

Architectural Survey of 17 - 44 Fraleigh Street
Red Hook, New York

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Members of the Red Hook Zoning Board,

The following is an architectural survey of the houses on the portion of Fraleigh Street between Church and Phillips Streets.

The survey lists features of each house objectively and is absent of any interpretive stylistic concerns. The categories of the survey include: number of floors above grade; set back from the center line of the street; roof pitch; roof and siding materials; type, proportion, orientation, quantity and trim of windows; and other features of each house such as dormers and garages. These features are then used as the basis for determining the architectural character of the Fraleigh Street Neighborhood. It is with these characteristics and features that guidelines are proposed to aid in the determination of deed restrictions for the recently subdivided properties at 33-39 Fraleigh Street.

The results of this survey, along with the proposed guidelines, are listed following the survey. These guidelines are not intended to deter the sale of or prohibit new construction on these properties. They are offered as useful factors that ought to be considered in order to maintain the rural, small town characteristics of Fraleigh Street.

PROPOSED GUIDELINES

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OF FLOORS ABOVE GRADE: 2

SET BACK FROM CTR LINE OF STREET: Porch: 30' 0" - 35' 0"
(based on existing properties House: 35' 0" - 45' 0"
on North side of Fraleigh St)

CONSTRUCTION TYPE: Wood frame on masonry foundation
(trim & accessories
excluded) No masonry, concrete, fiberglass,
steel, etc.

FRONT PORCH: Optional, but desirable

LOCATION OF PRIMARY ENTRANCE: Street facade
(North side/South facade)

GARAGE/Out Buildings: Detached: not connected to main part of
structure

DOORS/WINDOWS PER FLOOR: 2 - 3

WINDOW TYPE: double hung/casement
with not less than 3:5 (vertical/horizontal)
not greater than 2:1 (vert/horiz) proportion

WINDOW SPACING: 2nd flr windows to align w/1st flr windows & doors

WINDOW ORIENTATION:
1st flr: vertical
2nd flr: vertical or, if horizontal, width not to exceed
those centered below on first floor

WINDOW TRIM AND SIZE: 4" - 5" jambs w/ corresponding heads
either molded or similar to jamb trim

DORMERS: Not desirable

SIDING MATERIAL: Horizontal siding
of wood, aluminum, asbestos composite,
shingle or wood shingle

ROOF PITCH: Not less than 7:12, No greater than 12:12

ROOF MATERIAL: Standing seam metal or asphalt shingles

ROOF TYPE: Gable

GABLE & EAVE TRIM: Desirable to have fascia with cornice
expression of same material

START OF EAVE OR ROOF LINE: Above 2nd flr window heads

18 FRALEIGH STREET

(South Side)

OF FLOORS ABOVE GRADE: 2 w/attic

ROOF PITCH: 12:12

SET BACK FROM

CTR LINE OF STREET: Porch: 44' 0"
House: 52' 0"

ROOF MATERIAL:

Asphalt shingles
w/Tin

CONSTRUCTION TYPE: Wood frame on
masonry foundation

ROOF TYPE: Gable and
hip

FRONT PORCH: Yes - raised

GABLE & EAVE TRIM:
fascia with molded
cornice

LOCATION OF PRIMARY ENTRANCE:
North facade/Street facade

START OF EAVE:
Above 2nd flr
window heads

GARAGE: Detached

DOORS/WINDOWS

PER FLOOR: 1st flr: 3
2nd flr: 2

WINDOW TYPE: 1st flr: double-hung
2nd flr: double-hung

PROPORTION

OF WINDOWS: (Vertical:Horizontal)
1st flr - 2:1
2nd flr - 2:1

WINDOW SPACING: a:b:a:b:a:b:a
2nd flr windows aligned
w/1st flr windows

WINDOW ORIENTATION:

1st flr: vertical
2nd flr: vertical

WINDOW TRIM AND SIZE:

5" jamb trim
with molded head

DORMERS: No

SIDING MATERIAL:

horizontal asbestos
composite shingles



22 FRALEIGH STREET

(South Side)

OF FLOORS ABOVE GRADE: 2 w/attic

ROOF PITCH: 8:12

SET BACK FROM
CTR LINE OF STREET: Porch: 43' 0"
House: 52' 0"

ROOF MATERIAL:
Asphalt shingles/
rubber membrane on
tin

CONSTRUCTION TYPE: Wood frame on
masonry foundation

ROOF TYPE: Gable, open
on E/W & N/S axis

FRONT PORCH: Yes - raised

GABLE & EAVE TRIM:
fascia with fret
work and molded
cornice

LOCATION OF PRIMARY ENTRANCE:
North facade/Street facade

GARAGE: Detached

START OF EAVE:
Above 2nd flr
window heads

DOORS/WINDOWS

PER FLOOR: 1st flr: 3
2nd flr: 2

WINDOW TYPE: 1st flr: double-hung
2nd flr: double-hung
and double-hung
combination

PROPORTION
OF WINDOWS: (Vertical:Horizontal)
1st flr - 2:1
2nd flr - 2:1

WINDOW SPACING:
1st and 2nd flr windows
not aligned

WINDOW ORIENTATION:
1st flr: vertical
2nd flr: vertical

WINDOW TRIM AND SIZE:
4" jamb w/crossetts and
molded head

DORMERS: No

SIDING MATERIAL: horizontal wood
and aluminum
siding



26 FRALEIGH STREET

(South Side)

OF FLOORS ABOVE GRADE: 1

ROOF PITCH: 8:12

SET BACK FROM
CTR LINE OF STREET: House: 25' 0"

ROOF MATERIAL:
Asphalt shingles

CONSTRUCTION TYPE: Wood frame on
masonry foundation

ROOF TYPE: Gable, open
on North/South axis

FRONT PORCH: No

GABLE & EAVE TRIM:
metal flashing &
drip

LOCATION OF PRIMARY ENTRANCE:
East facade

START OF EAVE:
Above 1st flr
window heads

GARAGE: No

DOORS/WINDOWS
PER FLOOR: 2

WINDOW TYPE: double-hung

PROPORTION
OF WINDOWS: (Vertical:Horizontal)
5:3

WINDOW SPACING: a:b:c:b:a

WINDOW ORIENTATION: vertical

WINDOW TRIM AND SIZE:
5" jamb w/ head trim

DORMERS: No

SIDING MATERIAL:
horizontal asbestos
composite shingle



28 FRALEIGH STREET

(South Side)

OF FLOORS ABOVE GRADE: 2

ROOF PITCH: 7:12

SET BACK FROM
CTR LINE OF STREET: Porch: 34' 0"
House: 38' 0"

ROOF MATERIAL: Tin

CONSTRUCTION TYPE: Wood frame on
masonry foundation

ROOF TYPE: Gable, open
on East/West axis

FRONT PORCH: Yes

GABLE & EAVE TRIM:
Decorative porch
brackets w/fascia
and molded cornice

LOCATION OF PRIMARY ENTRANCE:
North facade/Street facade

START OF EAVE:
Above 2nd flr
window heads

GARAGE: Detached

DOORS/WINDOWS

PER FLOOR: 1st flr: 3
2nd flr: 3

WINDOW TYPE: 1st flr: double-hung
2nd flr: awning

PROPORTION
OF WINDOWS: (Vertical:Horizontal)
1st flr - 3:2
2nd flr - 1:2

WINDOW SPACING: a:b:a:b:a:b:a
2nd flr windows aligned
w/1st flr windows

WINDOW ORIENTATION:
1st flr: vertical
2nd flr: horizontal

WINDOW TRIM AND SIZE:
5" jamb & head trim

DORMERS: No

SIDING MATERIAL:
wood horizontal siding



30 FRALEIGH STREET

(South Side)

OF FLOORS ABOVE GRADE: 2 w/attic

ROOF PITCH: 7:12

SET BACK FROM

CTR LINE OF STREET: Porch: 47' 0"
House: 54' 0"

