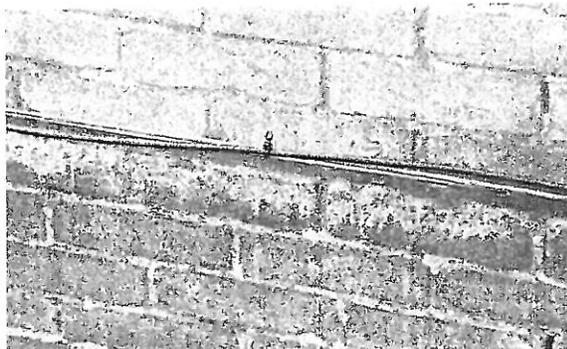


Fig. 1 The mounting of utility wires on the surfaces of buildings in downtown Peekskill should be avoided. In no case should surface mounting occur on the facades of buildings.



Fig. 4 When paint is stripped from a historic building, not only must care be taken not to harm the brick and mortar, but the residue must be collected and disposed of in an environmentally-responsible manner (see Fig. 3, left). As shown in the "after" view, above, the results are impressive.

- 1.3 Some previously-painted masonry surfaces should be re-painted. If owners wish to clean the paint from historic 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 masonry 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*. Copies of these materials are available from the Planning and Development Office at City Hall.



Fig. 5 A test patch taken prior to a cleaning project will confirm whether or not a building is a candidate for such rehabilitation activity.

1.4 A test patch should be taken prior to beginning a major cleaning project, since the masonry may not be suitable for cleaning due to its age or condition, or the presence of replacement materials that are better masked with paint. Always inspect the building fully before beginning a cleaning project; window and door openings may have been altered and in-filled with brick that does not match the original and the building may look better re-painted than cleaned.

1.5 Masonry cleaning, particularly paint-stripping, must be undertaken in an environmentally-responsible fashion. The paint on older buildings in Peekskill is very likely lead-based, and when removed should be disposed of properly.

1.6 If repointing of historic masonry is necessary, the mortar should duplicate the original in color and composition and the re-pointed joint profiles should match the original. The use of mortar with a high Portland cement content should be avoided, since it is considerably harder than most historic masonry and can cause irreversible damage to the historic masonry units. Further guidance for repointing is found in the U. S. Department of the Interior's Preservation

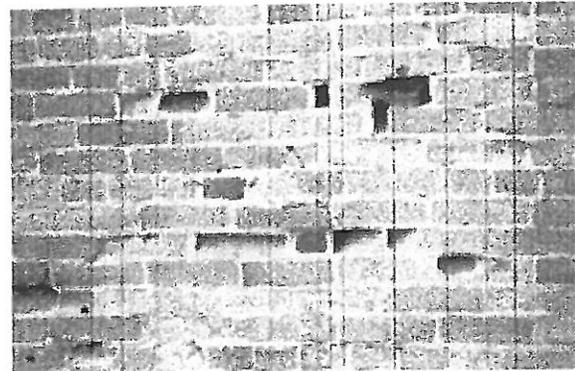


Fig. 6 When abrasive cleaning is undertaken, including treatments such as sandblasting or high-pressure water washing, spalling can occur to the soft brick surfaces of historic brick such as that found throughout downtown Peekskill.

Brief No. 2, *Repointing Mortar Joints in Historic Brick Buildings*. Copies of this material are available from the Planning and Development Office at City Hall.

## Sample specification for masonry cleaning and re-pointing projects

The building will be cleaned using the ----- cleaner, as manufactured by the ---- Company, diluted as recommended by the manufacturer. The cleaner will be applied to pre-wet masonry and will be allowed to dwell on the surface long enough to assure that the paint and staining are loosened satisfactorily. The walls will be rinsed with a cold pressure wash not to exceed 500 psi at 4 to 5 gpm, using a 45-degree fan-tip nozzle held no closer than twelve inches from the surface. If needed, a poultice with an appropriate solvent will be applied to those locations with excessive staining.

The mortar joints will be spot-pointed with a matching mortar in the proportion of one part Portland (ASTM C-150, Type II, white, non-staining), two parts lime (ASTM C-207, Type S, hydrated), and six parts sand (ASTM-C-144). All new mortar will match the color, texture, composition, joint profile, and width of the original mortar.

- 1.7 If patching or replacement of brick is necessary, used brick should be used, with the surface of the brick intended for the exterior being so placed. Replacement bricks that fail to match the original in size, shape, and color should not be used.

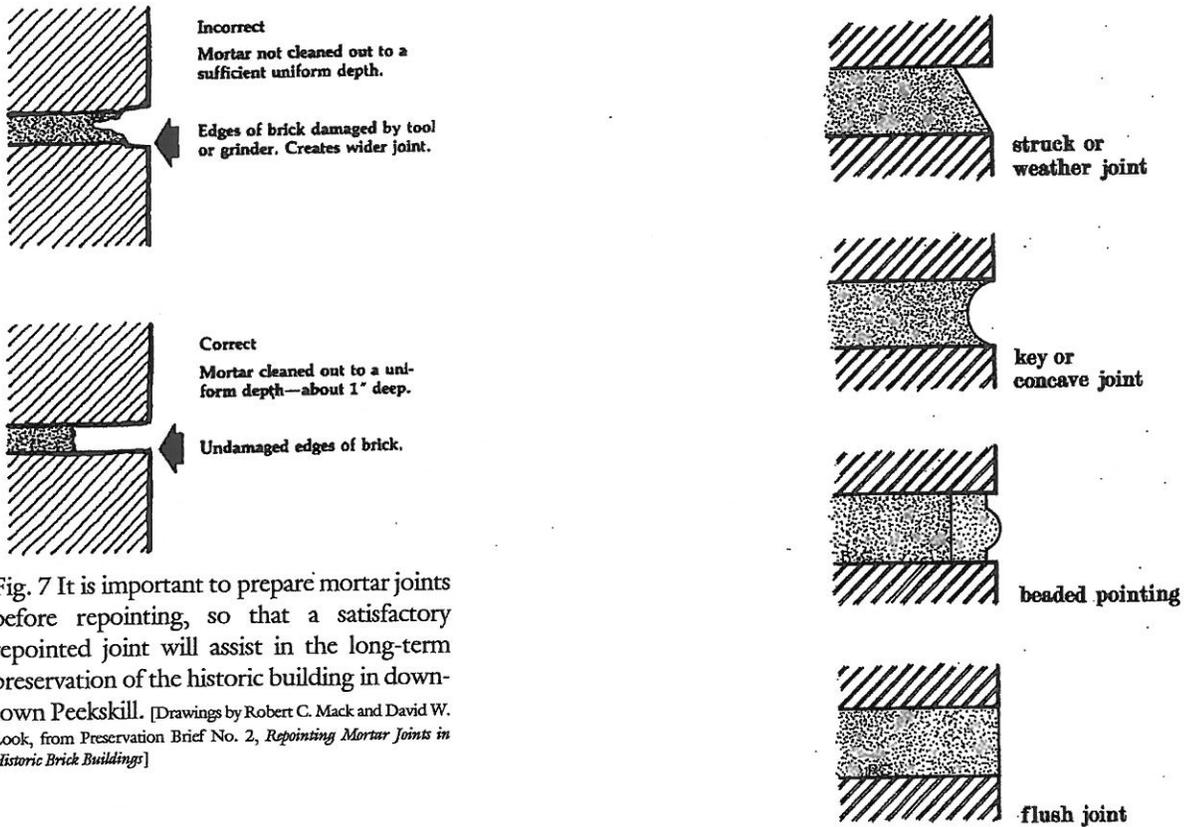


Fig. 7 It is important to prepare mortar joints before repointing, so that a satisfactory repointed joint will assist in the long-term preservation of the historic building in downtown Peekskill. [Drawings by Robert C. Mack and David W. Look, from Preservation Brief No. 2, *Repointing Mortar Joints in Historic Brick Buildings*]

Fig. 8 When repointing occurs, whether it involves brick or stone, the repointed joint profile should match the original. Above are several distinct types of joint profiles; most masonry within the Downtown Peekskill Historic District is laid with a flush joint. [Drawing from *Guidelines for Restoring Brick Masonry*, British Columbia Heritage Trust Technical Papers Series]

1.8 Most foundations within the Downtown Peekskill Historic District are of sandstone, which may be subject to delamination (“sloughing off”). Care should be taken to avoid the replacement or covering of historic foundations and also to keep them free from concentrations of excessive moisture.

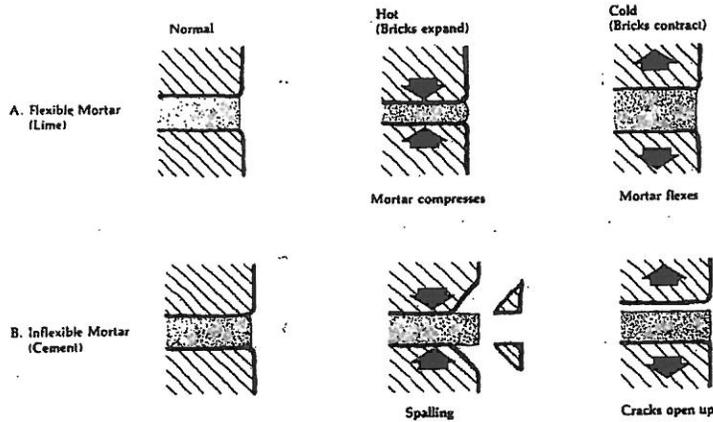


Fig. 9 The use of mortar which is significantly harder than the original can cause irreparable damage to historic bricks. This illustration shows the effect of changes in temperature upon a flexible lime mortar (top) and an inflexible high-cement mortar (bottom). As freezing and thawing occurs, the materials expand and contract; inflexible mortar will cause the bricks to fail and spall. [Drawing adapted from *Maintenance for Old Buildings*, National Swedish Institute for Building Research as reprinted in Preservation Brief No. 2, *Repointing Mortar Joints in Historic Brick Buildings*]

## 2.0 Wood Surfaces

- 2.1 All surfaces of wood should be kept free from moisture penetration.
- 2.2 Damaged wood siding should be repaired rather than replaced.
- 2.3 When replacement of deteriorated wood is necessary, it should be carried out with new wood of matching size and profile.
- 2.4 Deteriorated wood surfaces should never be painted or otherwise covered without identifying and treating the initial causes of the deterioration.
- 2.5 New wood should be back-primed (painting the surfaces which are not to be visible) prior to installation and all previously-painted wood surfaces should be scraped, sanded, and cleared of debris prior to painting.
- 2.6 Deteriorated wood should be repaired using epoxy wood consolidants wherever possible.



Fig. 10 As shown in the above photo of two previously-identical houses, the installation of non-historic siding results in significant damage to the historic character of the building. Such treatments should not be undertaken in downtown Peekskill.

- 2.7 The removal of non-historic siding from wood buildings is encouraged. Care should be taken to plan for the repair of the original material after the non-historic siding is removed.
- 2.8 The application of non-historic siding material is discouraged throughout the Downtown Peekskill Historic District. Its approval will be on a case-by-case basis, and its application should always incorporate the retention of door and window frames and the use of corner boards.



## WINDOWS AND DOORS

### 3.0 Windows and Doors

- 3.1 Windows and doors are among the most defining features on the buildings in the Downtown Peekskill Historic District, and can account for as much as one-third of a building's surface area. As such, their care is extremely important and alterations should be carefully planned. The relationship of wall surface to openings-- often called the "rhythm" of the windows and doors--should be maintained.

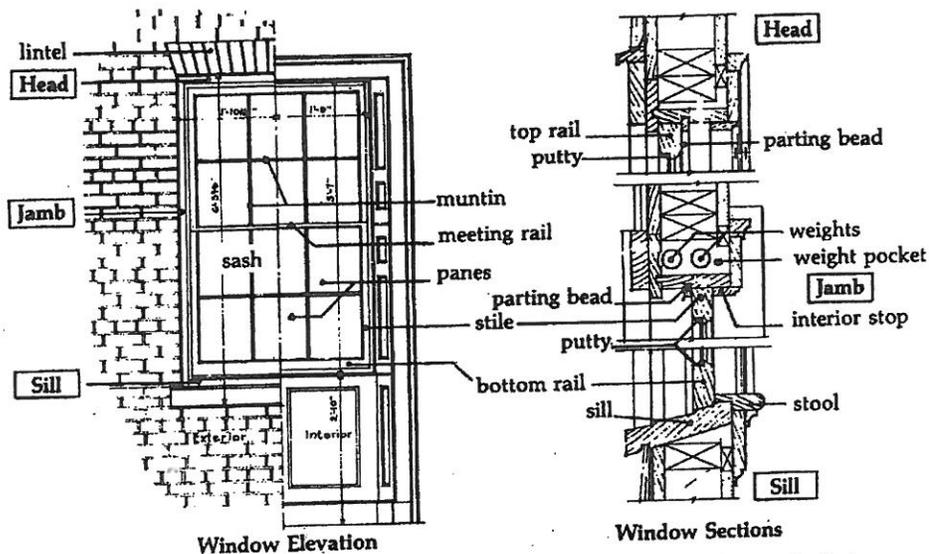


Fig. 11 The above drawings identify a variety of the elements of historic wood windows such as those found throughout downtown Peekskill. [from Preservation Brief No. 9, *The Repair of Historic Wood Windows*]

- 3.2 The overall size of window and door openings should not be modified and openings that have been changed should be returned to their original dimensions whenever feasible.
- 3.3 Windows and doors should be repaired rather than replaced. If replacement is necessary, such treatment should be undertaken using units that match the original as closely as possible in material, configuration of panes, and dimension.

