

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

Michele Basch, Chairperson
J.K. Gentile, Secretary
Phone: (845) 569-7383

MINUTES
ARCHITECTURAL REVIEW COMMISSION
Meeting of September 12, 2023

The monthly meeting of the City of Newburgh Architectural Review Commission (“ARC”) was held on Tuesday, September 12, 2023, at 6:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York 12550.

Members Present: Michele Basch, Chairperson
Carson Carter
Kate Flanagan
James Kelly
Schnekwa McNeil
Gregory Nato

Absent: Michael Buonanno
Chris Hanson

Also Present: Jeremy Kaufman, Assistant Corporation Counsel
J.K. Gentile, Secretary to the Land Use Boards

Meeting called to order at 6:33 p.m.

Minutes of the August 8, 2023, ARC meeting

James Kelly moved to accept the minutes from the July 2023 ARC meeting.
Carson Carter seconded the motion.
The motion passed unanimously via roll-call vote.

CONSENT AGENDA

AR 2023-094

Applicant: Justin Catania and Helen Michelsen
Owner: Justin Catania and Helen Michelsen
Location: 12 Spring Street

Application to paint using colors from the Benjamin Moore Historic Color palette.

James Kelly moved to approve the Consent Agenda as submitted.
The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

OLD BUSINESS

AR 2021-74

Applicant: Colin Jarvis
Owner (17 Johnston): City of Newburgh
Owner (19 Johnston): The Newburgh Ministry
Location: 17 & 19 Johnston Street

Amendment to May 31, 2022 approved application.
Modifications made to the construction of a new multi-story residential building.

The applicant did not appear at the meeting. The applicant previously requested a table of its application to the next meeting.

AR 2023-026

Applicant: Chris Berg/Berg + Moss Architects, PC
Owner: Newburgh SHG 47 LLC
Location: 112 Broadway

Amendment to May 11, 2021 approved application.
Modifications to three north-facing windows.

Chris Berg appeared before the Board and gave an overview of the amendment. He said they propose to drop the sills on the three north-facing windows to allow for habitable rooms. He said the archways will not change.

Gregory Nato moved to approve the amended application as submitted.
The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2023-004

Applicant: Chris Berg/Berg + Moss Architects, PC
Owner: Yachtisse LLC
Location: 236 Liberty Street

Amendment to January 10, 2023 approved application.
Modifications made to the storefront.

James Kelly recused himself from vote.

Chris Berg appeared before the Board and gave an overview of the proposed modifications. He said as they removed wood paneling, they discovered a cast iron storefront. He said utilizing historic photos they will be recreating columns and capitals with epoxy molding, the banding will

be thinner, and the storefront hood cornice standing seam will be a copper material and not a black standing seam metal. He said the proportions currently presented are not accurate and plans to return for the Board's review.

Mr. Carter said the columns are like the neighboring building and asked if the capital will be created to look similar.

Mr. Berg said no.

Mr. Carter asked if the residential door would change.

Mr. Berg said yes, it will become a double door and the storefront door will be inset.

Mr. Carter asked if the windows would change.

Mr. Berg said no.

Ms. Flanagan said she could not vote on the application until she can review a comprehensive design plan set.

Mr. Carter agreed.

The applicant requested a table of its application to submit the requested details.

AR 2023-054

Applicant:	Jon Moss/Berg + Moss Architects, PC
Owner:	233 Broadway Newburgh LLC
Location:	233 Broadway

Returning for determination to construct a new, mixed-use building.

Jon Moss appeared before the Board and gave an overview of the modifications. He said he significantly reduced the building and recessed the new construction to respect the existing building, the existing building will stand alone and be an amenity space for the apartments, 22 parking spaces are proposed underneath the lot towards the Ann Street side and more street presence was added to the Ann Street side.

Mr. Nato asked if there are proposed plantings between the existing building and the new building.

Mr. Moss said yes. He said you cannot see them from the street because they propose a privacy fence.