ROOF MATERIAL:
Asphalt shingles

CONSTRUCTION TYPE: Wood frame on
masonry foundation

ROOF TYPE: Gable, open
on East/West &
North/South axis

FRONT PORCH: Yes

GABLE & EAVE TRIM:
fascia and molded
cornice

LOCATION OF PRIMARY ENTRANCE:
North facade/Street facade

START OF EAVE:
Above 2nd flr
window

GARAGE: Detached

DOORS/WINDOWS PER FLOOR:
1st flr: 3 on primary form
2nd flr: 3 on primary form

WINDOW TYPE: 1st flr: double-hung
2nd flr: double-hung

PROPORTION
OF WINDOWS: (Vertical:Horizontal)
1st flr - 2:1
2nd flr - 2:1

WINDOW SPACING: a:b:a:b:a:b:a
2nd flr windows aligned
w/1st flr windows

WINDOW ORIENTATION:
1st flr: vertical
2nd flr: vertical

WINDOW TRIM AND SIZE:
5" trim w/molded heads
- shutters

DORMERS: No

SIDING MATERIAL:
horizontal wood
siding



36 FRALEIGH STREET

(South Side)

OF FLOORS ABOVE GRADE: 2

ROOF PITCH: 7:12

SET BACK FROM
CTR LINE OF STREET: Porch: 47' 0"
House: 53' 0"

ROOF MATERIAL:
Asphalt shingles

CONSTRUCTION TYPE: Wood frame on
masonry foundation

ROOF TYPE: Gable, open
on East/West axis

FRONT PORCH: Yes - raised

GABLE & EAVE TRIM:
fascia w/ bracketed
molded cornice

LOCATION OF PRIMARY ENTRANCE:
North facade/Street facade

START OF EAVE:
Above 2nd flr
window heads

GARAGE: Detached

DOORS/WINDOWS
PER FLOOR: 1st flr: 3
2nd flr: 3

WINDOW TYPE: 1st flr: double-hung
2nd flr: double-hung

PROPORTION
OF WINDOWS: (Vertical:Horizontal)
1st flr - 2:1
2nd flr - 2:1

WINDOW SPACING: a:b:a:b:a:b:a
2nd flr windows aligned
w/1st flr windows

WINDOW ORIENTATION:
1st flr: vertical
2nd flr: vertical

WINDOW TRIM AND SIZE:
4" jambs w/molded heads
- shutters

DORMERS: No

SIDING MATERIAL:
horizontal wood
siding



40 FRALEIGH STREET

(South Side)

OF FLOORS ABOVE GRADE: 2 w/attic

ROOF PITCH: 8:12

SET BACK FROM

CTR LINE OF STREET: Porch: 44' 0"
House: 49' 0"

ROOF MATERIAL:

Asphalt shingles

CONSTRUCTION TYPE: Wood frame on
masonry foundation

ROOF TYPE: Gable - open
on North/South axis

FRONT PORCH: Yes - raised

GABLE & EAVE TRIM:
fascia with molded
cornice

LOCATION OF PRIMARY ENTRANCE:
North facade/Street facade

START OF EAVE:
Above 2nd flr
window heads

GARAGE: No

DOORS/WINDOWS

PER FLOOR: 1st flr: 3
2nd flr: 2

WINDOW TYPE: 1st flr: double-hung
2nd flr: double-hung

PROPORTION

OF WINDOWS: (Vertical:Horizontal)
1st flr - 2:1
2nd flr - 2:1

WINDOW SPACING: a:b:a:b:a:b:a
2nd flr windows aligned
w/1st flr windows

WINDOW ORIENTATION:

1st flr: vertical
2nd flr: vertical

WINDOW TRIM AND SIZE:

5" jambs w/ molded head
- shutters

DORMERS: No

SIDING MATERIAL:

horizontal wood
siding



44 FRALEIGH STREET

(South Side)

