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

Michele Basch, Chairperson
Omar E. Balbuena-Palma, Secretary
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MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of July 10, 2018

The monthly meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, July 10, 2018 at 6:36 p.m. at the Activity Center, 401 Washington Street, Newburgh, NY 12550.

Members Present: Michele Basch, Chairperson
Hannah Des Cognets
Jim Hoekema
James Kelly

Members Absent: Jeff Wilkinson
Isaac Diggs
Christopher Hanson

Also Present: Jeremy Kaufman, Assistant Corporation Counsel

Also Absent: 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 June 12, 2018 Meeting

Mr. Hoekema moved to approve the minutes from the June 12, 2018 meeting as submitted.
Mr. Hanson seconded the motion.
The motion was approved unanimously.

CONSENT AGENDA

AR 2018-38 **113 Liberty Street**
Application to strip and repaint the first floor of the building Hale Navy (Benjamin Moore) or Newburyport Blue (Benjamin Moore) and refurbish the damaged areas under the windows and front steps.
Applicant/Owner: John Bloomgarden

AR 2018-39 **158 DuBois Street**
Application to paint the porch using colors from the Sherwin Williams color palette.
Applicant/Owner: Sean Condron

AR 2018-41 **159 Broadway**
Application to strip and repaint the entire building Coach Green (Fine Paints of Europe)
Applicant/Owner: William Cappelletti

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

PUBLIC HEARINGS

AR 2018-28 **123 Carpenter Avenue**
Application to replace the rear door with two French doors.
Applicant/Owner: Stephen Sinnott / City of Newburgh

Stephen Sinnott, Applicant, appeared before the Board. He gave a brief history of the building and said the intent is to replace the rear doors with two, outward swinging French doors. He said the color would match the building and showcased a digital illustration via Google SketchUp. He said the doors would contain a single glass panel with steel frames.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Ms. Des Cognets requested screenshots of the digital illustration.

Ms. Basch moved to approve the application as submitted.
Mr. Hoekema seconded the motion.
The motion passed unanimously via roll call vote.

AR 2018-40 **121 Chambers Street**
Application to install a soffit on the rear of the building; renovate the front porch; rebuild the three brick piers and add a fourth pier; replace the existing railings, porch deck and columns.
Applicant/Owner: Robert B. Blake

Robert Blake, Property Owner, appeared before the Board. He said the intent is to install a missing soffit on the rear of the house and restore the fascia board, end cap and drainpipe. He said the brick piers at the base of the deck will be rebuilt and requested to withdraw the proposal of the fourth pier because it does not fall within his property. He said the front porch will be renovated and the newel posts will be replicated. He said wrought iron rails will be installed on the porch steps.

Ms. Des Cognets confirmed the porch will be painted white and the porch deck painted deck red.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Hoekema moved to approve the application as submitted.

- Rebuild the three brick piers on the front porch (fourth pier proposal withdrawn)
- Replace the missing soffit, fascia board, end cap and drain pipe on the rear of the house
- Restore the wooden banisters and deck per application specs
- Replicate and replace the original porch posts and install two newel posts on either side of the porch steps with wrought iron rails leading down the stairs on either side per application specs

Mr. Kelly seconded the motion.
The motion passed unanimously via roll call vote.

AR 2018-42 **167 Liberty Street**
Application to replace four windows on the façade; replace the steps and railings; and paint the entryway vestibule and porch using colors from the Benjamin Moore color palette.
Applicant/Owner: Alice Powell

Alice Powell, Property Owner, appeared before the Board. She said the intent is to replace the windows, the steps and railing. She said the original windows are not repairable and proposed to install four DR2000 weather shield windows painted white.

Mr. Kelly clarified that the existing windows are not the original windows because they do not properly fit into the window opening.

Mr. Hoekema said a different owner probably replaced the original windows.

The Assistant Corporation Counsel said the Board may not deny an in-kind replacement application based solely on the fact that the existing windows, installed by a previous owner, do not fit into the window opening and do not comport with the Historic District Guidelines. He said the Board may take other considerations into account when making a final determination.

Ms. Basch asked the Property Owner if she can install small window to fill in the covered Tudor arch and to extend the sides of the window glaze as much as possible.

Mr. Kelly said the Property Owner could install a rectangular window and install a cutout on top to give the illusion of a Tudor arch.

The Property Owner confirmed she will remove the covered part of the window arch and replace it with a small window. She said the porch steps and railing will be repaired and replaced with pressure treated wood.

Mr. Kelly said the Property Owner may want to look into installing a double door on the front entrance at a later date.

Ms. Basch confirmed the steps will be painted using colors from the Benjamin Moore Historical palette.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

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

- Replace the four windows on the façade with 2/2 aluminum clad wood windows
- Replace the stoop with pressure-treated wood and paint using colors from the Benjamin Moore Historic Color palette, per application specs.
- Remove the existing shutters and all of the top window panels to expose the window arches

Ms. Basch seconded the motion.
The motion passed unanimously via roll call vote.

