

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Michele Basch, Chairperson

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Omar E. Balbuena-Palma, Secretary

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**MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of January 9, 2018**

The monthly meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, January 9, 2018 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, NY 12550.

Members Present: Michele Basch, Chairperson
Christopher Hanson
Isaac Diggs
Hannah Des Cognets
Jim Hoekema
James Kelly (arrived at 6:45 p.m.)

Members Absent: Jeff Wilkinson

Also Present: Jeremy Kaufman, Assistant Corporation Counsel
Omar E. Balbuena-Palma, Secretary to the Land Use Boards

The meeting was called to order at 6:32 p.m. after a quorum was confirmed.

Minutes of the December 12, 2017 Meeting

Mr. Hoekema moved to approve the minutes from the December 12, 2017 meeting as submitted.
Ms. Des Cognets seconded the motion.
The motion was approved 5-0.

PUBLIC HEARINGS

AR 2017-107 201 Broadway
To install a metal sign on the front of the building.
Applicant/Owner: recap Inc. / Real Management Corp.

The Applicant did not appear at the meeting. The application was tabled until the February ARC meeting.

AR 2018-02

107 Broadway

To remove the existing gable roof, low-slope roof and framing area of the original theater house and install a new low-slope roof; to repair the damaged masonry; and to install a new parapet and parapet cap.

Applicant/Owner: Lisa Silverstone / Safe Harbors of the Hudson

Lisa Silverstone, Applicant, and Sabeen Hasan, Project Architect, appeared before the Board. The Applicant gave a brief overview of the project. She said the intent is to remove the gable roof and install a new low slope roof and parapet wall/cap for long-term sustainability. She said the application was submitted on October 16, 2017 to the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") for review and received a response letter stating the roof modification into a single slope roof is warranted and the overall historic character of the building will not be significantly impacted by the changes.

The Project Architect gave a brief history on the design process of the roof. She said the theater was originally three separate buildings and the low-slope roof is designed to maximize the performance of the current use while mitigating the costs. She said the new roof takes storm water run-off into consideration for long term sustainability because the current stage house roof is higher than the end of the gable in the mid-section of the building and it creates a steep valley condition. She said over time, the storm water run-off has caused extensive damage to the roof and building. They are refining details for a new drainage system. She said the parapet will match the adjacent buildings and she will provide further details for the next Architectural Review Commission ("ARC") meeting.

James Kelly arrived to the meeting at 6:45 p.m.

Mr. Diggs clarified that the current drainage system drains water through the interior of the building and that the Applicant will provide additional drainage details for the following ARC meeting.

The Assistant Corporation Counsel said that the exterior aesthetics of the drainage system and parapet falls within the purview of the Board and they may request additional information on that, but that interior drainage is not within ARC purview.

Ms. Des Cognets said that she is comfortable approving the low-slope roof.

Ms. Basch agreed and said that the Applicant must return with additional details regarding the parapet and gutters.

The Assistant Corporation Counsel said the Board may give an indication regarding the lower pitch roof, but the Applicant should return with additional information that completes the exterior details requested for approval by the Board at the next ARC meeting.

Mr. Hanson said he personally feels that the proposed slope is fine but they will require additional details for the parapet and the exterior aesthetics of the drainage system (if any).

The Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Chairperson closed the public hearing.

Ms. Basch moved to approve the straight-sloped roof portion of the application and table the remaining design elements until the February 13, 2018 ARC meeting.

Mr. Diggs seconded the motion.

The motion passed unanimously

The Applicant said they are comfortable tabling the application and agreed to submit additional information for consideration by the ARC on February 6, 2018 in order to attend the next ARC meeting on February 13, 2018.

AR 2018-01

203 Liberty Street

To remove the enclosed porch on the roof and create a new addition; replace the windows and doors; power wash the masonry; install a new black security gate with wire mesh; install new garage doors; and paint the exterior.

Applicant/Owner: Jonathan Moss / Executive Reality Group

Jonathan Moss, Project Architect, and Wolf Friedman, Owner, appeared before the Board. The Project Architect gave a brief overview of the project and highlighted the following:

- Existing rear top-floor porch structure will be removed and replaced with a new open porch
- The porch railing, window trim, mansard roof trim and door trim on the fourth floor will be painted Covington Blue HC-138 (Benjamin Moore).
- Install new Anderson 400 wood-clad windows (or equal) painted Dark Bronze (Anderson) within the existing window openings on the first, second, third and remaining portion of the fourth floor
- Anderson 400 series wood-clad doors will be installed on the first and second floor of the Liberty Street elevation
- The third floor cornice and the rear elevation decking, railings and columns below the new porch will be painted in Greenmount Silk HC-3 (Benjamin Moore).
- Brick and mortar will be repaired/repointed in kind
- Roof slate shingles will be repaired/replaced the in kind.
- New garage doors will be installed with a new security gate on the Chambers Street elevation

Ms. Basch said she is hesitant to approve the proposed doors without a spec sheet.

The Architect said the doors on the first and second floor of the Liberty Street elevation will not contain dividers and will be painted to match the windows on the Liberty Street elevation.

Mr. Kelly said the existing porch is in disrepair and confirmed the intent is to continue the masonry style below.

Mr. Hanson said the north elevation clapboard sticks out on the Mansard roof and that the sides are not consistent.

The Architect said that the sides of the Mansard roof are barely visible from the street because the adjacent buildings are roughly four feet away and that the porch and roof will be reframed to match. He said the existing top-floor porch does not seem original to the building.

Mr. Diggs requested the door and windows on the rear elevation of the proposed porch to match the windows and doors on the floor(s) below it.

The Applicant said it is a minor adjustment and agreed to modify the windows and door of the proposed porch.

Ms. Basch confirmed the proposed railing on the rear top-floor porch will be painted Covington Blue HC-138 (Benjamin Moore) and match the wooden railing style on the floors below it.

The Chairperson opened the public hearing.

There was no one present for or against the Applicant.

The Chairperson closed the public hearing.

Mr. Hanson moved to accept the application, subject to the following conditions:

- Remove the rear top-floor porch structure and construct a new open porch with 4" Hardi Board siding painted Iron Gray (Hardiplank). The wooden railing shall be painted in Covington Blue HC-138 (Benjamin Moore) and match the railing style on the floor(s) below it.
- Install one Anderson 400 series wood-clad window, painted Dark Bronze (Anderson) on the North and South elevation of the new porch and a matching Anderson 400 series door on the rear elevation with matching windows on both sides of the door. The door and windows on the rear elevation will match the windows and doors on the floor(s) below it.
- The porch railing, window trim, mansard roof trim and door trim on the fourth floor will be painted Covington Blue HC-138 (Benjamin Moore).
- Install new Anderson 400 wood-clad windows (or equal) painted Dark Bronze (Anderson) within the existing window openings on the first, second, third and remaining portion of the fourth floor, per application specs.
- The third floor cornice and the rear elevation decking, railings and columns below the new porch will be painted in Greenmount Silk HC-3 (Benjamin Moore).
- Install Anderson 400 series wood-clad doors with no dividers on the first and second floor of the Liberty Street elevation, and painted to match the windows on the Liberty Street elevation.
- Repair/repoint the brick and mortar in kind.
- Repair/replace the roof slate shingles in kind.

- Install new garage doors painted in Greenmount Silk HC-3 (Benjamin Moore) and a powdered coat black security gate with wire mesh to the left of the garage on the Chambers Street elevation, all per application specs.

Hannah Des Cognets seconded the motion.

The motion passed unanimously via roll call vote.

With no further business to discuss, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Omar E. Balbuena-Palma
Secretary to the Land Use Boards