OF FLOORS ABOVE GRADE: 2 w/attic

ROOF PITCH: 8:12

SET BACK FROM

ROOF MATERIAL: Tin

CTR LINE OF STREET: Porch: 35' 0"
House: 40' 0"

ROOF TYPE: Gable, open
on East/West and
North/South axis

CONSTRUCTION TYPE: Wood frame on
masonry foundation

GABLE & EAVE TRIM:
covered

FRONT PORCH: Yes - raised

START OF EAVE:
Above 2nd flr
window heads

LOCATION OF PRIMARY ENTRANCE:
North facade/Street facade

GARAGE: Detached

DOORS/WINDOWS

PER FLOOR: 1st flr: 3
2nd flr: 3

WINDOW TYPE: 1st flr: double-hung
2nd flr: double-hung

PROPORTION
OF WINDOWS: (Vertical:Horizontal)
1st flr - 2:1
2nd flr - 3:2

WINDOW SPACING: a:b:a:b:a:b:a
2nd flr windows aligned
w/1st flr windows

WINDOW ORIENTATION:
1st flr: vertical
2nd flr: vertical

WINDOW TRIM AND SIZE:
1" jamb & head trim

DORMERS: No

SIDING MATERIAL:
aluminum horizontal
siding



17 FRALEIGH STREET

(North Side)

OF FLOORS ABOVE GRADE: 2

ROOF PITCH: 7:12

SET BACK FROM

CTR LINE OF STREET: Porch: 29' 0"
House: 34' 0"

ROOF MATERIAL:

Asphalt shingles

CONSTRUCTION TYPE: Wood frame on
masonry foundation

ROOF TYPE: Gable, open
on North/South axis

FRONT PORCH: Yes - raised

GABLE & EAVE TRIM:
fascia with molded
cornice

LOCATION OF PRIMARY ENTRANCE:
South facade/Street facade

START OF EAVE:
Above 2nd flr
window heads

GARAGE: No

DOORS/WINDOWS

PER FLOOR: 1st flr: 3
2nd flr: 3

WINDOW TYPE: 1st flr: double-hung
2nd flr: double-hung

PROPORTION

OF WINDOWS: (Vertical:Horizontal)
1st flr - 3:2
2nd flr - 3:2

WINDOW SPACING: a:b:a:b:a:b:a
2nd flr windows aligned
w/1st flr windows

WINDOW ORIENTATION:

1st flr: vertical
2nd flr: vertical

WINDOW TRIM AND SIZE:

5" trim & head trim

DORMERS: No

SIDING MATERIAL:

horizontal asbestos
composite siding



23 FRALEIGH STREET

(North Side)

OF FLOORS ABOVE GRADE: 2

ROOF PITCH: 7:12

SET BACK FROM

ROOF MATERIAL: Tin

CTR LINE OF STREET: Porch: 27' 0"
House: 33' 0"

ROOF TYPE: Gable, open
on East/West axis

CONSTRUCTION TYPE: Wood frame on
masonry foundation

GABLE & EAVE TRIM:
fascia with molded
cornice

FRONT PORCH: Yes - raised

START OF EAVE:
Above 2nd flr
window heads

LOCATION OF PRIMARY ENTRANCE:
South facade/Street facade

GARAGE: Detached

DOORS/WINDOWS

PER FLOOR: 1st flr: 3
2nd flr: 3

WINDOW TYPE: 1st flr: double-hung
2nd flr: awning

PROPORTION
OF WINDOWS: (Vertical:Horizontal)
1st flr - 2:1
2nd flr - 1:2

WINDOW SPACING: a:b:a:b:a:b:a
2nd flr windows aligned
w/1st flr windows

WINDOW ORIENTATION:
1st flr: vertical
2nd flr: horizontal

WINDOW TRIM AND SIZE:
5" jamb and head trim

DORMERS: No

SIDING MATERIAL:
horizontal asbestos
composite shingles



27 FRALEIGH STREET

(North Side)

OF FLOORS ABOVE GRADE: 2

ROOF PITCH: 7:12

SET BACK FROM

ROOF MATERIAL: Tin

CTR LINE OF STREET: Porch: 39' 0"
House: 44' 0"

ROOF TYPE: Gable, open
on East/West &
North/South axis

CONSTRUCTION TYPE: Wood frame on
masonry foundation

FRONT PORCH: Yes - raised

GABLE & EAVE TRIM:
fascia with molded
cornice

LOCATION OF PRIMARY ENTRANCE:
South facade/Street facade

START OF EAVE:
Above 2nd flr
window heads

GARAGE: Detached

DOORS/WINDOWS

PER FLOOR: 1st flr: 5
2nd flr: 4

WINDOW TYPE: 1st flr: double-hung
2nd flr: double-hung

PROPORTION
OF WINDOWS: (Vertical:Horizontal)
1st flr - 3:2
2nd flr - 3:2

WINDOW SPACING: a:b:a:b:c:b:a:b:a
2nd flr windows aligned
w/1st flr windows

WINDOW ORIENTATION:
1st flr: vertical
2nd flr: vertical

WINDOW TRIM AND SIZE:
5" jamb & head trim

DORMERS: No

SIDING MATERIAL:
horizontal wood siding



31 FRALEIGH STREET

(North Side)

OF FLOORS ABOVE GRADE: 2

ROOF PITCH: 7:12

SET BACK FROM
CTR LINE OF STREET: House: 40' 0"

ROOF MATERIAL:
Asphalt shingles

CONSTRUCTION TYPE: Wood frame on
masonry foundation

ROOF TYPE: Gable, open
on East/West axis

FRONT PORCH: No

GABLE & EAVE TRIM:
fascia and molded
cornice

LOCATION OF PRIMARY ENTRANCE:
South facade/Street facade

START OF EAVE:
Above 2nd flr
window heads

GARAGE: Detached

DOORS/WINDOWS

PER FLOOR: 1st flr: 3
2nd flr: 2

WINDOW TYPE: 1st flr: double-hung
2nd flr: double-hung

PROPORTION
OF WINDOWS: (Vertical:Horizontal)
1st flr - 3:2
2nd flr - 3:2

WINDOW SPACING: a:b:a:b:a:b:a
2nd flr windows aligned
w/1st flr windows

WINDOW ORIENTATION:
1st flr: vertical
2nd flr: vertical

WINDOW TRIM AND SIZE:
4" jamb & head trim

DORMERS: No

SIDING MATERIAL:
horizontal cedar
shingles



41 FRALEIGH STREET

(North Side)

OF FLOORS ABOVE GRADE: 1 1/2

ROOF PITCH: 10:12

SET BACK FROM
CTR LINE OF STREET: House: 40' 0"

ROOF MATERIAL:
Asphalt shingles

CONSTRUCTION TYPE: Wood frame on
masonry foundation

ROOF TYPE: Gable - open
on East/West axis

FRONT PORCH: No

GABLE & EAVE TRIM:
metal flashing &
drip

LOCATION OF PRIMARY ENTRANCE:
South facade/Street facade

START OF EAVE:
Above 1st flr
window heads

GARAGE: Detached

DOORS/WINDOWS
PER FLOOR: 3

WINDOW TYPE: double-hung w/
double-hung picture
window combination

PROPORTION
OF WINDOWS: (Vertical:Horizontal)
double hung- 2 1/2 :2
combination- 1 :2

WINDOW SPACING: a:b:a:c:d:e:d

WINDOW ORIENTATION:
double hung: vertical
combination: horizontal

WINDOW TRIM AND SIZE:
1 1/2" jamb & head
trim

DORMERS: No

SIDING MATERIAL:
horizontal wood
siding



43 FRALEIGH STREET

(North Side)

OF FLOORS ABOVE GRADE: 2

ROOF PITCH: 4:12

SET BACK FROM

ROOF MATERIAL: Tin

CTR LINE OF STREET: Porch: 30' 0"
House: 36' 0"