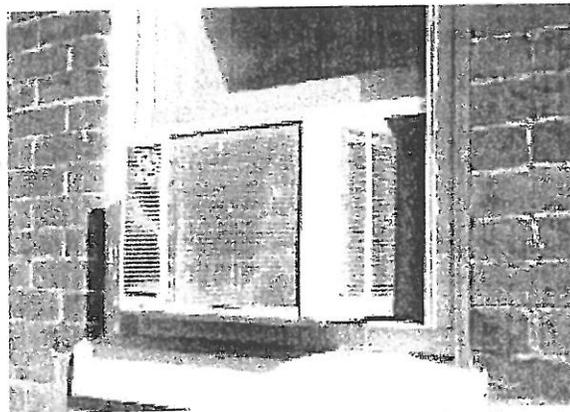


Fig. 12 Window air conditioners should be installed only on secondary elevations--preferably on the rear or side of a building--and should never damage historic building materials.

- 3.4 Avoid the temptation to “early up” a building by installing windows with small-paned sash unless the historic appearance of such sash can be documented. Most buildings in the historic district of Peekskill were constructed after large sheets of plate glass became available, and the use of small-paned sash in these buildings is inappropriate.
- 3.5 Storm doors and windows may be used in the historic district, but their finish should be painted to match the other trim on the building; they should not be shiny. Full-glass storm doors are preferred; in all cases, storm doors should expose as much of the inside door as possible; “cross-buck” storm doors are architecturally inappropriate and should not be used.
- 3.6 If exterior storm windows are used, they should fit the opening of the windows without having to infill any portion of the opening or flattening any portion of an arch. Storm windows should be installed within the window opening, rather than on the outside surface of the building or the window frame and dividers should match those on the primary window unit.
- 3.7 Interior storm windows offer a highly effective solution to air infiltration and do not compromise the exterior appearance of the window; often, a window with a curved sash has a flat-topped inside frame which can easily accommodate an interior storm window.
- 3.8 Shutters should be used only when their original appearance can be documented by physical evidence (shutter hinges, silhouettes, or holes in window frames) or through a photograph. If shutters are to be used they should be hung onto the face of the window frame--not the wall--using hinges and should be sized to fit one-half of the window opening. Shutters should be only of wood construction.
- 3.9 Avoid the placement of window air conditioners where they will be easily seen from the street; attempts should be made to insert units on secondary elevations.
- 3.10 The reflective quality of windows in downtown Peekskill should not be altered with the installation of tinted glass or the coating of the surfaces of the glass.

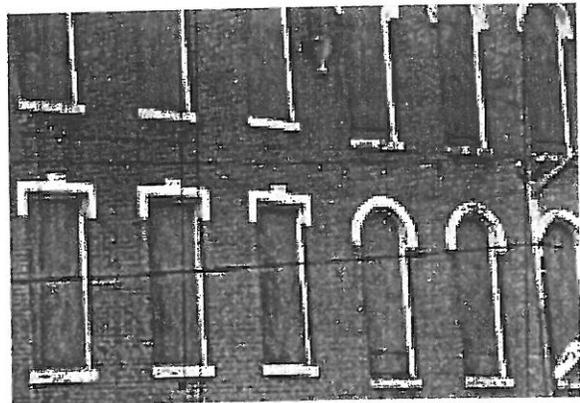
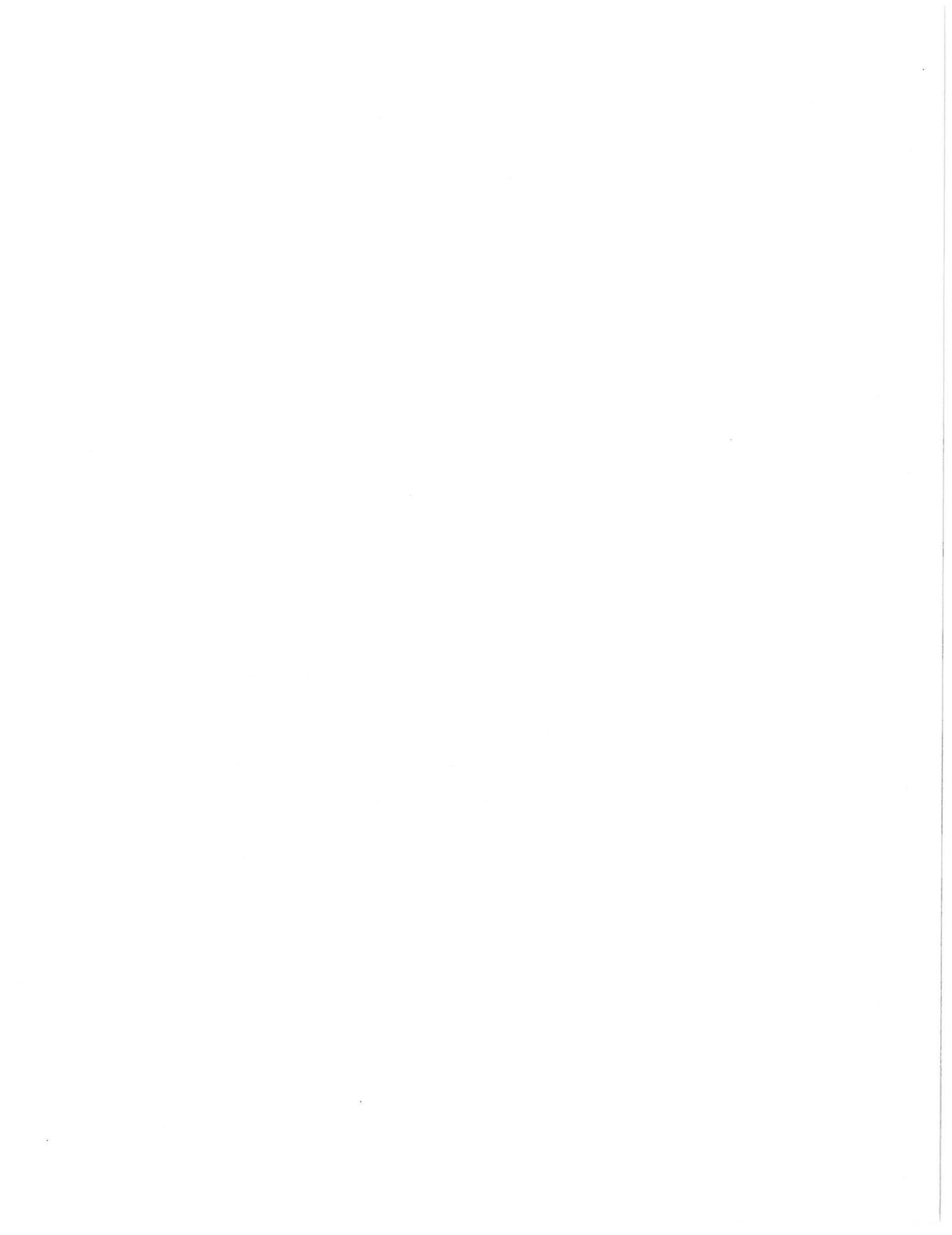


Fig. 13 Whether space is vacant or fully-utilized, windows should always be maintained in good condition, without broken panes or deteriorated trim. The boarding up of windows should not occur within the historic district.

- 3.11 Handicapped accessibility improvements required by the Americans with Disabilities

Act (ADA) or with the New York Building Code must comply with the historic district guidelines. While providing barrier-free access, improvements must not compromise historic integrity or be visually intrusive.

- 3.12 Consult additional guidance found in the U. S. Department of the Interior's Preservation Brief No. 3, *Conserving Energy in Historic Buildings* and in Preservation Brief No. 9, *The Repair of Historic Wooden Windows*. Copies of this material are available from the Planning and Development Office at City Hall.



## ROOFS, CHIMNEYS, AND PORCHES

### 4.0 Roofs, Gutters, and Downspouts

4.1 Attend to all structural and drainage systems (gutters, flashing, coping, etc.) before undertaking any roof project.



Fig. 14 If buildings and their individual components are not maintained regularly, deterioration will surely follow. In the photo above, dirt has accumulated in the gutter, encouraging the growth of unwanted and potentially damaging plant material.

4.2 The form and pitch of historic rooflines should always be maintained.

4.3 Historic roofing material should be repaired, rather than replaced whenever feasible.

4.4 If a roof is highly visible, then replacement material should match the original as closely as possible in scale, texture, and color. If the roof surface is not visible--such as on a commercial building with a nearly flat pitch--then a contemporary material such as rubber is acceptable.

4.5 The replacement of existing roofing material with new material which matches in color, composition, and texture is generally preferred.

4.6 Avoid re-roofing over an existing roof.

4.7 Ornamental features applied where a roof and wall intersect--such as gable-end trim and cornices--are highly significant elements and should always be repaired as needed and retained.

4.8 Vents should be placed on inconspicuous elevations.

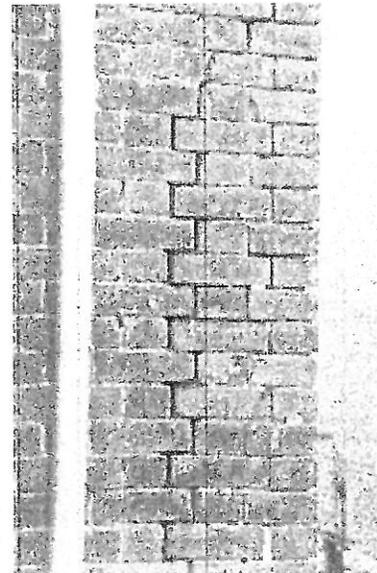


Fig. 15 The new half-round downspout shown above was installed well after the lack of proper drainage had caused failure in the corner of this historic brick building. Proper guttering and water diversion systems should be well-maintained throughout the historic district.

## Guide to Slate Replacement & Repair

The following guidelines are provided to assist in the repair/replace decision making process:

1. Consider the age and condition of the roof versus its expected serviceable life, taking into account the type of slate employed.
2. Calculate the number of damaged and missing slates. Is the number less than about 20%? Is the roof generally in good condition? If so, the roof should be evaluated for *repair* rather than replacement. Also, keep in mind that the older a roof becomes, the more maintenance it will likely require.
3. Determine if active leaks are present and identify their source. **Do not assume the slates are leaking**--gutters, valleys and flashings are more likely candidates. "False leaks" can be caused by moisture condensation in the attic due to improper ventilation.
4. Check the roof rafters and sheathing for moisture stains. Poke an awl into the wood to determine if it is rotted. Remember that very old, delaminating slates will hold moisture and cause adjacent wood members to deteriorate even if there are no apparent leaks.
5. Are many slates sliding out of position? If so, it may be that ferrous metal fasteners were used and that these are corroding, while the slates are still in good condition. Consider salvaging the slates and re-laying them on the roof. If the slates have worn around the nail holes, it may be necessary to punch new holes before re-laying them.
6. Consider the condition of the roof's flashings. Because slate is so durable, metal flashings often wear out before the slate does. Examine the flashings carefully. Even the smallest pinhole can permit large quantities of water to enter the building.
7. Is the deterioration of the slate uniform? Often this is not the case. It may be that only one slope needs to be replaced and the other slopes can be repaired. In this way, the cost of replacement can be spread over many years.
8. Press down hard on the slates with your hand. Sound slates will be unaffected by the pressure. Deteriorated slates will feel brittle and will crack. Tap on slates that have fallen out or been removed. A full, deep sound indicates a slate in good condition, while a dull thud suggests a slate in poor condition.
9. Are new slates readily available? Even if replacement is determined to be necessary, the existing roof may have to be repaired to allow time for documentation and the ordering of appropriate replacement slates. [From Preservation Brief No. 10, *The Repair, Replacement, and Maintenance of Historic Slate Roofs*]

- 4.9 Replacement gutters and downspouts should be of a full-round or half-round form for nineteenth- and early twentieth-century buildings and should be painted to match the closest surface (wood trim, brick, etc.). These features may be of terne plate, stainless steel, or heavy-weight aluminum. Original gutters and drainage features should be maintained whenever possible.
- 4.10 New flashing should be painted according to the manufacturer's specifications. It is recommended that step flashing be maintained whenever possible.
- 4.11 Satellite dishes, antennas, etc. should be small and should be located inconspicuously and attached to the building in a manner that does not harm historic building materials. Locations not observable from the street are ideal.
- 4.12 Consult additional detailed roofing-related guidance found in U. S. Department of the Interior Preservation Briefs No. 4, *Roofing for Historic Buildings* and No. 29, *The Repair, Replacement and Maintenance of Historic Slate Roofs*. Copies of this material are available from the Planning and Development Department at City Hall.

## 5.0 Chimneys and Other Areas of Moisture Penetration

- 5.1 Chimneys, dormers, and snowguards are important architectural features and should be retained in any roofing project. Chimney rehabilitation and reconstruction should match the original in dimension, materials, brick pattern, details, and form as closely as is possible.
- 5.2 The parging (stuccoing) of previously-unparged chimneys is not acceptable.
- 5.3 Exposed portions of flue liners should be painted with heat-resistant paint to match the color of the brick chimney.
- 5.4 Boxed wood or sided chimneys are not permitted.

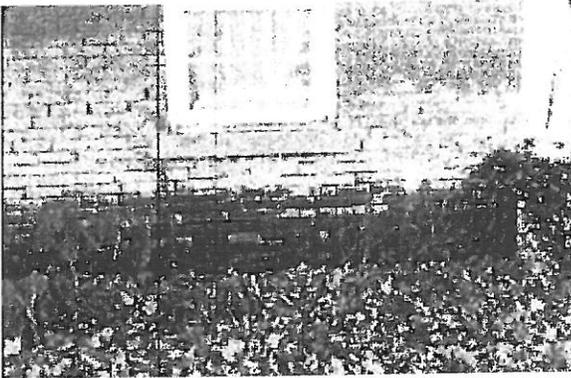


Fig. 16 The lack of proper drainage systems has created serious problems for this historic brick building, including the growth of moss on the sides, the penetration of moisture into the surfaces, and the accelerated deterioration of the brick and mortar. This problem can occur on residential or commercial buildings of wood or masonry construction.

- 5.5 Proper cyclical maintenance is vital if Peekskill's historic buildings are to be maintained properly. Owners should assure that moisture is kept away from foundations and that excessive accumulation of dirt does not occur in gutters, along flat roof surfaces, etc.

## 6.0 Porches

- 6.1 Some properties in the historic district retain their original or early porches. Porches may not be on primary elevations, but they are nonetheless important features and should be retained.
- 6.2 Porches will last nearly indefinitely if they are properly maintained and kept watertight. Some components of porches are more exposed to the elements than are others, but all elements--columns, posts, balusters, stairs, floors, lattice skirts, brackets, etc.--should be kept in a watertight condition by routine caulking and painting.
- 6.3 Porches should not be enclosed to create additional living space. If enclosure is necessary, it should be carried out in such a manner that it is reversible and that historic features are not damaged or destroyed. Every effort should be made to assure that the enclosed porch still looks like a porch, not an enclosed room.

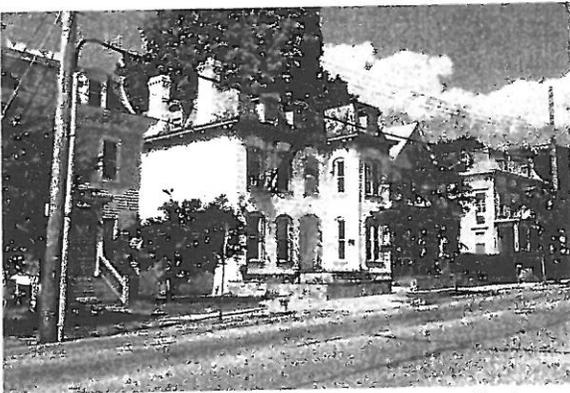


Fig. 17 Most porches within the downtown district are found on the spacious homes along "Doctor's Row" on Main Street. Existing historic porches should be retained and carefully repaired and the design of replacement porches should be based upon solid physical or documentary evidence.

- 6.4 Avoid the construction of new porches without evidence that an earlier porch existed on the property. Similar properties within the district can be examined to determine the size, configuration, and materials of porches.
- 6.5 Porch components should be repaired rather than replaced. If deterioration is too severe, then replacement units should match the original. Contemporary stock replacement components--columns and balusters, for example--are often not scaled properly to match historic buildings and should be avoided.

## **PAINTING**

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### **7.0 Painting**

Paint provides protective measures and decorative treatments, which have significant effects on the appearance of the nineteenth- and twentieth-century architecture within the Downtown Peekskill Historic District.

- 7.1 If paint failure is occurring, always identify and treat the source of the problem before beginning a painting project.
- 7.2 All surfaces should be dry and properly prepared prior to painting. Careful scraping and hand-sanding will assure that the surfaces are free of debris.
- 7.3 Caulk all joints carefully; caulking not only provides for a more uniform painted surface but can also assist in creating a more energy-efficient building.
- 7.4 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 the longest durability.
- 7.5 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.
- 7.6 Ideally, oil-based paint should be applied over oil-based paint, and latex over latex; oil over latex will fail and should not be used.
- 7.7 Clear finishes and stains are not appropriate for historic buildings within the Downtown Peekskill Historic District.
- 7.8 If pressure-treated wood has been used for a project, it should be painted as recommended by the manufacturer and using appropriate colors.
- 7.9 Take all necessary precautions relative to lead paint in accordance with state and local regulations.
- 7.10 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 appear in the Bibliography.

- 7.11 Great care should be taken if removing paint with devices which produce heat to lift layers of paint; such devices can ignite the very old and exceedingly dry building materials found throughout the district.
- 7.12 Consult U. S. Department of the Interior Preservation Brief No. 10, *Exterior Paint Problems on Historic Woodwork*. Copies of this material are available from the Planning and Development Department at City Hall.

## COMMERCIAL ARCHITECTURE

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### 8.0 Commercial Architecture, General

All issues set forth in Sections One through Seven are applicable to commercial buildings. The following specialized information applies to buildings originally erected for commercial uses.

- 8.1 The facades of the historic commercial buildings in downtown Peekskill consist of three major components: the storefront--the first story; the upper facade--the second and third story; and the cornice--the decorative feature at the top. Each of these elements is important and should be maintained accordingly.

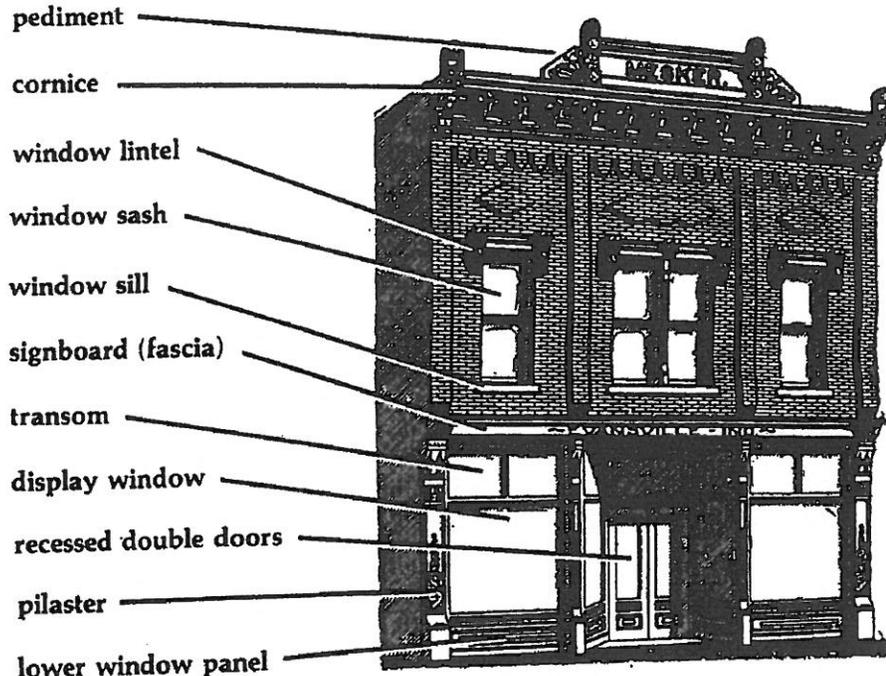


Fig. 18 This commercial facade was featured in the 1905 sales catalog of Mesker Brothers, a leading manufacturer and distributor of storefronts and ornamental metal trim. It is characteristic of most of the historic facades in downtown Peekskill. [reprinted and titles added in Preservation Brief No. 11, *Rehabilitating Historic Storefronts*]

- 8.2 Consult detailed guidance found in the following specialized publications dealing specifically with historic commercial facades:

- U. S. Department of the Interior Preservation Brief No. 11, *Rehabilitating Historic Storefronts*.

- Preservation League of New York State Technical Publication No. 2, *A Practical Guide to Storefront Rehabilitation*
- National Main Street Center publication, *Keeping Up Appearances: Storefront Guidelines*.

Copies of all these materials are available from the Planning and Development Department at City Hall.

## 9.0 Storefront

- 9.1 As with other types of buildings, avoid the use of historically-inappropriate materials. Storefronts are highly visible and materials should be of the best possible quality.
- 9.2 The storefront area should remain as transparent as possible. Display windows should not be reduced in size; if the retail space is converted to a different use, privacy can be assured by using blinds or curtains.
- 9.3 If display windows are replaced, replacement should use laminated glass (or insulated glass with divided-light windows) and should retain traditional display window dimensions.

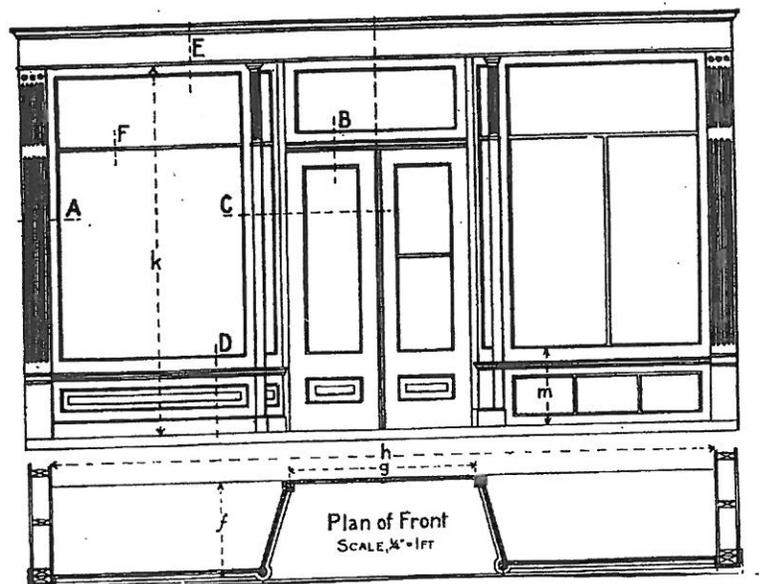


Fig. 19 This storefront drawing appeared in elevation and plan in the 1903 edition of the *General Catalog of E. L. Roberts*, Chicago-based millwork specialists. It shows the transparent qualities of the early twentieth-century storefront, the recessed entrance, bulkheads, transoms, etc., which should be retained in Peekskill's commercial buildings or should be designed in the course of storefront reconstruction projects.

- 9.4 If transom windows are found above the display windows, they should be retained, particularly if they are of art glass. In new storefront construction, transoms may or may not be included within the design.
- 9.5 Bulkheads below the display windows should be retained. If new bulkheads are to be installed, they should be of wood, and may have recessed panels (molding strips applied to the surface should be avoided). They should not be any more than about twenty inches in height.
- 9.6 Significant surviving historic elements, such as storefront cornices and cast iron features, should be retained and re-used in any rehab project.
- 9.7 Entry doors set flush with the building should be avoided. Instead, doors should be recessed within an entryway set at about a thirty-degree angle to the plane of the building, as shown on the drawing on page 16. The recessed and sloping entry provides a more inviting entrance and creates additional sight line opportunities for visual merchandising.
- 9.8 The storefront should be visually “contained” within the vertical structural piers of the building. Storefront materials and color should not spill onto the piers which frame the storefront.
- 9.9 Substitute materials conveying the same sense as the original may be considered for rehabilitation projects.

## 10.0 Upper Facade

- 10.1 Windows should be retained within the upper facade without alteration to their openings; refer to guidelines for windows in Section 3, above.
- 10.2 Original exterior surfaces should be retained or restored if they have been covered or otherwise altered; refer to comments about masonry cleaning, wood wall surfaces, repointing, and painting, above.

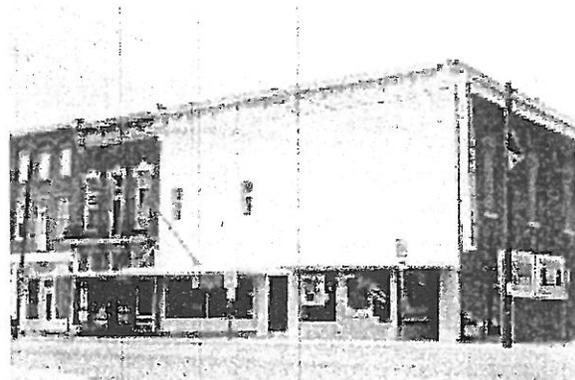


Fig. 20 The above photo illustrates the practice of “slipcovering,” involving the cladding of the upper facade on commercial buildings in non-historic materials. Such treatment is not appropriate for the Peekskill Historic District.

## 11.0 Cornice

- 11.1 Cornices on buildings in downtown Peekskill should be retained and repaired as needed.
- 11.2 Brick cornices should be repointed as needed; refer to repointing guidelines, in Section 1, above.
- 11.3 Wood cornices should be repaired, primed, and painted; refer to painting guidelines in Section 7, above.
- 11.4 Metal cornices may be repaired as one would repair metal on an automobile, by using body putty or a similar material and then selecting appropriate colors for the final finish coat.
- 11.5 Cornice replacement projects which seek to replace lost wood or metal features may employ wood or a synthetic such as "Fypon" or an equivalent, but should always match the scale of the original feature.

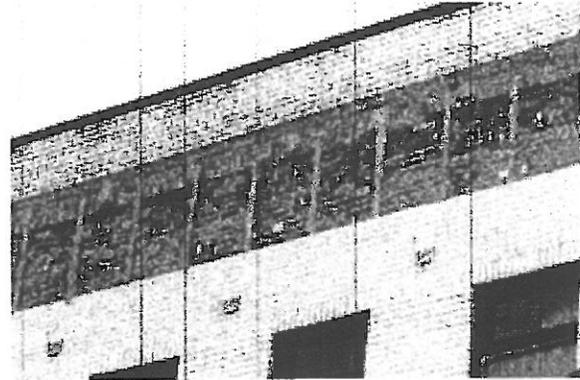


Fig. 21 Cornices throughout the Peekskill Historic District should be retained and kept in good repair. When such important features are allowed to deteriorate and are lost, as is shown above, irreparable damage is done to the historic character of the individual building and the district as a whole.