Ms. Flanagan asked why windows for the 1st, 2nd, 3rd and 4th floor apartments are void on the east and west sides of the building.

Mr. Moss said to make the project viable, they are unable to recess the building and add windows. He said they were able to keep the windows on the east and west side of the 5th floor.

Mr. Kelly asked if apartments are proposed for the 5th floor.

Mr. Moss said the 5th floor is amenity space only.

Mr. Carter said he is in favor of the changes made to the Ann Street side. He said if windows are not an option for the east and west sides, to consider some ideas for the large, blank areas.

Mr. Carter requested façade material samples for review.

Mr. Carter asked if the intention of the brick color is to match the existing building.

Mr. Moss said the intent is not to match the existing brick. He said they intend to keep it in the Newburgh red brick span but to make the new building its own color.

The Chairperson said she is in favor of the updated design and would like to see the material specs. She recommended utilizing the blank east and west expanse as an opportunity for an artist to create a mural.

The applicant requested a table of its application to submit the requested material specs.

AR 2022-120

Applicant:	David Fishel
Owner:	David Fishel
Location:	199 South Street

Amendment to March 14, 2023 approved application.
Modifications made to the side entrance hood.

James Kelly recused himself from vote.

James Kelly appeared before the Board and gave an overview of the proposed modification to the side entrance hood. He said the approved brackets turned out to be not structurally sound. Instead, he modified the direction towards a simpler design with chamfered corners. He said the new brackets will be the same proportions as the ones previously presented and all the material will be the same.

Mr. Carter asked about lighting.

Mr. Kelly said lighting has not been determined and will return to the Board regarding lighting on the face of the building.

Carson Carter moved to approve the amended application as submitted.

The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

AR 2023-077

Applicant: Rochel Ellis-Smith
Owner: Amelia Realty LLC
Location: 8 Bay View Terrace

Returning for determination to install a new roof, install a new gutter system, install new siding, install a new porch, install new windows, install a new front door and paint.

Rochel Ellis-Smith, Jean Gilmond, and Mark Warner appeared before the Board.

Ms. Ellis-Smith said her architect updated the design plans. She said the modifications include keeping the roof the same, increasing the size of the balustrades, and showing the windows to be double hung.

Mr. Kelly asked what roofing materials are proposed.

Ms. Ellis-Smith said she acquired quotes for the Davinci synthetic slate roof material and labor would be \$31,510 and asphalt shingles and labor would be \$16,330. She said she is unable to locate a specialist that installs synthetic roof tiles.

The Chairperson asked the applicant what type of roof shingles she prefers.

Ms. Ellis-Smith said asphalt shingles.

The Chairperson asked what type of shingle is currently on the roof.

Ms. Ellis-Smith said slate shingles.

The Chairperson asked the applicant to confirm that she is unable to locate a specialist to install the synthetic roof material.

Ms. Ellis-Smith confirmed and said even if she were to pay for synthetic slate material, there is no guarantee the installation will be done correctly.

The Chairperson asked if she applied for State Historic Preservation Office (SHPO) credits.

Ms. Ellis-Smith said she was informed that SHPO will only assist after the work has been completed.

Mr. Kelly said the design set is submitted to SHPO before the work begins and if approved, then the funding is dispensed.

Ms. Ellis-Smith said she is in contact with SHPO. She said the tax credit is applied after the work is completed and that it can take up to five years.

Mark Warner said that the synthetic shingle is not recommended for northeast states. He said the condition of the roof is in significantly poor condition.

Ms. Flanagan recommended reviewing the guidelines regarding stabilizing the property. She requested moving onto additional design elements of the application because the roof discussion seemed to revolve around cost, which is not appropriate at this time for the present application. She asked what was proposed for the front door and what was existing.

Ms. Ellis-Smith referred to sheet 1-A of the design plan set. She said there was a window located to the north of the entrance door. She proposed to remove that window and add an additional separate door for the 2nd residential unit.

Ms. Flanagan said removing the window would not be historically accurate.

Mr. Warner said they could add a vestibule to accommodate the additional front entrance door.

Mr. Kelly asked about the modified eaves.

Ms. Ellis-Smith said her architect did not draw the eaves correctly.

Mr. Kelly asked for confirmation that the eaves and the details on the roofline will remain the same.

Ms. Ellis-Smith and Mr. Warner confirmed.

Ms. Flanagan asked if there are proposed changes to the window.

Ms. Ellis-Smith said no.

Mr. Carter said the proposed drawings do not reflect the dimensions correctly.

Ms. Flanagan asked to confirm the single door reflected in the plan set is the proposed single door.

Ms. Ellis-Smith confirmed.

Ms. Flanagan asked what the siding material is.

Mr. Warner said aluminum siding material.

Mr. Kelly asked if that would remain.

Ms. Ellis-Smith confirmed.

Ms. Flanagan requested the installation of siding material detail removed from the site plan.

The Chairperson asked to confirm the proposed changes, other than the roof and front door.

Mr. Warner said the front porch stairs and railings.

Mr. Carter said the rear is changing. He said there is a proposed bump out with a roofline alteration.

Ms. Ellis-Smith said the bump out was already there.

Mr. Kelly said the plan set reflects a change to the gable roof and the addition of an extension.

Mr. Carter asked what is proposed for the siding on the extension.

Ms. Ellis-Smith said aluminum siding.

The Chairperson referred to the East End Historic District Guidelines regarding new extensions.

The Chairperson asked what is proposed for the front porch stairs.

Ms. Ellis-Smith said the front stairs will be rebuilt to match the neighboring porches with thicker spindles and colonial posts.

Mr. Carter requested additional front porch details including newel posts and trim.

Ms. Ellis-Smith requested conditional approval for the roof to assist in securing and stabilizing the building.

The Assistant Corporation Counsel said a structural repair of the roof is made by a building department emergency repair permit for temporary stabilization.

The applicant requested a table of its application to submit the requested details.

NEW BUSINESS

AR 2023-080

Applicant:	Josh West/Oculus Inc.
Owner:	Newburgh SHG 5 LLC
Location:	230 Broadway

Application to install a new roll-down gate and new door.

Tony Pizza appeared before the Board and gave an overview of the proposed project. Mr. Pizza said he is the general contractor for the project.

Mr. Nato asked if the proposal is to install a rolldown gate and door only.

Mr. Pizza confirmed and said there are two entrances. He said they are replacing the door to the right.

Mr. Nato asked what the proposed door will look like.

Mr. Pizza said a single pane door and referred the Board members to the submitted rendering.

Mr. Kelly asked if there is a specification sheet for the door.

Mr. Pizza said no.

Mr. Nato asked if the door replacement is the storefront door.

Mr. Pizza confirmed and said the blue residential entrance door will remain as is.

Mr. Kelly said the double doors are original to the building.

The Chairperson recommended repairing the double door or replacing it with a refurbished double door.

Mr. Pizza asked for feedback on the rolldown gate. He said they explored the option of an interior mounted rolldown gate, yet that option will not be permitted as the building does not provide rear egress. He asked if an application of 3M safety and security window film is permitted in the East End Historic District.

Mr. Nato said yes, though it cannot be tinted or mirrored.

Mr. Kelly asked if there are any proposed changes to the soffit or cornice.

Mr. Pizza said no.

Mr. Carter asked if the air conditioners would be removed from the left side transom as it is not reflected in the submitted renderings.

Mr. Pizza said yes, the landlord proposes to add an air conditioning track system.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Kate Flanagan moved to approve the application as submitted.

The Chairperson seconded the motion.
The motion was denied 0-6 via roll-call vote.

AR 2023-100

Applicant: Mercedes Toribio
Owner: Mercedes Toribio
Location: 65 Campbell Street

Application to restore front entry steps and paint using colors from the Benjamin Moore Historic Color palette.