AR 2018-43 **67-75 Renwick Street**
Application to remove the existing brick half-walls; replace the plywood perimeter wall with brick; repair/replace the façade windows; install new trash/recycling enclosures, new railings and light fixtures; and paint using colors from the Benjamin Moore color palette.
Applicant/Owner: Berg-Moss Architects (Jonathan Moss) / 67-75 Renwick LLC

Jon Moss, of Berg-Moss Architects, Applicant, appeared before the Board. He said the intent is to renovate the existing building and gave a brief overview of the project. He highlighted the following:

- Brick half-walls will be removed
- Plywood perimeter to be replaced with brick
- Installing new aluminum clad windows, wrought iron fence , light fixtures and sidewalks
- Entrance door will be shifted to be American with Disabilities Act compliant
- No original photo was found for the windows. The SHPO consultant said 6/6 windows are a reasonable guess for historical type.

The Applicant said the project will be submitted to the State Historic Preservation Office for tax credits.

Ms. Basch confirmed the door will be made out of wood and painted using colors from the Benjamin Moore color palette.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Mr. Hoekema moved to approve the application as submitted.

- Remove the existing brick half-walls
- Replace the plywood perimeter wall with brick
- Install new windows, doors, trash/recycling enclosures, wrought iron railings, sidewalks and light fixtures all per application specs
- Paint using colors from the Benjamin Moore color palette per application specs.

Ms. Basch seconded the motion.
The motion passed unanimously via roll call vote.

AR 2018-44 **32 Benkard Avenue**
Application to repair/repoint the brick; replace the existing steel doors and garage doors; repair/replace the broken sidewalks and windows; install a fence and light fixtures; and paint the building and rear porch using colors from the Benjamin Moore Color palette.
Applicant/Owner: Judy K. Thomas

Judy K. Thomas, Property Owner, appeared before the Board. She said she recently purchased the building and will be conducting extensive repairs in phases. She gave a brief overview of the project and highlighted the following:

- Repointing brick
- Replacing doors with paintable steel doors
- Garage door will be replaced with a steel door that rolls up
- Driveway concrete will be replaced with broom finished and edged concrete
- Redoing the entire sidewalk from the building in dyed and stamped concrete or replacing and resetting the existing Bluestone
- The Bluestone sides next to the sidewalk, will be replaced with dyed, broom finished and edge concrete that cover the window wells.
- Windows will be repaired
- Painting trim around the windows Van Buren Brown (Benjamin Moore) the doors Whipple Blue (Benjamin Moore) and the rear in Ivory/Cream (Benjamin Moore)
- Installing a privacy fence with a gate on the rear of the building for safety reasons
- Door on South Lander side will be replaced and a transom added on top or a decorative molding

Ms. Basch confirmed that all the doors will be painted Whipple Blue (Benjamin Moore).

She requested the sides of the sidewalk to be painted a different color. She requested approval for installation of a security gate on the window for safety reasons.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The Assistant Corporation Counsel read the Design Standards for Security Features from the East End Historic District Design Guidelines and said the City has adopted Streetscape Standards that the Property Owner can refer to when performing work on the sidewalk.

Ms. Basch said she does not have an issue with replacing the bluestone sides with concrete of a different color because the majority of the Bluestone will remain.

Ms. Des Cognets asked why the Bluestone can't be reset next to the building.

The Property Owner said the existing Bluestone next to the building needs to be removed so that the replacing concrete can be raised and angled and the window wells capped in order to resolve a flooding issue.

Mr. Hoekema moved to approve the application as submitted.

- Repair/repoint the brick
- Replace the broken Bluestone along the main sidewalk and reset the Bluestone angled away from the building
- Replace the Bluestone/concrete along the sides of the building and at the curb corner with dyed, broom finished and edged concrete, painted using a color from the Benjamin Moore Historical Color Palette.
- Replace the Bluestone and concrete along the sidewalk curbs with grass and remove the old tree stump on South Lander Street
- Replace the existing building doors and garage doors per application specs
- Repair and repaint the windows Van Buren Brown (Benjamin Moore)
- Install a wooden fence painted Van Buren Brown (Benjamin Moore), a window transom and light fixtures per application specs
- Paint the building and rear porch using colors from the Benjamin Moore Color palette per application specs

Ms. Basch seconded the motion.
The motion passed unanimously via roll call vote.

DISCUSSION ITEMS

109 S. William Street
Consent Agenda

The Board heard a brief presentation of the project at 109 S. William Street from various members affiliated with the project. The Board adjourned the Consent Agenda Policy discussion until the remaining members of the Board were present.

With no further business to discuss, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

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