

CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION
123 Grand Street, Newburgh, New York 12550

Hannah Des Cognets, Acting Chairperson
Omar E. Balbuena-Palma, Secretary
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MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of June 12, 2018

The monthly meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, June 12, 2018 at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, NY 12550.

Members Present: Hannah Des Cognets, Acting Chairperson
Isaac Diggs
Christopher Hanson
Jim Hoekema
James Kelly

Members Absent: Michele Basch
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 6:35 p.m. after a quorum was confirmed.

Minutes of the May 8, 2018 Meeting

Mr. Hoekema moved to approve the minutes from the May 8, 2018 meeting as submitted.
Mr. Hanson seconded the motion.
The motion was approved unanimously.

CONSENT AGENDA

AR 2018-29 177 Montgomery Street
To paint the trim and doors in Noir 4009-2 (Valspar), and the stucco and porch in Dove White 7002-7 (Valspar).
Applicant/Owner: Noah Love and Jonathan Rivera

Mr. Hoekema moved to approve the Consent Agenda.
Mr. Kelly seconded the motion.
The motion passed unanimously.

NEW BUSINESS

AR 2018-28

123 Carpenter Avenue

To replace the rear door with two French doors.

Applicant/Owner: Stephen Sinnott / City of Newburgh

The Applicant did not appear. The application was tabled until the July 10, 2018 ARC meeting.

AR 2018-30

146 Third Street

To repair/replace the Yankee gutters and front deck in-kind. To replace the windows, the front door and porch roof. To install a wooden garage door, aluminum downspouts, and an iron powder coated fence and gate.

Applicant/Owner: Dmitry Pavlov

Dmitry Pavlov, Property Owner, appeared before the Board. He said the intent is to restore the house back to how it was originally built. He said the existing windows are made out of vinyl. He proposed to replace them with Pella 450, 2/2 wood clad windows that match the window opening. He said the front deck and porch are in disrepair and will be repaired/ replaced in-kind. He said the columns will be replaced with 6x6 pressure treated wood. He said the porch roof will be replaced with black architectural shingles. He said the porch steps are in good condition and will not be replaced. He submitted a picture to the Board (made part of the record) and said he does not want the old door to be considered for approval. He requested to modify his application and change the proposed front door to match the door shown in the picture submitted.

Mr. Diggs confirmed that the previously submitted spec sheet for the door will not be considered and the new door will be a full height, double entry door, custom built to match the submitted picture.

Mr. Hanson clarified the proposed windows have a curved trim in front of the square top window.

Mr. Kelly said the requested door and windows are appropriate for the building. He said both types of windows (windows with curved glazing or square top windows with a curved trim in front) have been used in these historical buildings.

Ms. Des Cognets said both window achieve a similar look when viewed from the outside. She said the difference is noticeable on the inside.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

Mr. Hoekema moved to approve the application as submitted, subject to the following modification:

- To install a full height, double entry door, custom built to match the submitted picture.

Mr. Hanson seconded the motion.

The motion passed unanimously via roll call vote.

AR 2018-31

66 Carson Avenue

To replace all of the windows, the porch deck surface and the fence. To install new roof leaders, porch rail, balusters and door. To paint the façade and porch and remove the concrete masonry unit wall.

Applicant/Owner: Paul Henderson/Sigler Henderson Studio / Hudson Valley Real Estate Partners LLC

Paul Henderson, Applicant, appeared before the Board. The Applicant submitted pictures of the adjacent buildings east of 66 Carson Avenue (made part of the record) and gave a brief overview of the project. He highlighted the following proposed work:

- Replace all existing front façade windows with new ebony colored aluminum clad windows
- Install a new fence on the yard/sidewalk edge
- Replace the existing door and install an inset door per application specs
- Replace the porch per application specs
- Reinstall new roof leaders

Replace the existing chain link with a three foot high wooden picket fence. Mr. Diggs confirmed the proposed colors are from the Benjamin Moore color palette and the fence will be painted white.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

Mr. Kelly moved to approve the application as submitted.

Mr. Diggs seconded the motion.

The motion passed unanimously via roll call vote.

AR 2018-32

70 Leroy Place

To replace the roof, doors, windows, and fence. To paint the building and repair the porch, siding and trim.

Applicant/Owner: Shawn Jackson

Shawn Jackson, Property Owner, and his fiancé, Stephanie Wagner, appeared before the Board. He gave a brief overview of the project and highlighted the following:

- Windows on the main part of the building are in operable condition and will be repaired.
- Windows in the west wing will be replaced with 1/1 double hung wooden windows to match the windows on the main part of the building.

- Existing fence will be replaced with a cedar picket fence painted White Heron (Benjamin Moore)
- The cedar siding and roof will be repaired/replaced
- Exterior trim will be painted White Heron (Benjamin Moore) and the building will be repainted Hale Navy (Benjamin Moore)

Mr. Hanson confirmed black architectural asphalt shingles will be used for the roof.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

Mr. Hoekema moved to approve the application as submitted.

Mr. Diggs seconded the motion.

The motion passed unanimously via roll call vote.

AR 2018-33

171 Liberty Street

To paint the façade using colors from the Valspar color palette, replace the doors and install light fixtures and hardware accents. To renovate the sidewalk and use a stencil to create sidewalk activity boards.

Applicant/Owner: Sarah Hooff / 171 Liberty St. LLC

Christopher Hanson recused himself for the 171 Liberty Street project.

Sarah Hooff, Property Owner and Applicant, and her husband, Aaron Latos, appeared before the Board. The Applicant said the intent is to paint the façade and replace the door at a later date with an unaccented slab door with black hardware. She said black light fixtures and black hardware accents will be installed. She proposed to prime the sidewalk in bluestone colors (dark blue, dark grey, steel grey, etc.) and use a stencil to create sidewalk activity boards for children. She said this would encourage the neighborhood kids from drawing on the buildings and allow the mismatched concrete to match the bluestone sidewalk at 173 Liberty Street.

Ms. Des Cognets clarified the proposed colors are from the Valspar color palette.

The Applicant said the door will be painted Santa's Beard and the trim around the door jambs will be Ceremonial Ochre, Prairie, My Skiff, and Fickle Pickle.

Mr. Hoekema said the colors are appropriate for the sidewalk.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

Mr. Hoekema moved to approve the application as submitted.
Mr. Diggs seconded the motion.
The motion passed unanimously via roll call vote (Christopher Hanson abstained).

AR 2018-34

173 Liberty Street

To paint the façade using colors from the Valspar color palette, replace the doors and install light fixtures and hardware accents. To plant a tree and add a mural on the side of the building.

Applicant/Owner: Sarah Hooff / 173 Liberty St. LLC

Christopher Hanson recused himself for the 173 Liberty Street project.

Sarah Hooff, Property Owner and Applicant, and her husband, Aaron Latos, remained before the Board. She said the project is substantially the same as her application for 171 Liberty Street. She said the existing bluestone sidewalk at 173 Liberty Street will remain, and she is proposing to add a mural on the side of the building. She said a tree may have previously existed in front of the building and she would like to plant a new tree.

Ms. Des Cognets confirmed that the mural will be placed over the siding with a flat surface made out of plywood and that the Applicant must return with additional details for the mural design.

The Applicant said that she would like to plant a tree and agreed to follow the applicable requirements but she did not know whom to contact to begin the process.

The Assistant Corporation Counsel clarified that the ARC must consider the tree height, the distance from the road and determine if the tree will impede the aesthetics of the building. He said the Applicant should contact the Superintendent of Public Works as per §159-6 of the City Code and obtain a permit for tree planting.

Mr. Kelly said there are certain trees that are not allowed in the district.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

Ms. Des Cognets moved to approve the application, subject to the following conditions:

- Install infrastructure necessary for the mural
- Installation of a tree in front of the building pending approval by the Superintendent of Public Works

Mr. Diggs seconded the motion.

The motion passed unanimously via roll call vote.

Christopher Hanson abstained.

AR 2018-35**15 Lutheran Street**

To install new windows and paint the façade and porch using colors from the Benjamin Moore color palette.

Applicant/Owner: John Hickey / Perfect Home RJR LLC

John Hickey, Applicant, and his business partner Mike Gallegos, appeared before the Board. He said he purchased the building in order to renovate it and rent it. He submitted additional pictures for review (made part of the record) and said the intent is to install new windows and paint the façade and porch using colors from the Benjamin Moore color palette. He said there are no existing windows on the façade.

Mr. Diggs confirmed the submitted pictures display adjacent properties.

Mr. Kelly said the proposed windows should be 1/1 windows.

The Applicant gave a brief overview of a separate project he completed and said he owns 163, 165, 222, 224, 226, and 228 Broadway.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

Mr. Hoekema moved to approve the application as submitted, subject to the following modification:

- Install black 1/1 DR200 windows

Mr. Kelly seconded the motion.

The motion passed unanimously via roll call vote.

AR 2018-36**156 South Street**

To install new windows, clean and paint the façade using colors from the Benjamin Moore color palette.

Applicant/Owner: John Hickey / Perfect Home RJR LLC

John Hickey, Applicant, and his business partner Mike Gallegos, remained before the Board. The Applicant submitted additional pictures for review (made part of the record) and said the intent is to replace the windows, limewash the masonry and paint the façade using colors from the Benjamin Moore color palette. He said the National Park Service has determined limewashing to be an acceptable practice for historic buildings.

Mr. Diggs asked if the Applicant looked into restoring the windows.

The Applicant said his budget is not sufficient to hire someone to restore the windows. He said he has several renovation projects in process and repairing the existing windows is cost prohibitive at

approximately \$600 to \$1,000 per window. He said the proposed windows will fill the window opening similar to the windows found at 132 Third Street.

Mr. Kelly said the owner of 132 Third Street proved his windows were original to the building and that 156 South Street still has the original windows.

Mr. Hanson encouraged the Applicant to apply for tax credits to ease the financial burden and said the repair costs do not seem unreasonable for the amount of windows on 156 South Street.

The Applicant requested if he could instead replace the windows with Pella windows.

Mr. Diggs said they may need a spec sheet for those windows.

Ms. Des Cognets said the Applicant should forward the limewash article by the National Park Service for the record.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

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

- Paint the building using colors from the Benjamin Moore color palette
- Repair the cornice in-kind and re-point the brick
- To install 1/1 Pella clad wood square top window with an archtop glazing to match the existing opening and arch of the windows
- Limewash the façade pending submission of the National Park Service documentation

Mr. Diggs seconded the motion.

The motion passed unanimously via roll call vote.

AR 2018-37

178 Grand Street

To install new handrails, windows, and fence. To paint the façade using colors from the Benjamin Moore color palette.

Applicant/Owner: Dana and Janine Trezza

Janine Trezza, Property Owner, appeared before the Board. She gave a brief overview of the project and highlighted the following:

- Repair the existing porch per application specs
- Repair/replace the existing windows on the second floor
- Repoint the brick
- Amend the proposed gate location
- Approve the Townsend Harbor Brown (Benjamin Moore) color at the rear of the property

Mr. Hanson confirmed the intent is to repair the existing windows on the second floor and if they are not repairable, the Property Owner will replace them in-kind.

The Property Owner said the modified gate location would begin at a corner of the brick building, and end across her driveway. She said it would connect to the fence at the property line and extend towards the rear of the property. She said the wrought iron fence is to stop people from entering her property without her consent.

The Acting Chairperson opened the public hearing.

There was no one present for or against the application.

The Acting Chairperson closed the public hearing.

Mr. Hanson moved to approve the application as submitted, subject to the following modification:

- To relocate the gate location of the fence to align with the southeast corner of the brick building

Ms. Des Cognets seconded the motion.

The motion passed unanimously via roll call vote.

CONSENT AGENDA DISCUSSION

The Board members discussed the Consent Agenda Policy and decided to adjourn the discussion until the remaining members of the Board were present.

With no further business to discuss, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

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