

**CITY OF NEWBURGH  
ARCHITECTURAL REVIEW COMMISSION**

**Brigidanne Flynn, Acting Chairperson**  
123 Grand Street, Newburgh, N.Y. 12550

**Eliana Diaz, Secretary**  
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**AGENDA  
ARCHITECTURAL REVIEW COMMISSION  
WEDNESDAY, NOVEMBER 16, 2016  
ACTIVITIES CENTER, 401 WASHINGTON STREET, NEWBURGH NY  
7:30 P.M**

**APPROVAL OF MINUTES**

**CONSENT AGENDA**

**AR 2016-56**

**19 South Miller Street**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding/ Stairs – including balusters in Powell Bluff HC-35
- Cornice Highlight – including brackets/ Window Lintel & Sills/ Front door/ Stairs – including stringer and handrail in Stratton Blue HC-142
- Masonry Body in Hepplewhite Ivory HC-36
- Window Frame in Poplar White

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**AR 2016-57**

**21 South Miller Street**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding/ Window Lintels and Sills in Whitall Brown HC-69
- Cornice Highlight – including brackets/ Front door/ in Garrison Red HC-66
- Masonry Body in Monroe Bisque HC-26
- Window Frame in Poplar White

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**AR 2016-58**

**46 South Miller Street**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding/ Stairs – including balusters in Powell Bluff HC-35
- Cornice Highlight – including brackets/ Window Lintel & Sills/ Front door/ Stairs – including stringer and handrail in Stratton Blue HC-142
- Masonry Body in Hepplewhite Ivory HC-36

- Window Frame in Poplar White

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**AR 2016-59**

**48 South Miller Street**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding/ Stairs – including balusters in Powell Bluff HC-35
- Cornice Highlight – including brackets/ Window Lintel & Sills/ Front door/ Stairs – including stringer and handrail in Stratton Blue HC-142
- Masonry Body in Hepplewhite Ivory HC-36
- Window Frame in Poplar White

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**AR 2016-60**

**46 Lander Street**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Chesterfield Bluff HC-9
- Cornice Highlight – including brackets/ Stairs – including stringer and handrail/ Porch Highlight – including balusters and fret work in Monterrey White HC-27
- Window Lintel & Sills/ Front Door/ Stairs – including stringer & handrail/ Porch – including posts, brackets & handrail in Whipple Blue HC-152
- Window Frame in Poplar White

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**AR 2016-61**

**48 Lander Street**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Chesterfield Bluff HC-9
- Cornice Highlight – including brackets/ Stairs – including stringer and handrail/ Porch Highlight – including balusters and fret work in Monterrey White HC-27
- Window Lintel & Sills/ Front Door/ Stairs – including stringer & handrail/ Porch – including posts, brackets & handrail in Whipple Blue HC-152
- Window Frame in Poplar White

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**AR 2016-62**

**50 Lander Street**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Chesterfield Bluff HC-9
- Cornice Highlight – including brackets/ Stairs – including

stringer and handrail/ Porch Highlight – including balusters and fret work in Monterrey White HC-27

- Window Lintel & Sills/ Front Door/ Stairs – including stringer & handrail/ Porch – including posts, brackets & handrail in Whipple Blue HC-152
- Window Frame in Poplar White

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**AR 2016-63**

**29 Lander Street**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Chesterfield Bluff HC-9
- Cornice Highlight – including brackets/ Masonry Body/ Stairs – including balusters in Monterrey White HC-27
- Window Lintel & Sills/ Front Door/ Stairs – including stringer & Handrail in Whipple Blue HC-152
- Window Frame in Poplar White

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**AR 2016-64**

**185 First Street**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding/Front Door/ Front Porch – including posts & brackets in Garrison Red HC-66
- Cornice Highlight – including brackets/ Stairs in Monroe Bisque HC-26
- Rear Deck – including posts, balusters & handrail in Whitall Brown HC-69
- Stairs – including balusters in Powell Monterey White HC-27
- Fiberglass Roof Shingles in Williamsburg Slate
- Window Frame in Brown

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**AR 2016-65**

**39A & 39B Johnston Street**

To amend the COA issued previously for painting only to include the replacement the storefront door on the property.

**39A Johnston Street:**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Yarmouth Blue HC-150
- Cornice Highlight – including brackets/ Window Lintel, Sills & Brick Surround/ Front Door/ Stairs – including stringer & handrail/ porch – posts, brackets & handrail in Knoxville Gray HC-160
- Masonry Body/ Stairs – including balusters/ Porch highlight – including balusters & fret work

- Window Frame in Putty

**39B Johnston Street**

- Window frame in black
- Front door in Somerville Red HC-62

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**AR 2016-66**

**38 Dubois Street**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Reverse gable fretwork and rafter tails/ Stairs - including balusters/ Porch Highlight – including balusters and fret work in Yarmouth Blue HC-150
- Masonry Body in Edgecomb Gray HC-36
- Window Frame in Putty
- Window Lintel, Sills & Brick Surround/ Front door/ Stairs - including stringer and handrail, as well as the Porch including posts, brackets and handrails all in Knoxville Gray HC-160
- Fiberglass Roof Shingles in Williamsburg Slate

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**AR 2016-67**

**54 Dubois Street**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Powell Bluff HC-35
- Cornice Highlight – including brackets/ Masonry Body/ Front Door/ Porch – including posts, brackets and handrail in Stratton Blue HC-142
- Window Frame in Poplar White
- Window Lintel and Sills/ Porch highlight – including baluster and fret work in Hepplewhite Ivory HC-36

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**AR 2016-68**

**57 DuBois Street**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding in Edgecomb Gray HC – 173
- Cornice Highlight – including brackets/ Window Frame/ Window Lintel, Sills and Brick Surround/ Front door/ Rear deck – including posts, balusters and handrail/ Front porch - including posts, brackets and handrail in Knoxville Gray HC – 160
- Masonry Body/ Porch Highlight – including balusters and fret work in Yarmouth Blue HC – 150
- Window Frame in Putty

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**AR 2016-69**

**195 First Street**

To paint the exterior of the property in Benjamin Moore Historic Colors as follows:

- Cornice Body – including panels & crown molding/ Window Lintel & Sills/ Porch – including posts, brackets and handrail In Whitall Brown HC - 69
- Cornice Highlight – including brackets/ Front Door in Garrison Red HC - 66
- Masonry Body/ Porch Highlight – including balusters and fret work in Monroe Bisque HC – 26
- Window Frame in Poplar white

**Applicant/Owner: RUPCO/ Newburgh Land Bank**

**PUBLIC HEARINGS**

**AR 2016-41**

**15 Liberty Street**

To amend the COA issued previously for painting only to include the replacement the storefront door on the property.

**Applicant/Owner: John Bonhomme**

**AR 2016-51**

**2 Liberty Street**

To restore the property in-kind with historical details.

**Applicant/Owner: John Bonhomme**

**AR 2016-46**

**47 Overlook Place**

To replace front and side windows on the first floor of the property.

**Applicant/Owner: Dany San Miguel**

**AR 2016-55**

**179 Liberty Street**

To replace front fence on property and replace current slate stone on sidewalk with regular concrete.

**Applicant/Owner: Jose Ramos**

**AR 2016-53**

**53 Beacon Street**

To rehab the exterior of the property.

**Applicant/Owner: Joshua Mousseau/ Newburgh Land Bank**

**AR 2016-54**

**44 Carson Avenue**

To renovate front porch and façade.

**Applicant/Owner: Shay Sellars**

**AR 2016-52**

**35 Spring Street**

To restore the ground-floor Spring Street storefront, reconstruct the entrance from South Lander, and add new lighting, signage, paint and banners.

**Applicant/Owner: Luke Ives Pontifell**