### Guidelines for Rehabilitating Existing Historic Storefronts

1. Become familiar with the style of your building and the role of the storefront in the overall design. Don't try to "early up" a storefront. Avoid stock "lumberyard colonial" detailing such as pedimented frontispiece entrances, coach lanterns, pent roof overhangs, wood shakes, non-operable shutters, and small-paned windows except where they existed historically and where the presence of such features can be documented.
2. Preserve the storefront's character when a new use occurs on the interior. If less exposed window area is desirable, consider the use of interior blinds and insulating curtains rather than altering the existing historic fabric and window-to-wall ratio.
3. Avoid use of materials that were unavailable when the storefront was constructed; this includes vinyl and aluminum siding, anodized aluminum, mirrored or tinted glass, artificial stone, and brick veneer.
4. Choose paint colors based on the building's historical appearance. In general, do not coat surfaces that have never been painted. For some storefronts, contrasting colors may be appropriate, but avoid too many colors on a single facade.

[Adapted from Preservation Brief No. 11, *Rehabilitating Historic Storefronts*]

## Guidelines for Designing Replacement Storefronts

1. **Scale:** Respect the scale and proportions of the existing building in any new storefront design.
2. **Materials:** Select construction materials which are appropriate to the storefront: wood and glass are usually more appropriate replacement materials for Peekskill storefronts than is masonry which tends to overpower the storefront and its individual components.
3. **Cornice:** Respect the horizontal separation between the storefront and the upper facade. In many cases, a cornice or fascia board was provided to accommodate the storefront signage. Such design is appropriate for new fronts as well.
4. **Frame:** Maintain the historic relationship of the storefront to the facade of the building and the streetscape. Most storefront frames are generally composed of horizontal and vertical elements and the entire storefront should not be recessed behind the plane of the rest of the building.
5. **Entrances:** Differentiate the primary retail entrance from any secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, particularly when suggested by architectural detailing on the upper stories.
6. **Windows:** The storefront generally should be as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.
7. **Secondary Design Elements:** Keep the treatment of secondary design elements such as graphics and awnings as simple as possible in order to avoid visual clutter both for the building and for the streetscape. [Adapted from Preservation Brief 11, *Rehabilitating Historic Storefronts*]

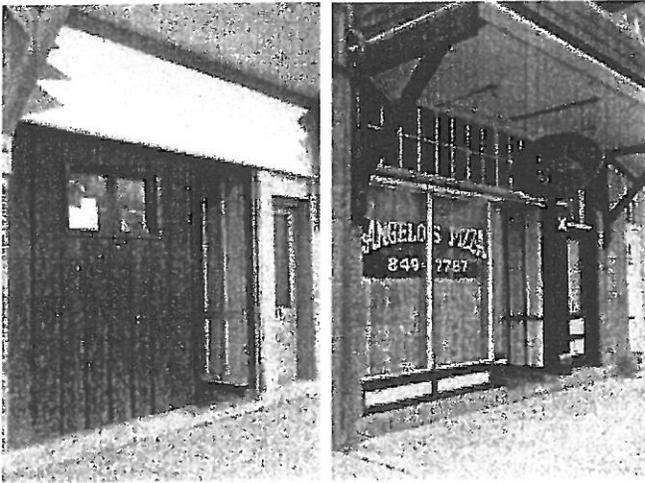


Fig. 22 The “before-and-after” views of this storefront rehabilitation project illustrate the design of compatible new bulkheads, the use of double-glazed display windows, the uncovering of previously-hidden transom windows, the use of color to accentuate architectural detail, and the highly effective use of both window and overhanging signage which is illuminated in an architecturally-compatible manner.



Fig. 23 Over the years, various renovation projects have resulted in the loss or obscuring of all historic materials on this nineteenth-century storefront. The latest application employed inappropriate treatments such as the use of artificial brick and a pent roof clad in wood shingles. Such rehabilitation treatments are not appropriate for the Downtown Peekskill Historic District.



## SIGNAGE AND AWNINGS

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### 12.0 Signage

The quality of the graphic message conveyed by a business district or a neighborhood in which commercial uses are permitted is nearly as important as is the district's architectural message. In older areas such as downtown Peekskill, signage should be designed in such a way that it does not impact adversely on the historic buildings found therein.

12.1 Secure a sign permit from the Department of Public Works; permits are required for most signage.



Fig. 24 The signage for this commercial building was carefully chosen and was executed in a manner consistent with the historic commercial character of the property, including the installation of a flat-mounted sign within the upright storefront piers and inside the signband designed for that particular storefront.

12.2 Signage should be installed in a manner that does not obscure or destroy significant features on a building.

12.3 Signage should be mounted so that holes can be patched easily; whenever possible, mount signs into mortar joints, not directly into the masonry units. If holes or hangers from earlier signs remain, try to make use of them.

12.4 Signs should be externally illuminated, not internally illuminated. "Gooseneck" lights should be used for signage hung from buildings and "up-lighting" should be used for free-standing ground signs.

12.5 Some commercial storefronts retain their natural sign-bands, constructed when the building was new. Signs should be placed

within these areas, either using painted signboards or individual three-dimensional letters.

12.6 The use of signage on converted residential buildings should be particularly sensitive to the original character of the property and the site; free-standing signage should be designed with attention to its visual impact on the building and the streetscape.

12.7 Painted window signs may be used in downtown Peekskill, but care should be taken to assure that inadequate interior ventilation will not cause the graphics to deteriorate.

12.8 The widespread use of neon, which involves delicate glass tubes filled with electrified gas, began in the 1920s; its use in downtown Peekskill is appropriate only when the sign is properly scaled and does not detract from the character of the building.

12.9 When a building has more than one commercial use, a building directory may be used in place of signage for each tenant, which can often result in a property's cluttered appearance. Directories should be as carefully crafted and compatible with the property as any other exterior treatment.



Fig. 25 This second-story directory incorporates the names of the tenants onto plaques which can be changed as tenants change. Although not apparent in the photo, the directory is also painted in the same combination of colors as the building itself.

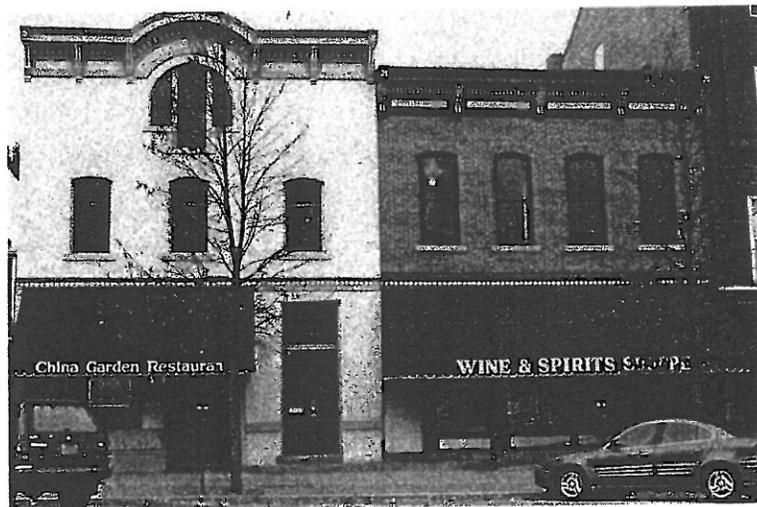


Fig. 26 These two buildings illustrate the use of stationary awnings whose location and graphics have been selected with great care. The use of such design solutions is encouraged for buildings throughout downtown Peekskill.

## General Guidelines for the Design and Installation of Signs on Commercial Buildings in Downtown Peekskill

1. Signage should express an easily-understood, simple message.
2. Choose lettering styles which are easily read.
3. Signs should be installed within the storefront area of the building; they should not “spill over” onto the storefront’s vertical piers or onto the upper facade.
4. Lettering should occupy about 60% of the area of the signband; graphics should not be too small to be read or so large that they overpower the storefront.
5. Whenever possible, choose colors which are compatible with the character of the district and with the individual building.
6. Avoid the use of internally-illuminated signs; in the context of a historic district, signs should be externally illuminated.
7. Signs should be compatible with the character of the district and the building with relation to their size, color, placement, and method of illumination.
8. Always consult the Department of Public Works before committing to the purchase of a sign.



Fig. 27 The commercial character of much of the Downtown Peekskill Historic District incorporates a diversity of design dating from the era of the Civil War through the post-World War Two years. Property owners and tenants should always assure that their construction projects will not cause irreparable damage to the historic fabric of the district.

## 13.0 Awnings

Awnings can be a highly effective means of providing visual excitement to an individual building or a commercial area.



Fig. 28 Only in selected instances is the use of synthetic materials appropriate within the historic district. One such example is depicted above in the synthetic awning fabric and the plastic letters which were employed in this very successful storefront rehabilitation project.

13.1 Like signage, awnings should be attached to buildings with a minimal effect on the architectural fabric.

13.2 While awnings are easily removed and usually cause no irreversible damage to the building, it is recommended that the traditional sloped awning form be used rather than awnings with more contemporary curved profiles or flat "marquee" canopies.

13.3 Awnings may be installed on a fixed, rigid frame of piping or may be retractable.

13.4 Since natural materials such as cotton and canvas are very susceptible to decay, it is recommended that awning fabric be of a synthetic material, such as "Sunbrella," or an equivalent.

13.5 Whenever possible, fabric color should be coordinated with the color of the building, storefront, signage, or other building component.

13.6 Graphics may be painted or sewn onto the valance, the sideflap, or the banner of the awning.

13.7 Proposed awning installation on buildings with a historic residential character will be reviewed on a case-by-case basis.

13.8 Consult detailed guidance found in the National Main Street Center publication, *Awnings for Main Street*, a copy of which is available from the Planning and Development Department at City Hall.



Fig. 29 The awning being installed here incorporates a system including a rigid pipe frame and a synthetic awning fabric. It is designed to remain extended throughout the year and employs a profile sufficiently sloped to assure that snow will not cause the structure to fail.

## DEPENDENCIES, OUTBUILDINGS, ETC.

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### 14.0 Dependencies and Other Associated Buildings

Dependencies include carriage houses, outbuildings, and garages, and are primarily found in the residential portion of downtown Peekskill.

- 14.1 Historic dependencies should be treated with the same care as the principal buildings which they serve, and should be repaired and retained.
- 14.2 Follow the maintenance techniques discussed above for principal buildings, since they apply to dependencies as well.
- 14.3 Adhere to the requirements for demolition of dependencies, which are the same for the requirements for other types of buildings; they appear in Section 16 of these *Design Guidelines*.



**15.0 Older Alterations to Existing Buildings**

The architectural character of downtown Peekskill evolved over a long period, and many changes which have occurred to the buildings in the district have acquired significance in their own right. Before removing features which may not be original, it is important to evaluate their own character and appearance.

- 15.1 Each property in the downtown should be viewed as a product of its own time, whether that time is the mid-nineteenth century or the earlier decades of the twentieth century.
- 15.2 When early modifications are architecturally compatible with the overall character of an individual building, such modifications should be respected as reflecting the long life of the property.
- 15.3 Do not demolish added features which were installed on buildings within the historic district without fully investigating their condition and the effect that such removal will have on the main building.



### 16.0 Demolition in Downtown Peekskill

In any historically-sensitive area, the demolition of significant properties is an irreversible and negative action whose impact will be felt in the district forever. Demolition is seldom an acceptable treatment for historic buildings in downtown Peekskill.

16.1 Demolition of buildings in downtown Peekskill shall not be undertaken unless it can be proven that:

- The building's structural failure has been clearly demonstrated by the presentation of sufficient documentation by an engineer or architect, or
- The safety of the public requires that the building be demolished, or
- All feasible alternatives to demolition have been explored by the owner, including rehabilitation, stabilization, repair, and the sale of the property to an owner who is able to undertake the rehabilitation process, or
- An economic hardship exists which prevents the owner from rehabilitating the property, or
- The building does not contribute to the character of downtown Peekskill because of its age or the degree to which it has been altered.

16.2 Any demolition project must assure that adjacent properties will not be damaged.

16.3 In the unlikely event that demolition of a significant building is approved, the owner should consider making available salvageable architectural artifacts for re-use in rehabilitation/restoration projects within the district.

16.4 *Any proposed demolition project must secure a Certificate of Appropriateness and a permit from the Department of Public Works.*

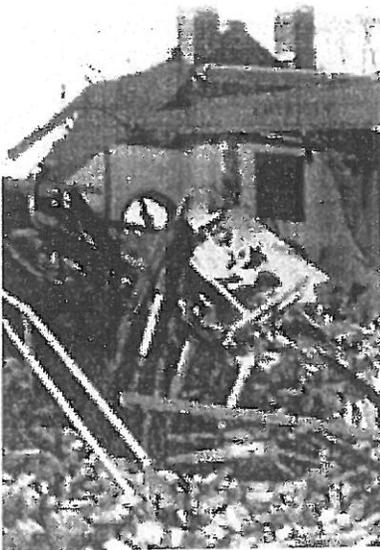
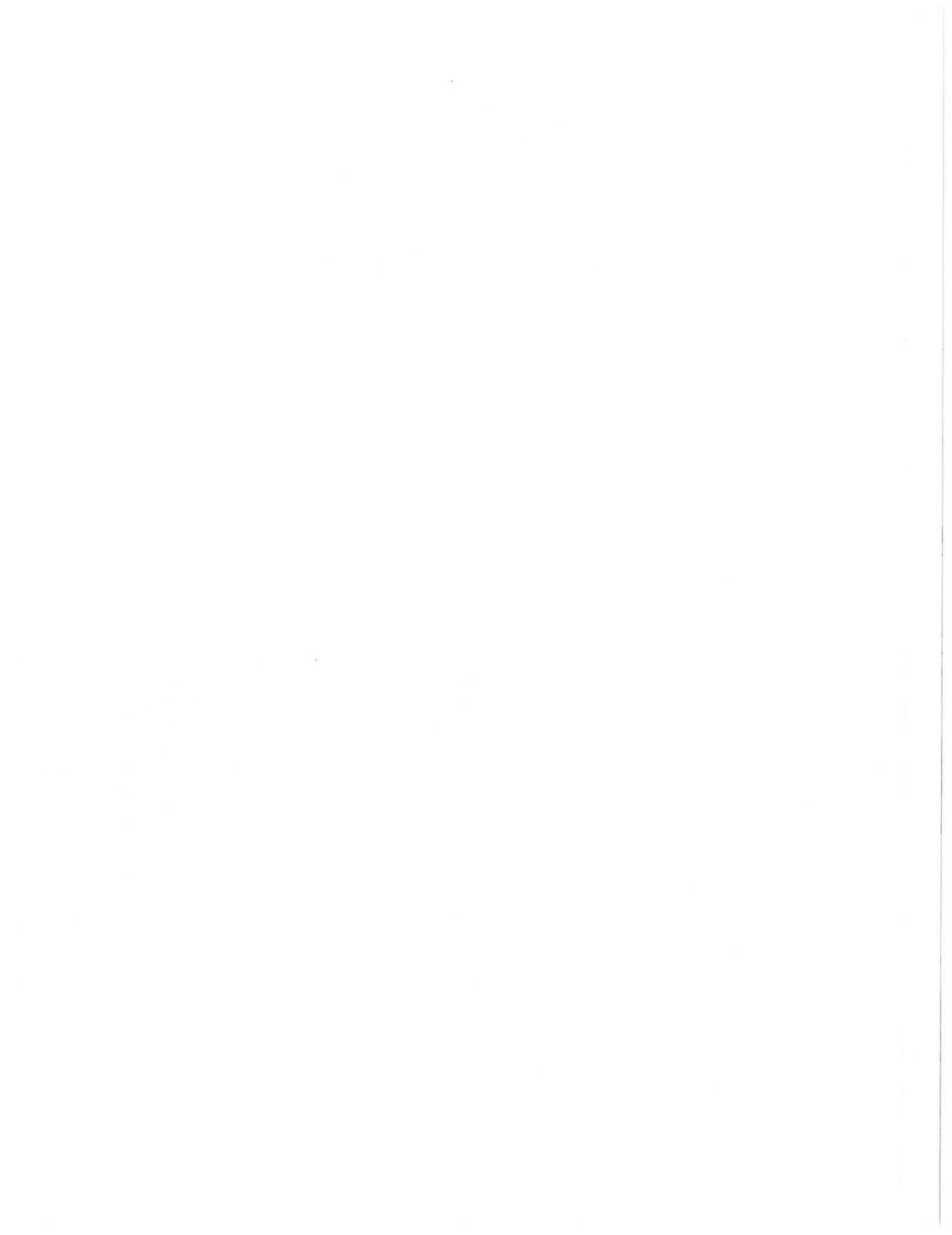


Fig. 30 Demolition is an irreversible action which should always be avoided for historic buildings in downtown Peekskill.



## NEW CONSTRUCTION, INFILL, ETC.

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### 17.0 New Construction/Infill within the Downtown Peekskill Historic District

The construction of new buildings within historic areas presents exciting challenges. New buildings add vibrancy and life to older sections, but their design must be carried out in such a way that they complement, rather than detract from, the streetscape. The following issues are important when planning new construction within downtown Peekskill:

- 17.1 *Location:* New construction should be oriented in conformity with the other buildings on a given street, and the prevailing setback of the street should be maintained by any new construction. If such setback is contrary to current zoning and subdivision regulations, variances should be sought in order to maintain the prevailing setback.
- 17.2 *Scale:* New construction should be compatible in scale with the other buildings in the area. New construction of a massive scale should not occur within the historic area, nor should very small, out-of-proportion buildings be added to the building stock of the district.
- 17.3 *Rhythm:* New construction should mirror the historic window and door rhythm and the height of the various elements--windows, rooflines, etc.--of the other buildings in the neighborhood.
- 17.4 *Massing:* New buildings should incorporate the same general patterns of massing, including window and door forms, roof profiles, and building shapes as are evident in the existing architecture of the district.
- 17.5 *Materials:* New buildings should incorporate the same exterior materials as exist on the historic buildings within downtown Peekskill. Large expanses of glass and synthetic materials such as vinyl, aluminum, Z-brick, "lava rock," T-111, etc. should be avoided.
- 17.6 *Additions:* Additions to historic buildings should generally be made on a side or rear elevation with a minimal impact on historic features, and should be made in such a manner that, if removed in the future, historic material would not be irreparably damaged.
  - 17.6a Additions should use materials compatible with the historic building and should incorporate appropriate massing, scale, window and door proportions, etc.



### 18.0 Streetscapes

The appearance of the streetscape in downtown Peekskill will directly affect the overall visual success of the area for years to come. The planning and implementation of streetscape improvement projects should be carried out with the following issues in mind:

- 18.1 Streetscape development should not impact negatively upon historic buildings or their components.
- 18.2 Street lighting devices should be appropriate to the character of the district.
- 18.3 Traffic signal poles and municipal signage should be as complementary as possible to the historic character of the area and should be kept to a minimum.
- 18.4 The installation of plant material should not interfere with commercial activity within the district (e. g., trees should be planted so that they will not directly block store signage).
- 18.5 Dumpsters should be located at the rear of buildings or at other inconspicuous sites, and should not damage or obscure significant historic features of the building, site, etc.
- 18.6 Whenever possible, utility lines should be buried in conduit—including street light and private service lines.
- 18.7 The placement of utility entrances should occur at rear elevations or other inconspicuous sites. In all cases, *concealment* is the most important factor with respect to utility service and historic buildings.
- 18.8 The use of "street furniture" is encouraged, providing such items are compatible with the character of the district. Such items should be of a period-appropriate design and care should be taken that they are constructed for long-term outside public use.
- 18.9 Any public or private streetscape initiative should include a maintenance plan, whether it is a plant maintenance plan or a plan to repaint light poles. Maintenance should be budgeted annually in the owner's financial plan.
- 18.10 Streetscape improvements should be developed in accordance with state and national accessibility code requirements.
- 18.11 Interpretive signage should complement the architecture of the district and should be affixed to buildings without damage to historic fabric.

- 18.12 Landscaping treatments should not obscure historic resources or features of the district.
- 18.13 Landscaping should avoid the radical modification of historic contours, and should always be designed to encourage drainage away from foundations. Plant material should be installed a sufficient distance away from foundations to permit adequate drainage.
- 18.14 Retaining walls, when visible from a public street, should be constructed of traditional masonry materials (i.e., brick or stone). The use of more contemporary treatments such as railroad ties or pressure-treated lumber is discouraged.
- 18.15 Parking lots should maintain existing street setbacks and should include plant material to reinforce the setback and visually "soften" the appearance of the lot.
- 18.16 All parking areas should be adequately lighted, using period-appropriate lighting devices with buried power cables.
- 18.17 Fences of non-traditional form and material, i. e., split rail, chain link, etc., should not be installed.
- 18.18 Dumpsters and trash cans should be kept on rear elevations and should be shielded from view to the greatest extent possible. If they are visible from the street, they should be fenced appropriately or screened with plantings.

## HISTORY AND ARCHITECTURE OF THE DOWNTOWN PEEKSKILL HISTORIC DISTRICT

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The geographical area covered by Peekskill's historic preservation ordinance consists primarily of the traditional central business district of the City. The following historical and architectural overview of the history of the area takes a broad-brush approach to the history community, viewing the downtown area as one of the leading economic, social, and architectural forces in the long history of this river town.

Peekskill's beginnings date to 1654, when Dutch trader Jan Peek came upriver from New Amsterdam and established a trading post with the Native Americans who knew the environs by the name "Sachus" or "Sachoes." Peek's outpost was located at an outcropping known as the Blue Rock, which is located on present-day Dogwood Road, in VanCortlandville, outside the project area and north of Annsville Creek. This meandering waterway became known as "Peek's Kill," the latter word translating from the Dutch as "creek." The settlement that developed about two miles to the south eventually bore the same name, which was eventually compounded to "Peekskill."

Thomas Dongan was serving as the English Governor of the Colony of New York at that time. The year after Jan Peek's trading post was established, Dongan gave permission for Thouris DeKey, Richard Abramson, Jacob Abramson, Sibout Harche, Jacob Harche, and Samuel DeKey to acquire 1,800 acres from the Iroquois. That tract became known as Ryck's Patent and included portions of Peekskill as well as lands outside the municipal boundaries. In 1691, the English sovereigns William and Mary granted to Hugh MacGregorie a Royal Patent consisting of an additional 1,500 acres, parts of which contain the balance of the present-day municipality.

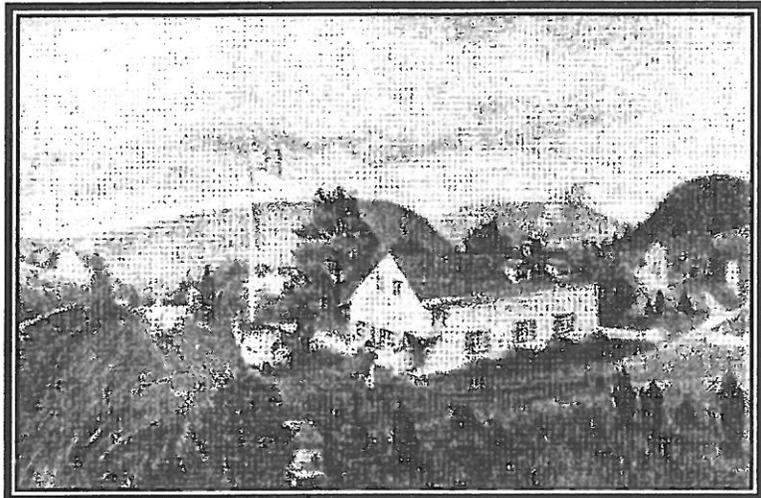
Early in its history, Peekskill developed as a shipping community early. This maritime heritage developed chiefly because the east bank of the Hudson River widens considerably at the inlet which became known as Peekskill Bay, at the foot of Main Street. Writing in 1952, Chester A. Smith described the natural features which encouraged early development in Peekskill:

. . . the Hudson River widens out on its east bank into Peekskill Bay, whose shallow depth bordered by a stretch of level land made possible the construction of wharfs and docks, with the resulting building of sloops and schooners which plied between Peekskill and New York, thus bringing Peekskill into contact with that City and the communities intervening. This gave Peekskill an outlet to the outside world by water and made possible its becoming a shipping center for the surrounding farmlands as far east as Connecticut, to which state it was easily connected by highway.<sup>1</sup>

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<sup>1</sup>Smith, Chester A. *Peekskill, A Friendly Town: Its Historic Sites and Shrines: A Pictorial History of the City from 1654 to 1952* (Peekskill: The Friendly Town Association, 1952), p 21.

Another contributing factor in the growth and development of Peekskill and its central business district was the twenty-year-long construction of the "Queen's Highway," which was built early in the eighteenth century from New York City to Albany. The route passed directly through the area that would become downtown Peekskill. This thoroughfare was developed under two separate legislative actions, one dating from 1703 and the other from 1723. The highway originated at the King's Bridge in New York and worked its way north through Westchester, Dutchess, and Albany Counties to its terminus in Albany. Known also as the Post Road because of the post (mail) riders who frequented it, the highway entered Peekskill near the railroad bridge at Buchanan, and followed South Street to Division Street, followed North Division Street to VanCourtlandtville, and climbed Bald Hill (also known as Drake's Hill and later as Gallows Hill, to commemorate the Revolution-era hanging thereon of a Tory spy), before proceeding northward.



Gerhardt J. Patz's "Peekskill in 1776" shows the 1764 Birdsall House tavern which stood at the corner of North (later Main) and Division Streets. The Birdsall House served as Washington's Headquarters when he was in Peekskill. This venerable landmark was demolished in 1853. A plaque at 965 Main Street marks its site. (from Smith)

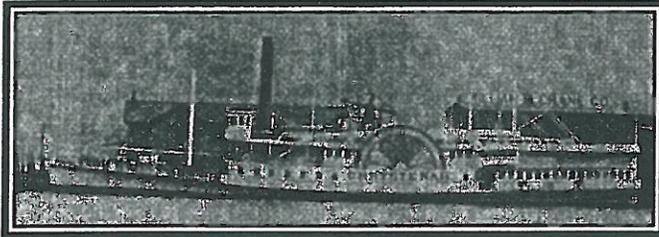
The initial growth of the community was slow. In 1712, only thirty-two people made their homes in the area known as Ryck's Patent, but within twenty years portions of that seventeenth-century tract which had been acquired by the de Keys, Harches, and Abramsons were being partitioned and sold off for residential and commercial development. The highway had brought tavernkeepers who were now joined by boatbuilders who came to Peekskill along with blacksmiths, carpenters, and farmers. Among the new arrivals in that era were Daniel Birdsall, Nathaniel Brown, Joseph Travis, and Isaac Conkin, who are jointly credited with the founding of Peekskill in 1764. By the beginning of the American Revolution, the population of the settlement had grown to two hundred. No architecture remains within the project area from this early period in Peekskill's history.

Peekskill's role in the American colonials' quest for independence has been chronicled by Emma L. Patterson in *Peekskill in the American Revolution*.<sup>2</sup> Arriving in November, 1776, George Washington spent a total of ninety-five days here between 1776 and 1784, and it was from his headquarters at the Birdsall House on North (now Main) Street (destroyed

<sup>2</sup>(Peekskill: The Friendly Town Association, 1944).



Stage coaches, such as the one shown above, marked the beginning of organized transportation in Peekskill.



The Hudson River steamboat, "Chrystenah," is shown docked at the Peekskill wharf adjacent to the foundry of William Crane.

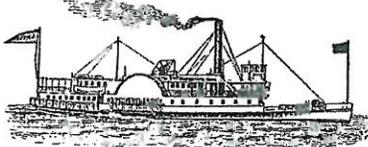
each way between New York and Albany. By the time of the Civil War, two competing lines served the community, known unimaginatively as the Red Line and the Blue Line. The stage coach route came through the downtown area, where passengers dined at Mandeville's Tavern (on the site of Monument Plaza) and the horses were changed at the stables associated with the Diven Hotel on the north side of North Street (now Main Street).

After the American Revolution, Peekskill continued its pattern of slow but steady growth. The Hudson River continued to be the community's economic mainstay, as schooners and sloops departed regularly from the docks on Water Street headed for the markets at New York. Among the fastest of the river sloops was the "Mohican," which was docked at the facility owned by two brothers, Isaac and Charles A. G. Depew, the latter of whom was the father of Peekskill's Chanucey Depew, of New York Central Railroad fame. The advent of steam power brought to Peekskill a series of notable passenger and freight steamboats, including ships with picturesque and commemorative names such as "Chrystenah," "Emeline," "Fanny Wodall,"

1853) that he planned for the protection of the Hudson Highlands, the eventual site of the United States Military Academy at West Point. He departed Peekskill with General Rochambeau, heading southward for the Americans' eventual victory over the British at Yorktown. Thirty-nine men from Peekskill saw service in the Continental Army. No remnant of the community's Revolutionary War heritage remains within the project area, although some commemorative objects of more than fifty years in age exist within the project area.

The history of organized transportation in Peekskill includes the era of the stage coach, which first appeared on the local highways in a rudimentary form in 1785. With the advent of the nineteenth century, scheduled runs of stages were developed, with two weekly trips

**NEWBURGH AND HAVERSTRAW LINE.**



**STEAMER EMELINE,**  
(CAPTAIN D. C. WOOLSEY).

**DAILY PASSENGER AND FREIGHT LINE**

Leave PECKSKILL, 8 A. M., Arrive at NEWBURGH, 10 A. M.  
NEWBURGH, 3 P. M., " at PECKSKILL, 5.30 P. M.

Excursion Tickets for all Landings, Good Any Time. Prompt Attention to all Business entrusted to our care. Special Excursions Arranged. Address

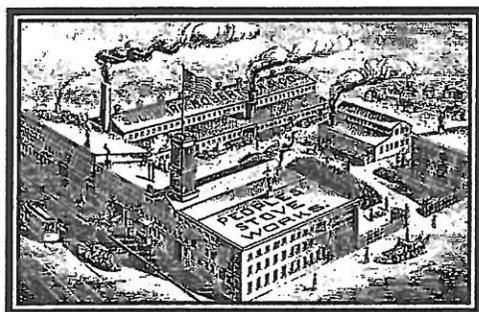
**CAPT. D. C. WOOLSEY, HAVERSTRAW, N. Y.**  
Wholesale Grocers, Newburgh Agents.

D. C. Woolsey's 1898 advertisement for the "Emeline" illustrates Peekskill's Hudson River steamboat heritage.

and “G. E. Brady.” The riverfront area contained spacious homes whose lavish front lawns sloped down to the water, affording the owners an unfettered view of the growth of the area’s economy.

The Hudson River Railroad reached Peekskill in 1849 and by mid-century, the village’s population surpassed 2,000. The Hudson River Railroad was eventually succeeded by the New York Central and Hudson River, which would be presided over by Chauncey Depew, whose Greek Revival-style childhood home still stands on Main Street. Prior to 1885, Depew was general counsel to the railroad, then served as its president until his election to the chairmanship of the Board, a position which he held for thirty years, until his death at the age of ninety-three. Peekskill is presently served by the Metro North line, which follows the historic route of the New York Central between New York City and Albany. Both the passenger and freight depots lie west of the downtown, near the Hudson River shoreline.

Industrial development in Peekskill dates from the early 1820s. Brickmaking was one of the early endeavors, soon joined by a variety of foundries which produced stoves and farm



William Southard and George W. Robertson’s Peoples Stove Company was located on Main Street. It was typical of the foundries which made Peekskill an important industrial center.

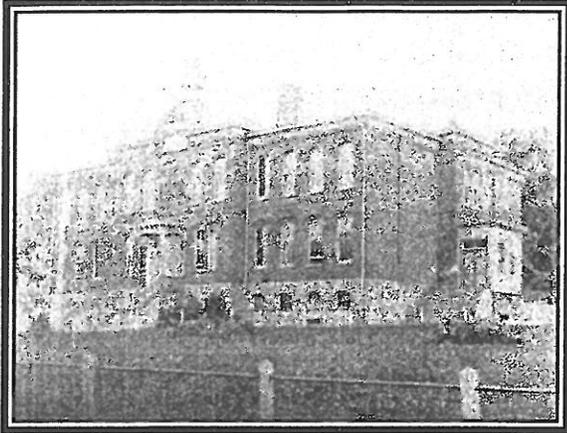
implements which were exported from Peekskill throughout America. Typical of the foundries was the Southard-Robertson operation on Main Street, which at its high point employed two hundred foundrymen and produced two hundred stoves daily. The importance of the heritage of Peekskill stoves and implements is reinforced by the inclusion of both products on the seal of the City. The manufacture of pottery was carried on here as well, as was the production of pots, pans, and tea kettles. Other notable industrial endeavors in Peekskill include Fleischmann’s, founded by Charles Felischmann, which developed the first pound of compressed yeast at its

Peekskill plant in 1868. This operation became Standard Brands, Inc. in 1929.

The municipal government throughout much of Peekskill’s history was that of an unincorporated village within the Town of Courtlandt in Westchester County: Three Acts of Incorporation were filed for the community, in 1816, 1827, and 1839. Peekskill did not shed its status as a Village until the passage of a Special Act of the Legislature of New York State on April 12, 1940 which transformed the incorporated village within the Town of Courtlandt into the City of Peekskill.

The spiritual development of the community began in the homes of its pioneer citizens, some of which lay within the project area but none of which are extant. The earliest organized congregation was Anglican, which was later joined by a variety of other denominations. Several historic religious buildings are found within the project area, including the 1897 synagogue of the First Hebrew Congregation at 825 Main Street, the nearby First Baptist Church at 833 Main Street, and the mammoth Church of the Assumption at 914 First Street.

Peekskill has stood as a center for education throughout much of its existence. The early educational heritage of the community is shrouded in legend, although City Historian



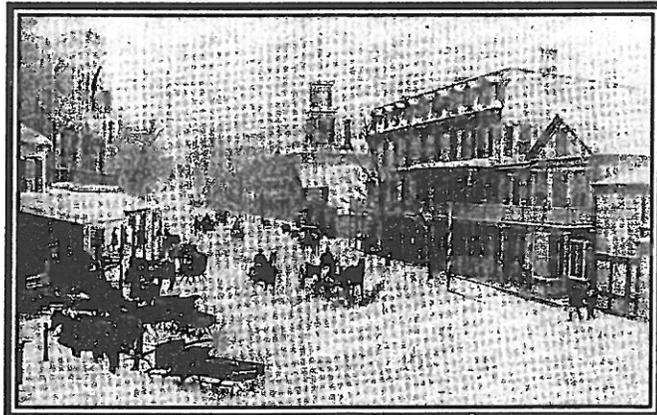
The 1883-1884 Oakeside School was one of the larger nineteenth-century buildings erected for Peekskill's public school students. It was built on a former Native American campsite on Abby (later John) Street, on land formerly owned by William Nelson, for whom Nelson Street was named.

William Tompkins Horton noted that "the residents of the little hamlet were interested in education from its earliest days."<sup>3</sup> Early school buildings were rudimentary, at best, and none have survived. Reports issued by the Town of Courtlandt discussed several early school houses, including one in the "North District," which was built in 1812 near the hub of the local population along North (now Main) Street, on a lot presently designated as 35 Linden Street.

In 1853 the State Legislature enacted legislation permitting the organization of "union" (i.e., consolidated) schools and in 1860 the local district acted to create the Union Free School District. The community's first public school house of any appreciable scale was erected at a cost of \$6,000 in 1895 on Drum

Hill, outside the survey area, on a plot occupied as an American outpost during the Revolution.

It was succeeded by a 1910 building which eventually served as a combination junior high school and elementary facility. The heritage of non-public education in Peekskill is particularly strong and includes a variety of parochial institutions including the Peekskill Military Academy (a nonsectarian, now defunct, military school dating from 1833), Mount Saint Gabriel School (an Episcopalian girls' school established in 1872), St. Joseph's Home (a co-educational Roman Catholic facility established in 1879 on South Avenue), and the St. Germaine Home, which dated from the 1870s and, according to historian Chester Smith, was dedicated to "the noble work of rehabilitating the broken lives of young girls by providing homes and schools for them"<sup>4</sup>), the

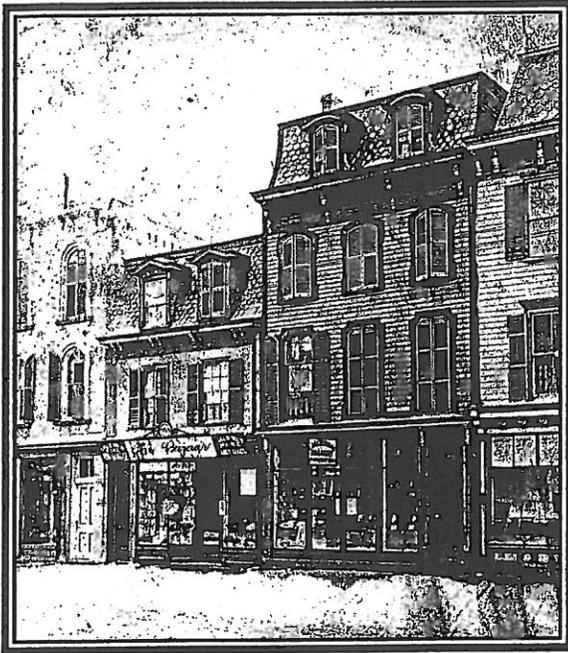


This nineteenth-century view of Main Street Peekskill shows the overall character of much of the historic downtown at that time. On the right is the Eagle (later Budd) Hotel, which was demolished in 1932 to make way for the construction of Bank Street between Main and Park Streets.

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<sup>3</sup>Horton, William T. *Pioneers, Patriots, and People, Past and Present: A History of Peekskill*, New York (Peekskill: The Enterprise Press, 1953), p.125.

<sup>4</sup>Smith, *op. cit.*, p. 143.



This view, likely dating from around the turn of the twentieth century, shows the character of Peekskill's commercial architecture, much of which was executed in wood.

Synagogue School (dating from 1897 and providing religious education to the community's Jewish youth), and the Villa Loretto School (a Roman Catholic junior high school which historically served girls remanded from the New York City judicial system). The ensuing years saw the construction, abandonment, and demolition of a miscellany of school buildings throughout the community.

Peekskill's greatest years of expansion were between 1870 and 1930. As the community grew in the last quarter of the nineteenth century, the existing historic commercial character of downtown Peekskill was established, characterized by the Italianate, Queen Anne, Neo-Classical and Colonial Revivals, and Art Deco styles of architecture which characterized this sixty-year span. The rise of the automobile in the early years of the twentieth century

brought considerable change to the project area, including the construction of bridges which by-passed the downtown area. In 1948, the City's Parking Authority was established to begin to address issues related to traffic in the downtown. The activities of the Parking Authority resulted in the clearance of many historic buildings within the project area and their replacement with large-scale parking structures, including two major projects in 1971 and 1972 which created a 464-car facility associated with the eight-story Peekskill Plaza housing project and the five-story James Street Parking Ramp.

The Housing Authority was also active during these years, including its 1950 acquisition of a site on Creek Hill for the development of low-cost post-war housing. In 1952, the first model home was opened in Highland Park, well outside the project area. These developments in housing affected the downtown area by providing modern residential units which, in that era, were more popular than were the historic residential properties found within in the downtown. In 1959, excavation began for the eight-story Bohlmann Towers housing project, which was dedicated two years later. In 1968 the thirteen-story Wesley Hall senior citizens' housing project received approval from the State.

Urban Renewal took its characteristic toll on downtown Peekskill and the project area. The former Peekskill Stadium on Welcher Avenue was sold in 1958 for the development of a shopping center, hastening the flight of retail from the older central business district. In 1961, the Common Council approved the Urban Renewal Plans for Academy Street and the first Urban Renewal parcel on Brown Street was sold in 1968.

The City's cultural preservation efforts began with the 1976 initiative directed at the Herrick House, (now the Peekskill Museum), followed by the rehabilitation of the Paramount Center for the Arts, located in the former 1930 1,025-seat Rapp and Rapp-designed Paramount Theater at 1008 Brown Street. This facility was leased in the 1980s for one dollar per year from the City by a nonprofit organization; its cultural programming provides major attractions for the downtown and the group's use of the theater assures the long-term preservation of one of the community's most-recognized architectural gems. Late in the 1990s, the downtown area was designated an "Artist District," with the intent of attracting artists into the central business district to occupy loft apartments and shopfronts and to encourage the revitalization of the downtown.

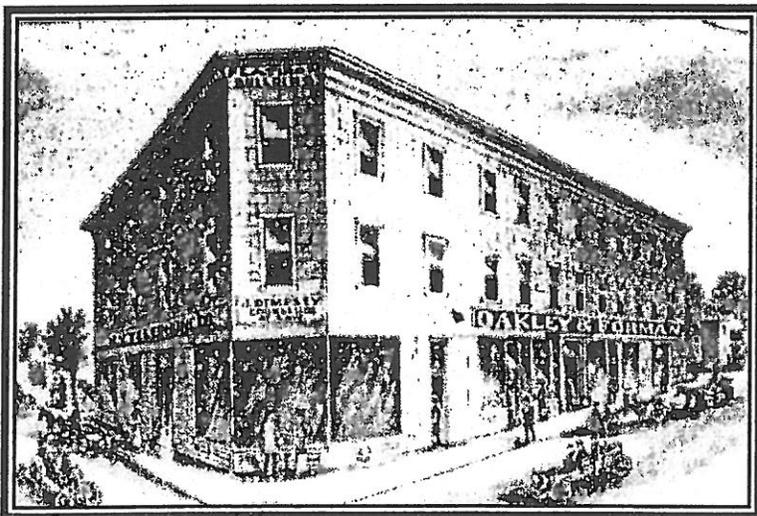


Peekskill's 1930 Paramount Theater is a major architectural and cultural landmark in the downtown.

Downtown Peekskill has lost significant elements of its historic fabric. However, a 1999 moratorium on demolition within the downtown temporarily halted the untrammled destruction of significant architecture within the central business district; this Survey lays the groundwork for the creation of a preservation district within the area, to assure that the remaining elements in the City's architectural legacy are not lost or irretrievably damaged.

The historic building stock of downtown Peekskill includes mid-to-late Victorian-era residential buildings, a small number of religious and secular institutional buildings, several banks, and a variety of single- and multiple-storefront commercial buildings. The majority of

the buildings date from the middle years of the nineteenth century through the first half of the twentieth. Most of the historic buildings within the area are two and three stories in height and are rectangular in form. Notable exceptions include the locally-distinctive Flatiron Building at the intersection of Esther, Brown, and Division Streets, the 1920s Neo-Classical Revival-style former bank building at the angled corner of Center Avenue and South Division Street, and the 1947 round-cornered Streamline Moderne-style commercial build-



This drawing from an early twentieth-century *City Directory* shows the Oakley & Forman Building, commonly known as the Flatiron Building because of its locally-unique form. Oakley & Forman operated a grocery business from this building.

ing built as a department store by the Genung Company. Most of the commercial buildings are flat-roofed or have roofs which slope gently from front to rear; the few residential properties in the area have gabled, hipped, or Mansard roofs of varying complexities.

One historic open public park is found within the downtown area. Pugsley Park was presented to the community in 1931 by Cornelius A. Pugsley, a Congressman, philanthropist, and long-time community leader. The park is a grassy, tree-lined area on the north side of

Main Street near the site of the Revolutionary War-era Mandeville Hotel and contains one of the district's several historic objects, a bronze commemorative tablet set on a rough-finished granite stone.

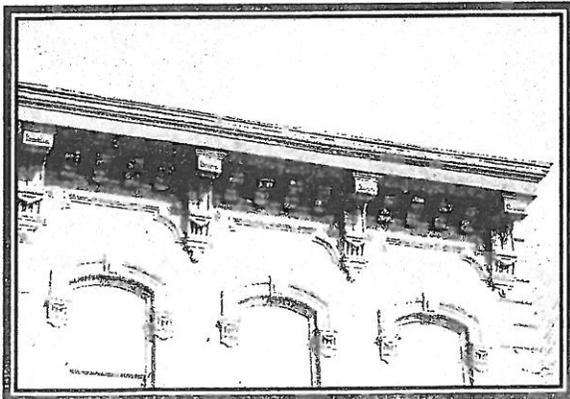


June 14, 1936 saw the dedication of Pugsley Park on Main Street, within the project area. Shown here are the various dignitaries who attended the dedication of the Pugsley Tablet, an historic object which was surveyed in the course of the project.

At the irregular intersection of Division Street, Park Street, and Central Avenue is the area now known as Jan Peek Square. It is a landscaped open space paved with ornamental brick and containing a modern gazebo. The home of nineteenth-century community leader James Brown originally stood at the

southeast corner of this intersection; his will specified that after his three daughters died, the 1/6-acre tract should be given to the City for municipal purposes. After the 1913 death of Elizabeth Brown, the property passed to the City, who razed the house and widened the street considerably. The resulting expanse was named Brown Plaza in 1932 and was eventually re-named in honor of Peekskill's founder.

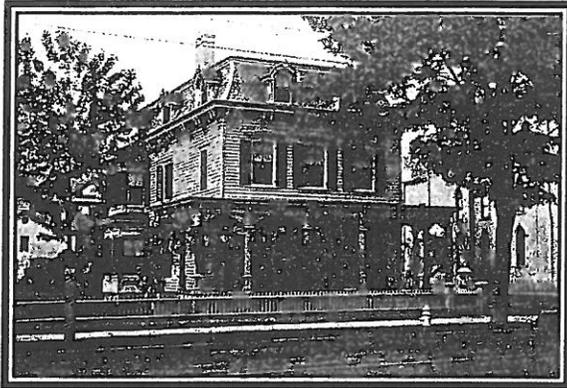
The architecture of downtown Peekskill is richly diverse and includes representatives of many of the design modes which were popular between the Civil War and the advent of World War Two.



Overhanging bracketed cornices, tall and narrow window proportions, and heavy window heads are among the defining features of the Italianate style.

Italianate-style architecture is derived from the buildings of the rural areas of northern Italy and became the most popular style for downtown commercial buildings throughout the late nineteenth century. The arrangement of Italianate buildings incorporates vertically-oriented proportions, with tall and narrow windows, and cornices of brick, metal, or wood

extending along the roofline. The cornices of Italianate-style buildings are often decorated with paneled friezes, dentil bands, and brackets of varying size and complexity. In some cases, windows are highly ornamented with decorative window heads.



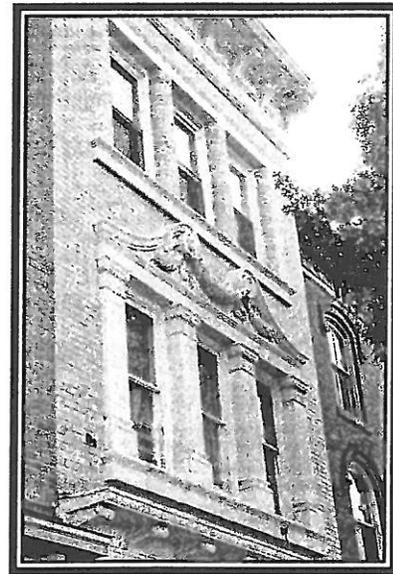
The French Second Empire-style home of Sara Ward represents the type of spacious late nineteenth-century dwellings which were erected throughout the downtown by Peekskill's prosperous citizens. Most of these have been supplanted by commercial buildings and modern construction, making those which remain even more worthy of preservation and stewardship.

Neo-Classical Revival-style buildings were built by Peekskill financial institutions who employed this style to suggest the permanency and stability of their respective organizations. This style employs the massing and decorative elements of classical antiquity, including Greek and Roman detailing, columns and pilasters, window and door treatments, etc.

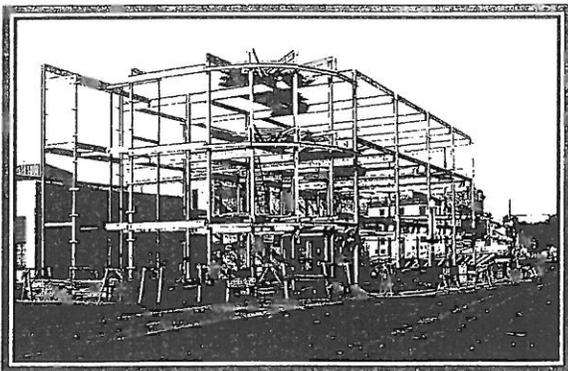
A 1925 exposition in Paris, the Exposition des Arts Décoratifs et Industriels Modernes, spawned the Art Deco style, which is primarily a style of ornament which is generally rectilinear and may also incorporate geometric curves, horizontal banding, the use of chevrons, zigzags etc. In downtown Peekskill, this style appears on some commercial buildings built between the mid-1920s and the Second World War. Some Art Deco architecture makes use of Carrara glass, a structural glass employed in wall surface treatments and in storefront design.

Streamline Moderne architecture is a product of the 1930s and after, and appeared in the Depression when both American fortunes and architectural embellishment had fallen prey to the Stock Market Crash. It is a horizontal style as opposed to Victorian design modes and often incorporates rounded corners and curved bays in its overall arrangement.

The style known as **French Second Empire** became popular in America in the years immediately following the Civil War. Named for the imperial French era during which it developed, French Second Empire-style buildings are always are roofed with the distinctive Mansard roof, which generally includes dormers around its sides. Most French Second Empire-style architecture also employs Italianate-style trim, massing, window patterns, etc.



The Neo-Classical Revival style employed classically-derived ornament such as that seen on the upper facade of this Division Street property.



This construction photo shows the steel frame of the 1947 Moderne-style Genung Department Store at the corner of Main and Division Streets.

In 1876, America celebrated its centenary, and a renewed interest in the pre-Revolutionary period brought about the Colonial Revival style of architecture. Designers and builders borrowed liberally from Colonial buildings and in some cases designed faithful replicas of eighteenth-century properties. In other instances, architectural details were applied to buildings which were otherwise without any particular antecedent. Details which appeared on buildings during this period include Palladian windows, garland-and-swag ornament, gambrel roof forms, etc.

"Vernacular" is a term which refers to buildings which were designed without any particular reference to formal design preferences and often depends upon traditional or regional forms. Vernacular architecture in Peekskill includes both commercial and residential architecture.

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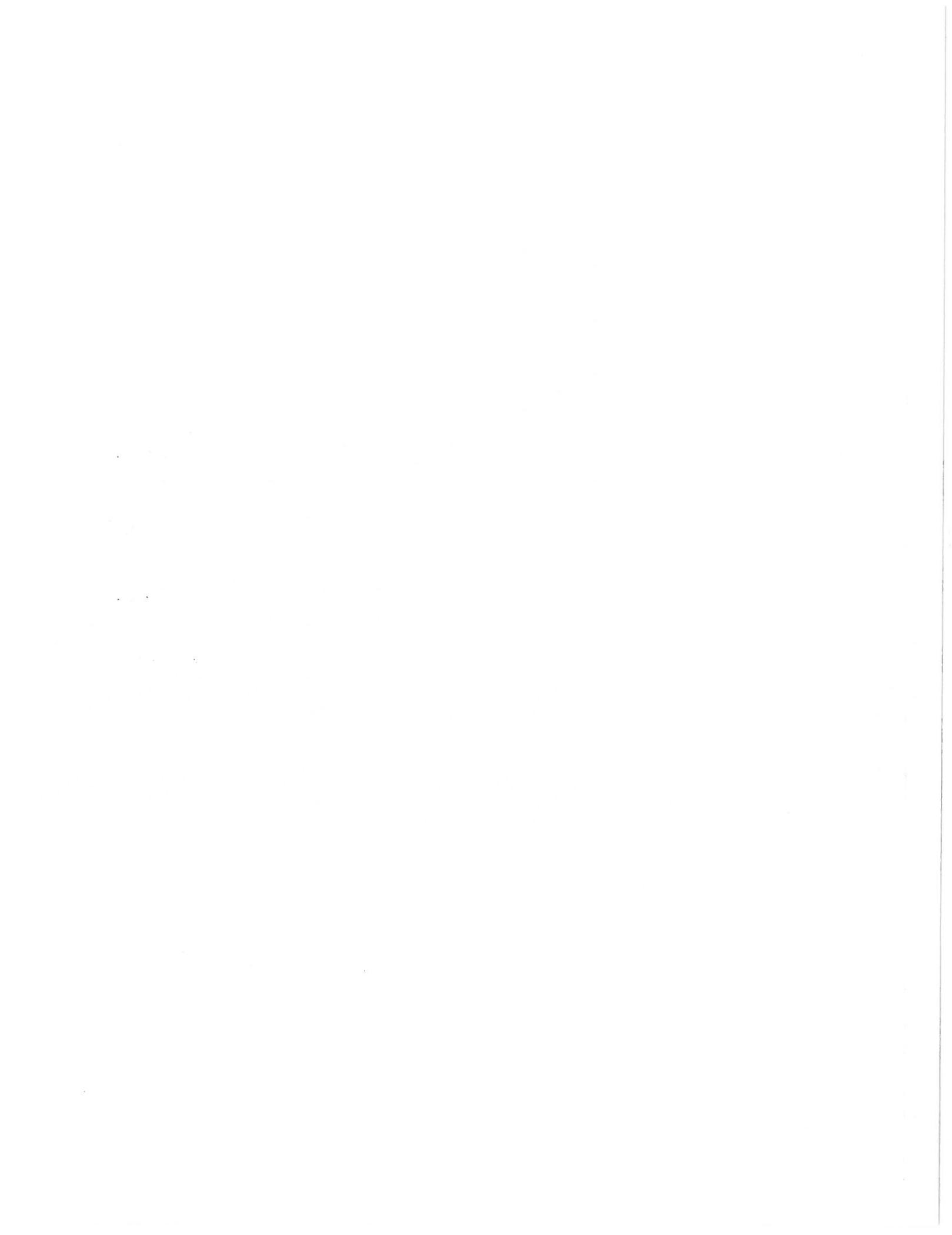
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**APPENDICES**



*COA Application*

**SUBMITTAL REQUIREMENTS:**

**Please call or meet with staff from the Department of Planning and Development prior to submitting application to verify specific submittal requirements. Twelve (12) copies of the application and all supporting materials (except samples) are required.**

1. A survey or sketch giving dimensions of property; location of building showing distances from property lines; names of streets (front and sides); and north/south orientation.
2. Scaled drawings, elevations and specifications for the project. All new materials must be clearly identified.
3. Samples of proposed materials and/or manufacturer's catalog/brochure. Samples of existing materials, if available.
4. Photographs of existing building (all facades and elevations of structure). Detailed photos of proposed changes clearly showing the appearance and condition of the structure. For new construction, additions and facade renovations, include photos of adjacent buildings and streetscape. Print name of applicant and property address on back of photo.
5. Specific items as requested, such as: A landscape plan, a site plan indicating improvements such as fences, walls, walks, driveways, accessory buildings, signs, lights, and other elements. In the case of demolition, an explanation of the future use of the site.
6. Additional information for signage: Number of signs, location, size, materials, colors, lettering details, and lighting.
7. If Applicant is not the property owner, please submit a completed "Letter of Joinder" indicating owner's consent.

**SUBMISSION DATES:**

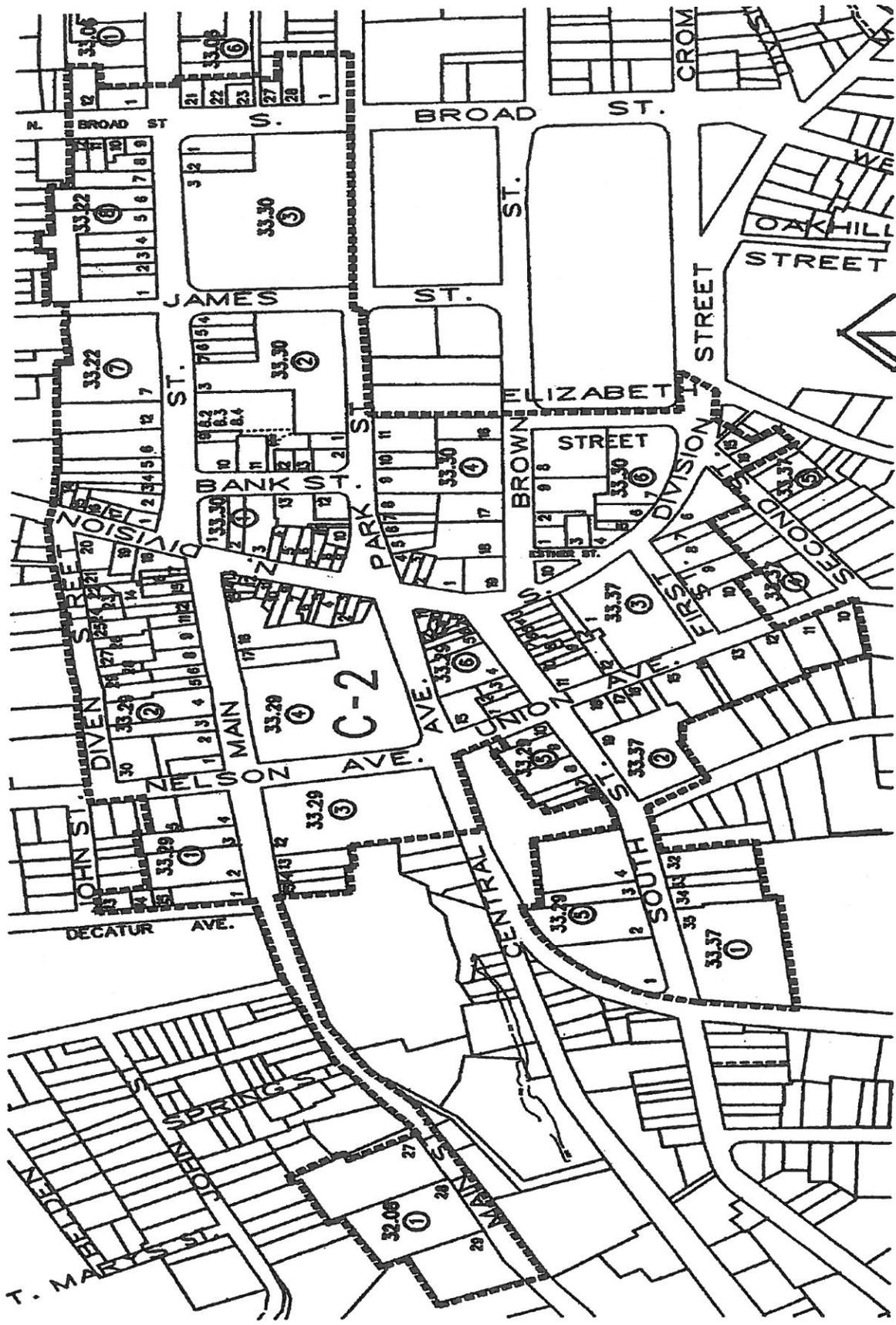
The Historic and Landmarks Preservation Board generally holds its regular meeting on the fourth Thursday of the month at 7:30 p.m. in City Hall. Applications and related materials should be submitted to the Department of Planning and Development according to the schedule available from that office. Applicants and/or their representative should attend meeting to present their application. Please call to verify dates and times.

**FEE SCHEDULE:**

A twenty-five dollar (\$25.00) fee is due at the time the application is submitted.

\_\_\_\_\_  
Signature of Applicant/Agent

\_\_\_\_\_  
Date



DOWNTOWN HISTORIC DISTRICT  
 CITY OF PEESKILL, NEW YORK  
 OCTOBER 2001

**Peekskill Downtown Historic District  
Property Listing  
October 2001**

1 Bank Street 33.30-2-2  
2 Bank 33.30-1-12  
9 Bank 33.30-2-13  
10 Bank 33.30-1-13  
13 Bank 33.30-2-12  
16 Bank 33.30-1-2  
19 Bank 33.30-2-11  
55 Bank 33.30-2-10

1006-1010 Brown Street 33.30-4-18  
1007-1011 Brown 33.30-6-1  
1013 Brown 33.30-6-2  
1016 Brown 33.30-4-17  
1023 Brown 33.30-6-9  
1025 Brown 33.30-6-8  
1038 Brown 33.30-4-16

900 Central Avenue 33.29-4-16  
901-903 Central-33.29-6-15  
929 Central 33.29-6-5  
939 Central 33.29-6-12

115 Decatur Avenue 33.29-1-15  
117 Decatur 33.29-1-14

929 Diven Street 33.29-2-29  
931 Diven 33.29-2-28  
935-937 Diven 33.29-2-27  
939 Diven 33.29-2-26  
943 Diven 33.29-2-25  
947 Diven 33.29-2-24  
951 Diven 33.29-2-23  
953 Diven 33.29-2-22  
959 Diven 33.29-2-21

201 Esther Street 33.30-6-3

911 First Street 33.37-4-9  
920 First 33.37-3-1  
921 First 33.37-4-8  
925 First 33.37-4-7

## Peekskill Downtown Historic District Property Listing

825 John Street 33.29-1-13

636 Main Street 33.08-1-29

648 Main 33.08-1-28

660 Main 33.08-1-27

813 Main 33.29-3-15

824 Main 33.29-1-1

828 Main 33.29-1-2

829 Main 33.29-3-14

831 Main 33.29-3-13

836 Main 33.29-1-3

840 Main 33.29-1-4

900-902 Main 33.29-2-1

904-910 Main 33.29-2-2

916 Main 33.29-2-3

922-932 Main 33.29-2-4

934 Main 33.29-2-5

942 Main 33.29-2-6

950 Main 33.29-2-8

951-953 Main 33.29-4-17

960 Main 33.29-2-9

968-970 Main 33.29-2-11

974 Main 33.29-2-12

979 Main 33.29-4-15

981-983 Main 33.29-4-14

982 Main 33.29-2-14

990 Main 33.29-2-15

987 Main 33.29-4-13

992 Main 33.29-2-16

994 Main 33.29-2-17

996-998 Main 33.29-2-18

1000 Main 33.22-7-1

1008 Main 33.22-7-2

1014-1016 Main 33.22-7-3

1020 Main 33.22-7-4

1022-1024 Main 33.22-7-5

1027 Main 33.30-2-10

1028 Main 33.22-7-6

1030 Main 33.22-7-12

1031 Main 33.30-2-9

1037 Main 33.30-2-8.2,8.3,8.4

1040 Main 33.22-7-7

## Peekskill Downtown Historic District Property Listing

1049 Main 33.30-2-7  
1053 Main 33.30-2-6  
1057 Main 33.30-2-5  
1061 Main 33.30-2-4  
1001 Main 33.30-3-3  
1102 Main 33.22-8-1  
1106 Main 33.22-8-2  
1112 Main 33.22-8-3  
1116 Main 33.22-8-4  
1122 Main 33.22-8-5  
1124 Main 33.22-8-6  
1132 Main 33.22-8-7  
1134 Main 33.22-8-8  
1137 Main 33.30-3-2  
1138 Main 33.22-8-9  
1141 Main 33.30-3-1  
1204 Main 33.06-1-1

2 Nelson Avenue 33.29-3-12  
110 Nelson 33.29-1-5  
117 Nelson 33.29-2-30

North Broad Street 33.06-6-21  
9 North Broad 33.06-6-28  
11 North Broad 33.06-6-27  
8 North Broad 33.22-8-10  
109 North Broad 33.06-1-12  
110 North Broad 33.22-8-11  
114 North Broad 33.22-8-12

1 North Division Street 33.30-1-9  
3-7 N. Division 33.30-1-8  
4 N. Division 33.29-4-1  
6 N. Division 33.29-4-2  
8 N. Division 33.29-4-3  
11 N. Division 33.30-1-7  
12 N. Division 33.29-4-4  
13 N. Division 33.30-1-6  
19 N. Division 33.30-1-5  
20 N. Division 33.29-4-5  
22 N. Division 33.29-4-6  
25 N. Division 33.30-1-4  
26-28 N. Division 33.29-4-7  
27-35 N. Division 33.30-1-3  
32 N. Division 33.29-4-9

## Peekskill Downtown Historic District Property Listing

36 N. Division 33.29-4-10  
38 N. Division 33.29-4-11  
41-47 N. Division 33.30-1-1  
42 N. Division 33.29-4-12  
105-111 N. Division 33.22-7-17  
108 N. Division 33.29-2-18  
113 N. Division 33.22-7-16  
118 N. Division 33.29-2-19  
119 N. Division 33.22-7-15  
123 N. Division 33.22-7-14  
128 N. Division 33.29-2-20

Park Street 33.30-2-3  
1001-1005 Park 33.30-4-4  
1006-1010 Park 33.30-1-10  
1007-1011 Park 33.30-4-5  
1012 Park 33.30-1-11  
1013 Park 33.30-4-6  
1017 Park 33.30-4-7  
1019 Park 33.30-4-8  
1023 Park 33.30-4-9  
1027 Park 33.30-4-10  
1031 Park 33.30-4-11  
1038 Park 33.30-2-1

943 Second Street 33.37-5-16  
945 Second 33.37-5-15

705 South Street 33.37-1-35  
716 South 33.29-5-1  
729 South 33.37-1-34  
730 South 33.29-5-2  
735 South 33.37-1-33  
738 South 33.29-5-3 and 4  
739 South 33.37-1-32  
801 South 33.37-2-19  
804 South 33.29-5-6  
810 South 33.29-5-7  
812 South 33.29-5-8  
823 South 33.37-2-18  
824-830 South 33.29-5-9  
832 South 33.29-5-10  
900 South 33.29-6-1  
901 South 33.37-3-11  
904 South 33.29-6-2

## Peekskill Downtown Historic District Property Listing

906 South 33.29-6-3  
907 South 33.37-3-10  
911 South 33.37-3-9  
913 South 33.37-3-8  
920 South 33.29-6-4  
923 South 33.37-3-7  
925 South 33.37-3-6  
929 South 33.37-3-5  
930 South 33.29-6-5  
933 South 33.37-3-4  
934 South 33.29-6-6  
938 South 33.29-6-7

South Broad Street 33.06-6-1  
15 S. Broad 33.06-6-23  
17 S. Broad 33.06-6-22

1-3 South Division Street 33.30-4-3  
2 S. Division 33.29-6-11  
8 S. Division 33.29-6-10  
12 S. Division 33.29-6-9  
13 S. Division 33.30-4-2  
15-19 S. Division 33.30-4-1  
16 S. Division 33.29-6-8  
23-27 S. Division 33.30-4-19  
101 S. Division 33.30-6-10  
104 S. Division 33.37-3-3  
110 S. Division 33.37-3-2  
201 S. Division 33.30-6-4  
209 S. Division 33.30-6-5  
211 S. Division 33.30-6-6  
216 S. Division 33.37-4-6  
217 S. Division 33.30-6-7

108 Union Avenue 33.37-2-17  
109 Union 33.37-3-2  
112 Union 33.37-2-16  
124 Union 33.37-2-14 and 15  
126 Union 33.37-2-13  
131 Union 33.37-4-10  
136 Union 33.37-2-12  
140 Union 33.37-2-11  
150 Union 33.37-2-10