Mercedes Toribio appeared before the Board and gave an overview of the proposed project.

Mr. Carter asked what is behind the existing siding.

Ms. Toribio said wood and that the wood is rotting behind the aluminum siding.

Mr. Nato asked what was behind the rotting wood.

Ms. Toribio said bricks.

The Chairperson asked if the chain link fence will remain.

Ms. Toribio confirmed.

Mr. Carter requested an elevation drawing with measurements.

Ms. Flanagan requested submission of a design for review.

Mr. Carter requested the submission of material specification sheets.

The Chairperson opened the public hearing.

Julian Mann spoke in favor of the application.

The Chairperson closed the public hearing.

The applicant requested a table of its application to submit the requested details.

AR 2023-087

Applicant: Chris Berg/Berg + Moss Architects, PC
Owner: Nutopia 203 Grand LLC
Location: 203 Grand Street

Application to request ratification of work performed, installation of a fence.

Chris Berg appeared before the Board and gave an overview of the work performed.

The Chairperson asked to confirm the height of the fence.

Mr. Berg said 6 feet in height.

The Assistant Corporation Counsel referred to the East End Historic District Guidelines for fences.

Mr. Kelly recommended cutting the fence down to the appropriate height within the East End Historic District and adding a cap.

Mr. Berg said he will inquire with the owner.

The Chairperson opened the public hearing.

Madeline Trezza spoke in favor of the application.

The Chairperson closed the public hearing.

The applicant requested a table of its application for further consideration.

AR 2023-088

Applicant: Philip Toscano, R.A.
Owner: Headache LLC
Location: 99 Montgomery Street

Application to install new windows, cupola, doors, portico cornice, chimney portions, roof and skylight; wood restoration of soffits, eaves, decorative trim, decorative timber, cupola, shutters and windows; and masonry restoration of windowsills, window headers, window pediments, bands and facades.

Dana Trezza and Madeline Trezza appeared before the Board.

Mr. Trezza gave an overview of the proposed project referring to the scope of work submitted with the design plan set.

Mr. Carter said the proposal is for a Portland mortar. He said historically the mortar would have

been lime mortar. He said the old Newburgh masonry is soft and a Portland mortar would be harmful to the brick.

The Chairperson asked to speak on the existing vinyl windows.

Ms. Trezza said the main structure has existing vinyl windows, one extension has windows that suffered from the fire and original windows remain on the rear extension.

The Chairperson asked the intention of the windows.

Mr. Trezza said they will look to replace the vinyl windows in the future.

Ms. Trezza said her current interest is to stabilize the house by repairing the Yankee gutters, soffits, portico, and cupola. She said her immediate concerns are water damage.

The Chairperson asked to clarify the priority modifications for the Board's consideration.

Mr. Trezza said eaves, soffits, stucco and the portico. He referenced the submitted historic photo at the right corner on page 14 of the design plan set saying he would like to bring the portico back to its original historic look.

Mr. Kelly asked if the soffits were flashed.

Mr. Trezza said the soffits are all wood and are not flashed.

Mr. Trezza said the eaves will be repaired in kind. He said the windows will remain as is and the wood shutters will be restored.

Mr. Carter recommended Lithomex for repair of the deteriorating brownstone.

Mr. Kelly asked what the current roof material is.

Mr. Trezza said asphalt shingle and EDPM.

The Chairperson asked the status of the chimneys.

Mr. Trezza said they propose rebuilding the chimneys.

The Chairperson asked about the portico cornice.

Mr. Trezza said they propose replicating it similar to the historic picture on page 14 of the design plan set.

Ms. Trezza said the immediate concern is stabilizing the wrap around marble tile that is set upon dirt. She said there are numerous missing and broken pieces.

Mr. Carter asked if they are seeking Historic tax credits.

Mr. Trezza said they have considered but wanted to review the design plan with the ARC before applying to SHPO.

The Chairperson asked about the cupola.

Mr. Trezza said they will address the cupola once the roof has been stabilized.

The Chairperson opened the public hearing.

Julian Mann spoke in favor of the application and spoke on a lime mortar recommendation.

The Chairperson closed the public hearing.

The Chairperson referred to the submitted scope of work for determination of a partial approval.

Carson Carter moved to accept a portion of the application as submitted, approving “points #1 and #2” of the submitted scope of work with an amendment to the mortar specification: use of lime mortar only for masonry and stucco repointing. “Point #3” of the submitted scope of work will be tabled.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-089

Applicant:	Michael Brooks
Owner:	Habitat for Humanity of Greater Newburgh
Location:	125 Washington Street

Application to install new front entrance doors, remove security grates on windows and paint using colors from the Benjamin Moore and Sherwin Williams Historic Color palettes.

Mike Brooks appeared before the Board and gave an overview of the proposed project.

Mr. Carter and Ms. Flanagan spoke in favor of the updates proposed.

Mr. Carter asked if the proposed door is synthetic.

Mr. Brooks confirmed and said it can be painted to look like wood and that it is the same door used in other approved applications.

Mr. Kelly said the size of the brick opening to the western door does not lend itself to a sidelight, it is not historically accurate. He asked if a double door could be considered.

Mr. Brooks said he is aware that the 6-foot brick opening size does not lend itself to a sidelight

and that he needs to confirm whether that door is the only option for an ADA door.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Kate Flanagan moved to accept a portion of the application as submitted, tabling the western door.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-091

Applicant: Reverend Dr. Mary Barber

Owner: St. Georges Church

Location: 105 Grand Street

Application to install new roof shingles, restore and reline gutters, install new metal flashing, install new downspouts, repair/replace wood cornice, install concrete drywell, install new fence and paint using colors from the Benjamin Moore Historic Color palette.

The Applicant did not appear for the meeting.

The Board tabled the application to the October 2023 meeting.

AR 2023-092

Applicant: Assaf Leib

Owner: Assaf Leib

Location: 73-85 Grand Street

Application to install new columns, install new porch spindles and railing and paint using colors from the Benjamin Moore Historic Color palette.

James Kelly recused himself from vote.

Assaf Leib and Matthew Gilbert appeared before the Board.

Mr. Leib gave an overview of the proposed project.

The Chairperson asked about the material of the new column.

Mr. Leib said polymer stone.

The Chairperson asked to confirm that the proposal is to recreate the staircase as it is seen in the

submitted picture without the middle handrail, install a new column, new wrought iron railings, new spindles, and paint.

Mr. Leib confirmed.

The Chairperson opened the public hearing.

Julie Lindell spoke in favor of the application.

The Chairperson closed the public hearing.

Gregory Nato moved to approve the application as submitted.

Carson Carter seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-093

Applicant:	Jonathan Cedillo
Owner:	Jonathan Cedillo
Location:	47 Liberty Street WH

Application to install new roof shingles.

Jonathan Cedillo and Sonia Dorado appeared before the Board.

Mr. Cedillo gave an overview of the proposed project. He said the current roof shingle material is slate. He said they are proposing Tru-Definition Architectural asphalt roofing shingles in Colonial Slate.

Mr. Carter asked if the work had already started.

Mr. Cedillo said yes.

Mr. Kelly asked how much work has been performed.

Mr. Cedillo said the bottom left corner.

The Chairperson asked if all the slate shingles have been removed.

Mr. Cedillo said only from the street view portion of the roof.

Mr. Carter asked the applicant if he was familiar with historic tax credits.

Mr. Cedillo said yes but the application would have had to have been submitted before the work began.

Mr. Carter recommended following through with an application to SHPO and explaining the confusion with the contractor.

Ms. Flanagan recommended adhering to the East End Historic District guidelines and contacting a professional for documentation of the cost to repair the roof with an alternative material for the Board's consideration in a hardship application in the event the current application was denied.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The applicant requested a table of its application to submit the requested details.

AR 2023-095

Applicants:	Naomi Hersson-Ringskog, Liz McEnaney, Joshua Jaw and Anousahe Eirable
Owner:	119 Liberty St Properties, LLC
Location:	156 Washington Street

Application to construct a temporary porch installation.

Naomi Hersson-Ringskog and Anousahe Eirable appeared before the Board.

Ms. Hersson-Ringskog gave an overview of the proposed preservation research project.

Ms. Eirable gave an overview of the proposed design.

The Chairperson asked how long the temporary structure would be in place.

Ms. Hersson-Ringskog said a period of four weeks.

The Chairperson asked the Assistant Corporation Counsel for clarification of the Board's purview on temporary structures.

The Assistant Corporation Counsel said the proposed project is a construction of a structure. He said the temporality of the structure is immaterial to the Board's consideration and to evaluate it as a structure.

Ms. Flanagan asked about the structure materials.

Ms. Eirable said wood and plywood. She said it would be sanded and treated with no painting.

Mr. Nato asked if there would be sheathing on the top surface.

Ms. Eirable said no, just plywood.

Ms. Flanagan said this application should observe the same requirements of the guidelines as a permanent structure would.

Mr. Carter asked if there is a city mechanism outside the ARC Board to enforce the removal after the defined time for a structure on city property.

The Assistant Corporation Counsel said this property is not city owned.

Ms. Flanagan asked the Board to consider subjectivity. She said as an example, if this application is approved, other applicants could apply under similar circumstances for construction of a temporary shed. She said the consideration would need to be articulating in the correct way so that it is captured correctly.

Ms. Eirable asked why the Board could not evaluate this project on the temporality of its nature.

Ms. Flanagan said the ARC is considering the exterior modifications of new construction within the East End Historic District. She said this is a new construction.

Mr. Nato said this is a new construction as they propose to pour concrete footings.

The Chairperson said she is in favor of the concept. She said there are proposed footings and therefore the structure is not temporary. She said she agreed with Ms. Flanagan regarding consistency for other applicants.

Ms. Flanagan asked the Assistant Corporation Counsel to confirm that the Building Department referred this application to the ARC because it is considered a structure.

The Assistant Corporation Counsel confirmed.

Mr. Kelly asked if this would also be subject to the Zoning Board review.

The Assistant Corporation Counsel said yes. He said the ARC's role in the project is review for exterior design and exterior materials.

The Chairperson opened the public hearing.

Chris Berg spoke in favor of the application.
Julian Mann spoke in favor of the application.

The Chairperson closed the public hearing.

Ms. Flanagan asked if there is any special dispensation in the City Code for structures that also have a public art component.

The Assistant Corporation Counsel said he was not aware of such a provision in the City Code.

Ms. Flanagan referred to the East End Historic District guidelines regarding infill construction.

The Chairperson moved to approve the application as submitted.

James Kelly seconded the motion.

The motion passed 4-2 via roll-call vote.

AR 2023-096

Applicant:	Julian Mann
Owner:	46 Lutheran Street, LLC
Location:	46 Lutheran Street

Application to request a ratification of work performed, installation of new windows, restored cornices and corbels, repaired masonry. Application to rebuild the front porch, rebuild the rear deck and installation of new sidewalks.

Julian Mann appeared before the Board and gave an overview of the proposed project.

The Chairperson asked about the proposal for the front doors.

Mr. Mann said the door frame and transom are in good condition. He said he will replace the doors with salvaged wood double doors.

The Chairperson asked about the proposed plans for the rear deck.

Mr. Mann said he proposes to extend the rear decks by four feet to align with the neighboring rear decks.

The Chairperson asked what is proposed for the rear deck handrail and spindles.

Mr. Mann referred to the submitted specification sheets from Heights Lumber.

The Chairperson said if the plans are to extend the rear decks by four feet, the roof line will also need to be extended.

Mr. Mann said he acknowledged that detail and said the roof is at a shallow pitch. He asked if the Board would consider an open roof plan for the extended rear deck.

Mr. Kelly said he would need to see a drawing reflecting that design request.

Mr. Carter asked if there would be a proposed staircase for the rear deck.

Mr. Mann said he would not add a staircase to the rear deck.

The Chairperson asked about the sidewalks.

Mr. Mann said he met with the City Engineer and the Building Department to discuss complying with the streetscape specifications. He requested a variance from the ARC to treat the sidewalks in a brushed concrete and reset bluestone curb.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Kate Flanagan moved to accept a portion of the application as submitted: the ratification of work performed and the proposed sidewalks. The proposed front porch and rear deck rebuilds would be tabled.

James Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-097

Applicant:	Barbara Verrochi
Owner:	Barbara Verrochi and Kristin Schaumleffel
Location:	282 Lander Street

Application to restore masonry, install new windows, restore front entrance doors and millwork, install new front stairway railings, install new roof shingles, and install solar panels.

Chris Berg, Barbara Verrochi and Kristin Schaumleffel appeared before the Board.

Mr. Berg gave an overview of the project.

The Chairperson asked about the material proposed for the roof shingle.

Mr. Berg said asphalt roof shingle.

Ms. Verrochi said they chose asphalt roof shingles because solar panels are better applied to asphalt singles or metal roofs. She said the asphalt shingles they choose are highly reflective and cost-effective.

Ms. Flanagan referred to the East End Historic District guidelines regarding the installation of solar panels.

Ms. Verrochi said the roof is significantly damaged and that repair is not an option. She said timing

is an issue due to weather conditions.

Ms. Flanagan asked Mr. Kelly what type of windows are historically accurate for that street.

Mr. Kelly said 2/2 style window.

The Chairperson asked about the type of mortar for use on the masonry.

Mr. Berg said a lime mortar with a mineral silicate sealant.

Mr. Carter asked about the material of the ridge cap.

Mr. Berg said copper.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

Carson Carter moved to approve the application subject to the following conditions:

- Windows shall be 2/2 window style with arched or square top, predicated on the submission of photo documentation indicating the true window shape.
- The roof shingle shall be synthetic slate material with copper ridge cap detail.
- The solar panels shall be removed from the scope of work proposed.

The Chairperson seconded the motion.

The motion passed unanimously via roll-call vote.

AR 2023-098

Applicant:	Chris Berg/Berg + Moss Architects, PC
Owner:	Nutopia 203 Grand LLC
Location:	23 Dubois Street

Application to request ratification of work performed, installation of new windows and masonry restoration.

Chris Berg appeared before the Board and gave an overview of the work performed.

Mr. Carter asked if the new windows have false divided light.

Mr. Berg confirmed.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The applicant requested a table of its application for further consideration.

AR 2023-099

Applicant: Chris Berg/Berg + Moss Architects, PC
Owner: Gallegos Contractors Corp.
Location: 49 Henry Avenue

Application to install new siding, install new windows, install new gutter, install new front entry door, restore front porch, restore retaining wall, repair/replace fascia, repair masonry and paint using colors from the Benjamin Moore Historic Color palette.

Chris Berg appeared before the Board and gave an overview of the proposed project.

Ms. Flanagan asked what the prior window style was.

Mr. Kelly said 1/1 window style.

Mr. Kelly said the original doorway would have been horizontal paneling and not vertical paneling. He recommended seeking a salvaged front door.

Ms. Flanagan requested additional design consideration for the retaining wall.

Mr. Kelly recommended selecting a wider spindle for the front porch.

Mr. Carter recommended replacing the square spindles on the top porch railing to turned spindles.

The Chairperson opened the public hearing.

There was no one present for or against the application.

The Chairperson closed the public hearing.

The applicant requested a table of its application to submit the requested details.

With no further business to discuss, the meeting adjourned at 10:38 p.m.

Respectfully Submitted:

J.K. Gentile, Secretary