ROOF TYPE: Hip

CONSTRUCTION TYPE: Wood frame on
masonry foundation

GABLE & EAVE TRIM:
Fascia w/ molded
cornice

FRONT PORCH: Yes - raised

START OF EAVE:
Above 2nd flr
window heads

LOCATION OF PRIMARY ENTRANCE:
South facade/Street facade

GARAGE: Detached

DOORS/WINDOWS

PER FLOOR: 1st flr: 3
2nd flr: 3

WINDOW TYPE: 1st flr: double-hung
2nd flr: awning

PROPORTION

OF WINDOWS: (Vertical:Horizontal)
1st flr - 2:1
2nd flr - 1 1/2:1

WINDOW SPACING: a:b:a:b:a:b:a
2nd flr windows aligned
w/1st flr windows

WINDOW ORIENTATION:

1st flr: vertical
2nd flr: horizontal

WINDOW TRIM AND SIZE:

4" jamb & head trim
- shutters

DORMERS: No

SIDING MATERIAL:

horizontal wood
siding



SURVEY TOTALS

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OF FLOORS ABOVE GRADE:

One Story: 2
Two Story: 7
Two Story
w/ attic: 5

SIDING MATERIAL:

horizontal wood
siding: 7

horizontal asbestos
composite siding: 4

horizontal cedar
shingles: 1

horizontal aluminum
siding: 2

SET BACK FROM

CTR LINE OF STREET:

North Side -

Porch: 27' 0" to 30' 0": 3
39' 0": 1
House: 33' 0" to 40' 0": 5
44' 0": 1

South Side -

Porch: 34' 0" to 40' 0": 2
40' 0" to 50' 0": 5
House: 25' 0": 1
30' 0" to 40' 0": 2
45' 0" to 50' 0": 5

CONSTRUCTION TYPE:

Wood frame on
masonry foundation: 14

FRONT PORCH: Yes: 11

No: 3

LOCATION OF PRIMARY ENTRANCE:

Street facade: 13

GARAGE: Detached: 11

No garage: 3

DOORS/WINDOWS

PER FLOOR:

First Floor

Two - 1
Three- 12
Five - 1

Second Floor

Two - 3
Three- 8
Four - 1

SURVEY RESULTS -2-

WINDOW TYPE:

First floor
 double hung: 13
 combination: 1
 (double hung/
 picture window)
 Second floor
 double hung: 8
 awning : 3
 combination: 1
 (double hung)

WINDOW SPACING:

2nd floor windows aligned
 w/1st flr windows: 11
 2nd floor windows
 NOT aigned w/1st flr
 windows: 1
 No 2nd story windows: 2

WINDOW TRIM AND SIZE:

First flr & Second Flr
 4"-6" jambs
 and heads: 7
 4"-6" jambs
 w/molded
 heads: 5
 1"-2" jamb
 and heads: 2
 shutters: 4

DORMERS: None: 14

ROOF MATERIAL:

(material comprising
 amount/house roof)
 Asphalt shingle: 9
 Tin: 5

ROOF PITCH:

4:12 - 1
 7:12 - 7
 8:12 - 4

10:12 - 1

12:12 - 1

PROPORTION OF WINDOWS:
 (Vertical:Horizontal)

First floor

2:1 - 8
 3:2 - 4
 2 1/2:2 - 1
 5:3 - 1

Second floor

1:2 - 2
 1 1/2:2 - 1
 2:1 - 5
 3:2 - 4

WINDOW ORIENTATION:

First floor

vertical: 13 1/2
 horizontal: 1/2

Second floor

vertical: 9
 horizontal: 3
 no 2ndstory: 2

GABLE & EAVE TRIM:

Fascia w/molded cornice: 11
 Metal flashing w/ drip: 2
 Covered: 1

START OF EAVE:

Above 1st flr
 window heads: 2

Above 2nd flr
 window heads: 12

ROOF TYPE:

E/W: 5 \
 Gable: N/S: 3 > 12
 both: 4 /

Hip: 1

Combination
 Hip/Gable: 1