

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson **Joan Mason,**
Secretary **123 Grand Street, Newburgh,**
N.Y. 12550 (845) 569-7400 Fax 569-0096

ARCHITECTURAL REVIEW COMMISSION meeting of
April 13, 2010.

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, April 13, 2010**, at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

Members Present: **Mary Crabb, Chairperson**
Brigidanne Flynn
Peter King
Michele Basch
Paula Stevens
John Ledwith IV

Members Absent: **Joseph Minuta**

Also present: **Michelle Kelson, Assistant Corporation Counsel**

The meeting was called to order at 7:30 p.m. after a quorum was confirmed.

OLD BUSINESS

AR 2010-04

29 Benkard Avenue

To repair and repaint the existing wood cornice and all trim, install new aluminum clad wood double-hung windows with 2 over 2 grills, clean and repair all existing masonry mantles and sills, repair, repoint and clean the existing masonry as required, repairs to match existing, install new aluminum gutters and leaders, install new wood transom windows, install new wood paneled exterior door, install new colonial style decorative handrail and balusters, replace porch flooring with new 5/4" T&G Douglas fir decking, remove existing shrubbery, repair existing concrete steps.

Applicant: Hugo Bencomo

DISCUSSION

A.J. Coppola and Joseph Sandridge appeared before the Commission. The wood cornice is to be painted Benjamin Moore Monterey White and the trim in Hasbrouck Brown. Pella, Enduraclad windows to be installed in brown with a 2/2 configuration. Also proposed is a ThermaTru 6 panel door, Oak Craft with sidelight, and transom stained with a natural semi transparent stain by Benjamin Moore. The porch will be repaired and the bottom step raised for a suitable landing using Douglas Fir tongue and groove and a decorative hand rail in red cedar. They will clean the fire escape and paint with a Harvest Brown Metal color. The shrubs will be removed on the side. John Ledwith stated he would like the vestibule preserved. Mr. Coppola said he thought about placing the door on the outside, but it is not a standard size. They decided on the standard size door.

A motion to approve the application with the paint colors and door as stated was made by Peter King and seconded by Paula Stevens.

The motion was approved 6-0.

NEW BUSINESS

AR 2010-07

69 Bayview Terrace

To modify the existing front doors, due to field conditions, the new steel column at this location impedes the door function, a new door in character with the period esthetic is proposed.

Applicant: Sister Yliana Hernandez

DISCUSSION

Sister Yliana Hernandez appeared along with Lynn Eberle, Historic Preservation Officer. Ms. Eberle said the existing door cannot be salvaged. They propose a Victorian front door, paneled on the bottom, keeping the transom, and a brass plate on the bottom as a safety precaution. Bridgidanne Flynn asked about the type of door. Ms. Eberly said a 36 inch door that fits the fire safety code. The Commission asked for a drawing of the door with details.

A motion to table the application to modify the previous approval until a detailed drawing of the door is presented was made by John Ledwith and seconded by Peter King.

The motion was approved 6-0.

AR 2010-12

183 Liberty Street

To renovate interior, paint the exterior of building using Behr paint, 380A-1, Milkyway Galaxy, 380A-2, Moonlit Yellow and 380A-3, Summer Harvest, possible window replacement.

Applicant: Newburgh Community Development

DISCUSSION

Vincent Cappelletti appeared. He is doing a full renovation of the inside and will paint the exterior of the building. After a discussion of the colors proposed, Bridiganne Flynn proposed repainting with the existing colors, red and white. Mr. Cappelletti agreed. A public hearing is required for window replacement.

A motion to approve the application to paint the building in kind with red and white paint was made by Bridgidanne Flynn and seconded by Michele Basch.

The motion was approved 6-0.

AR 2010-13

175 Broadway

To paint the exterior of building using Behr paint, 380A-1, Milkyway Galaxy, 380A-2, Moonlit Yellow and 380A-3, Summer Harvest, possible window replacement.

DISCUSSION

Vincent Cappelletti withdrew the application.

AR 2010-14

206 Broadway/5-9 City Terrace

To paint the exterior of building using Behr paint, 380A-1, Milkyway Galaxy, 380A-2, Moonlit Yellow and 380A-3, Summer Harvest; possible window replacement.

DISCUSSION

Vincent Cappelletti appeared. After a discussion of the Applicant's proposed colors, Paula Stevens suggested Benjamin Moore Historic Colors. Mr. Cappelletti said he would consider such colors. Bridgidanne Flynn proposed painting the main exterior, BM-36, Heppelwhite Ivory or similar with the cornice and window brown. A public hearing is required for window replacement.

A motion to approve the application using the new colors was made by Bridgidanne Flynn and seconded by Paula Stevens.

The motion was approved 6-0.

PUBLIC HEARINGS

AR 2010-06

103 Overlook Place

To replace 11 broken windows on the façade with Evergreen wood 1 over 1 configuration, 24 inches by 66 Inches.

Applicant: Igor Dementev

DISCUSSION

Igor Dementev and Robert Schwartz, Esq., appeared. Mr. Dementev proposed installing a vinyl replacement window he purchased rather than the window described in the application. Bridgidanne Flynn referred to the guidelines for the Historic District.

There was no one present to speak for or against this application.

A motion to approve the application as submitted to replace 11 broken windows on the façade with Evergreen wood 1 over 1 configuration, 24 inches by 66 Inches was made by John Ledwith and seconded by Peter King.

The motion was approved 6-0.

AR 2010-08

72 Benkard Avenue

To gut interior, rehabilitate exterior, existing brick will be repointed, old paint to be removed to expose brick in various areas, windows to be Kohltech vinyl clad wood, 1/1 configuration, ivory, cornice and trim colors will be HC-39, Putnam Ivory, HC-41, Richmond Gold. HC-126, Avon Green, front two panel door, HC-126, Avon Green, porch using HB&G PermaCast square columns, HB&G Savannah rail with square balusters, HC-39 Putnam Ivory, porch roof in charcoal color of GAF Timberline architectural shingles, Yankee gutter to be restored with new round down spouts installed on main roof, new EPDM roof to be installed.

Applicant: Habitat for Humanity

DISCUSSION

Lisa Biggin appeared for Habitat for Humanity. She explained the full rehabilitation of the building. The front porch will be rebuilt. The existing wood windows are in poor condition.

There was no one present to speak for or against this application.

A motion to approve the application as submitted was made by Paula Stevens and seconded by Peter King.

The motion was approved 6-0.

AR 2010-09

79-81 City Terrace

To repair and repaint the existing wood cornice and all window and door trim using BM, HC 71, Hasbrouck Brown, install new Pella Proline, white, double hung aluminum, EnduraClad exterior windows, 1/1 sash or other approved equal windows, remove all temporary child safety guards, remove existing wiring, clean and repair all existing masonry mantles and sills, using BM, HC 50, Georgian Brick, clean, repair, repoint and repaint the existing masonry, remove and paint over graffiti, clean and repair existing 6 panel door and trim using BM HC 98, Providence Olive.

Applicant: Aamir Mumtaz

DISCUSSION

A.J. Coppola and Joseph Sandridge appeared. This is a double building and all changes are for both sides. Mr. Coppola will relocate exposed wiring to rear and will install a new ThermaTru fiberglass 6 panel door with sidelight and transom. On the side of the building, a smaller window will be put in and bricked up to match existing brick. Bridgidanne Flynn asked if the rear of the building will be done, as it is also viewable from the street. Rear of building will be renovated, including rear porch and fire escape repair. Fire escape to be painted Harvest Brown Metal. Bridgidanne Flynn asked about window replacement. She said the existing ones appear to be in good condition. Mr. Sandridge said he will ask the owner about repair instead of replacement.

There was no one present to speak for or against this application.

A motion to approve this application as presented with the addition of work on the rear, repair rear porch, paint fire escape Harvest Brown and modification of front door to install new ThermaTru 6 panel door with sidelight and transom was made by Peter King and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2010-10

417 Liberty Street

To demolish a building due to structural damage.

Applicant: Thomas Dubetsky

Owner: Mount Saint Mary College

DISCUSSION

A. J. Coppola appeared for Mount Saint Mary College. The school planned to renovate the building but was unable to due to cost. A tree fell on the property and created a gash on the rear of the building. It is a hazard now. They are seeking permission to demolish the building because they can't afford to renovate. Michele Kelson said the City Engineer and Code Compliance should look at the building and make an assessment but were unable to access the property. Mr. Coppola said he will facilitate access. Peter King said to check to see if the party walls with 415 Liberty need shoring. There are no plans for the property after the demolition.

There was no one present to speak for or against this application.

A motion to table the application until the property can be inspected by the City Engineer and the Code Compliance supervisor was made by Peter King and seconded by Bridgidanne Flynn.

The motion was approved 6-0.

AR 2010-11

52 Chamber Street

To replace front windows of building with similar or in kind, repair right side of building where City of Newburgh demolished 50 Chamber Street leaving that house's fireplace exposed on this property, repair roof line where the two properties had a common roof, roof will be shingle and side will be stucco, smooth finish.

Applicant: John Boubaris

DISCUSSION

John Boubaris appeared before the Commission. He explained what he wanted to do to his building, based on what was left after the attached building was demolished. Mr. Boubaris said the windows are different configurations, but he would like to replace with 1/1 if possible.

Vincent Cappelletti spoke at the Public Hearing. He owns the property in the rear and said the Commission should do all it can for this property owner. This building is an embarrassment to the all.

A motion to approve this application as submitted with wood windows in a 1/1 configuration, whether replaced or repaired, was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 6-0.

AR 2010-15

52 Liberty Street, WH

To restore the exterior to its original state, repaint the original wood siding, replace all windows with vinyl wood replica, replace existing roof shingles with new.

Applicant: Primo Contracting

Owner: Benedetto Papaleo

DISCUSSION

Mr. Papaleo appeared. He proposed Timberline Architectural Shingles in Quarry Grey; to replace the existing windows which are broken and rotted with new Weather Shield vinyl clad wood; and refinish and fix the wood siding with Smoky Blue for the main color and Alabaster for the trim. The Commission suggested preserving the appearance of an upper level door but if the door is removed an additional application is required.

There was no one present to speak for or against this application.

A motion to accept the application as written was made by Bridgidanne Flynn and seconded by John Ledwith.

The motion was approved 6-0.

The meeting was adjourned at 9:10 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission