

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

John Ledwith, IV, Chairperson

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Joan Mason, Secretary

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ARCHITECTURAL REVIEW COMMISSION

**Meeting of
July 8, 2014**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday 8, July, 2014**, at 7:30 p.m.
at **City Hall Council Chambers, 83 Broadway**

Members Present: John Ledwith, IV, Chairperson
Brigidanne Flynn
Paula Stevens
Joseph Minuta
Rich Rosencrans

Members Absent: Michele Basch

Also Present: Timothy Kramer, Assistant Corporation Counsel

The meeting was called to order at 7:40 p.m. after a quorum was confirmed.

OLD BUSINESS

AR 2014-22 128 Dubois Street

To remove and replace existing porches in kind; remove and replace garage door, coping on garage roof and existing doors and paint using existing colors.

Applicant: Araceli Mendoza

DISCUSSION

Applicant did not appear to discuss this application.

PUBLIC HEARINGS

AR 2014-26 1 Catherine Street

To paint front door casings using lead safe work practices and encapsulant, then apply 2 coats of Benjamin Moore HC-70; replace 5 front windows using Trimline windows with true divide, seal and paint raw wood HC-70; stabilize or remove all loose or

deteriorated paint from exterior walls, apply a lead block and 2 coats of Benjamin Moore HC-30.

Applicant: Blaise Daskalis

DISCUSSION

Applicant did not appear to discuss this application.

AR 2014-27

55 Chambers Street

To gut and rehab building to include painting brick, Benjamin Moore, HC-167, Amherst Grey; paint exterior grade wood trim, Benjamin Moore Universal Black; install Marvin Integrity fiberglass clad wood windows, simulated divided lites, 6/6 configuration in ebony; ThermaTru 4 panel, 2 lite door with left sidelite and transom with address, painted BM, HC-159, Philipsburg Blue; wood paneled alcove lit from ceiling mounted period fixture, painted Amherst Grey and Universal Black; paint eaves Universal Black; GAF Architectural shingles in charcoal; newly welded black steel handrails and balusters on existing concrete steps; install a 5 feet wood panel fence, stained brown.

Applicant: Kent Kruse, Habitat for Humanity

Owner: Newburgh Community Land Bank

DISCUSSION

Kent Kruse from Habitat or Humanity appeared to discuss this application on behalf of the Newburgh Community Land Bank. This application has been denied 3 times in the past. It is being presented as a hardship application with everything basically the same. In the past meetings, the discussion about the arched windows was for the windows to be custom fit. Mr. Kruse reiterated that the cost of custom fit arched windows would be too expensive for the nonprofit organization. He presented a paper from the East End Historic District: National Register of Historic Places, to show the type of window that was original to some of the houses in the area. This home will be appraised around \$150,000. The construction budget is \$149,000. Mr. Kruse said if the home was appraised higher, it would make sense to put in more expensive windows, but the preferred custom windows would not be affordable on this budget and for this rate of return. The only affordable option is to put in the Marvin windows and fill in the arch. Paula Stevens asked if they would be able to customize only the 5 front windows. Mr. Kruse said that would still be too expensive. The windows they want to install are Marvin Integrity fiberglass clad wood windows, simulated divided lites, 6/6 configuration in ebony. The brick will be painted Benjamin Moore, HC-167, Amherst Grey and the paint exterior grade wood trim will be painted Benjamin Moore Universal Black. The door will be a ThermaTru Smooth Star, 4 panel, 2 lite door with left sidelite and transom with address, painted Benjamin Moore, HC-159, Philipsburg Blue. The wood paneled alcove lit from the ceiling with mounted period fixture will be painted Amherst Grey and Universal

Black. The eaves will be painted Universal Black. The roof will be GAF Architectural shingles in charcoal. Newly welded black steel handrails and balusters will be installed on existing concrete steps and a 5 feet wood panel fence, stained brown, will be installed.

There was no one to speak for or against this application at the Public Hearing.

A motion to grant a certificate of hardship for this application was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

A motion to approve this application to gut and rehab the building and paint the brick using Benjamin Moore, HC-167, Amherst Grey; to paint the exterior grade wood trim using Benjamin Moore Universal Black; to install Marvin Integrity fiberglass clad wood windows, simulated divided lites, 6/6 configuration, in ebony color; to install a ThermaTru Smooth Star S296, 4 panel, 2 lite door with left sidelite and transom with address, painted Benjamin Moore HC-159, Philipsburg Blue; the alcove to be wood paneled and lit from ceiling mounted period fixture and painted Amherst Grey and Universal Black; to paint eaves Universal Black; to install GAF Architectural shingles in charcoal; to install newly welded black steel handrails and balusters on existing grey concrete steps; and to install a 5 feet wood panel fence, 1" x 4" boards, sealed and stained brown was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2014-28

19 Leroy Place

To replace roof with GAF Timberline Architectural shingles in Weathered Wood color; repair soffit, fascia and gutters; eliminate Yankee Gutters and install new 6" gutters; repair or replace cedar siding as needed; paint exterior of building to match existing; replace roof on flat pitch; replace dormer siding and decorative rail; install JeldWen windows on 2nd floor; paint colors to be Seashore Bud, Crabapple Wine, Lyndhurst Celadon Green and La Fonda Mirage.

Applicant: Shawn Jackson

DISCUSSION

Shawn Jackson appeared to discuss this application. This was before the Commission in June 2012 and tabled. Some repairs to the roof were already started to stop a leaky roof. The roof will be replaced with GAF Timberline Architectural shingles in Weathered Wood. He will repair the soffit and there is no fascia on there now. The rafter tails, where they meet the gutter system, have not been maintained. In its place, he would like to put up some solid wood and new gutters. The rafter tails have split and cracked and he would like to attach

the fascia to it and add gutters. He would prefer not to have a Yankee Gutter on the house. Joseph Minuta said the rafter tails are the essential essence of this property, covering it takes that detail away and it is detrimental to the architecture. He also said that the rafter tails could be repaired back to their original look. Mr. Jackson said he is covering only the rotten tip, not all of it. Five to six per side are rotted, with a minimum of 20 to be replaced. The rafters on the dormers are all rotted. He said with the Yankee Gutter, he would not be able to shingle the bottom part of the roof due to its pitch; there are 3 layers of asphalt on there now and the roof has a zero pitch. Joseph Minuta and Brigidanne Flynn gave him some suggestions on how to do the roof. He also wants to replace 2 windows on the second floor with prairie style, JeldWen windows. It was asked if he would be doing the other windows. He said the windows cost \$500 each and at this time it is not an option. Joseph Minuta suggested that glazers could come in and insulated a frame and seal it to use the existing windows at a lesser cost. The dormer would be brought back to its original condition. The exterior of the building would be painted Crabapple Wine as the accent color, Lyndhurst Celadon Green on the trim and La Fonda Mirage for the siding. Brigidanne Flynn asked if they could vote on the part of the application that had to do with the painting and the windows. John Ledwith said he was fine with that, but felt that more details on the roofing and gutters were needed to document how the historic nature of the architecture was going to be preserved.

There was no one to speak for or against this application at the Public Hearing.

A motion to approve the part of the application to paint the exterior of the building using Crabapple Wine as the accent color, Lyndhurst Celadon Green as the trim, La Fonda Mirage for the siding and to install prairie style, JeldWen windows and to table the part of the application addressing the roofing and rafter tails until more details are provided was made Brigidanne Flynn and seconded by John Ledwith.

The motion was approved 5-0.

Minutes of the June 10, 2014 Meeting

A motion to approve the minutes of the June 10, 2014 meeting was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was carried 5-0.

The meeting was adjourned at 8:35 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission