

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson

123 Grand Street, Newburgh, N.Y. 12550

Joan Mason, Secretary

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**ARCHITECTURAL REVIEW COMMISSION meeting of
August 10, 2010.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, August 10, 2010**, at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

Members Present: Peter King
Brigidanne Flynn
Paula Stevens
John Ledwith IV
Mary Crabb

Members Absent: Michele Basch
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 2006-18

317 Grand Street

To paint house using Benjamin Moore colors, SH-300, Opulent, VM-164, Opera, WF-720, Sliver Leaf and 2147-40, Dill Pickle.

Applicant: Irene Scott-Bethea

DISCUSSION

Irene Scott-Bethea appeared before the Commission. She proposed paint colors as presented in the original application but believes the paint samples that she submitted in 2006 are no longer in production. She wants to paint all the wood, trim, lattice, molding, spindles, banisters, columns and window trim. She submitted a picture with the colors on the designated areas. Brigidanne Flynn suggested a darker purple. Peter King suggested painting the columns a solid color. Ms. Bethea-Scott said the purple and white will pop out and she would try to stay as close to the original colors as possible. She will have the colors

matched at a paint store if the originals are no longer made.

A motion to approve the application as written using the colors, Behr SH-300, Opulent, Ralph Loren, VM-164, Opera, Behr WF-720, Sliver Leaf, and Benjamin Moore 2147-40, Dill Pickle or an equivalent colors, was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2010-10 417 Liberty Street
To install a fence and landscape lot.
Applicant: Coppola Associates
Owner: Mount Saint Mary College

DISCUSSION

A. J. Coppola appeared with a plan for landscaping the lot and installing a fence in conjunction with the adjacent property, 419-421 Liberty Street. He proposed a fence line pushed back with the front façade of the building, but decided to put the fence line out to the hard surface curb. A site light in the corner, 15 feet high, carriage type with cedar wooden benches. Inside the fence would be a landscaped area with 2 trees, a Bradford Pear and a Redford Beech. Ornamental grass, dwarf Burning Bushes and the existing trees will be in the fenced in area.

A motion to approve the application to landscape the property with 2 trees, ornamental grass, lawn, dwarf bushes, inside a four feet high, aluminum picket fence that lines up with the front porch line, including a six foot wide gate, side light, cedar wooden benches, and existing trees to remain on the lot was made by Peter King and seconded by Paula Stevens.

The motion was approved 5-0.

AR2010-32 21 Courtney Avenue
Applicant: Nola Francois

DISCUSSION

Nola Francois appeared and proposed a single car garage behind the house with an entrance door, green siding, windows, gutters and leaders and a paneled garage door. She did not provide any tangible plans. The Commission required an architectural plan in order to review the application.

A motion to table the application until the applicant could present an architectural plan that clearly shows the design of the structure was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2010-37

158 Broadway

To paint a mural on the side of the building.

Applicant: Elizabeth Mills

Owner: Daniel Miller

DISCUSSION

Lisa Mills and Stuart Sachs appeared with a letter from the National Park Service stating that latex paint is the paint of choice for the building and Benjamin Moore would be preferable. Mr. Sachs noted other buildings in the Historic District have been painted and latex is used on the exterior of buildings in the because it has better adhesion. Brigidanne Flynn asked why it could not be painted on a surface and affixed to the building. Ms. Mills said she wanted this to be a community effort to foster healing, teach children to collaborate on a project and painting directly on the building would accomplish this. Peter King expressed concern that the condition of the brick and mortar is not known and he thinks it may be unwise to paint because no one can predict the life expectancy of the paint and what will happen to it over time. The Commission emphasized that the its main concern is to protect the building and not the content of the mural.

Brian Fernandez commented he can't sell his property and maybe a project like this will bring some pride back to the community.

A motion to approve the application as submitted to paint a mural on the side of the buildings was made by Brigidanne Flynn and seconded by Peter King.

The motion was approved 4-1.

AR 2010-42

419-421 Liberty Street

To provide a revised landscaping plan.

Applicant: Thomas Dubetsky

Owner: Mount Saint Mary College

DISCUSSION

A. J. Coppola appeared with a plan for landscaping the lot and installing a fence in conjunction with the adjacent property, 417 Liberty Street. He proposed a fence line pushed back with the front façade of the building, but decided to put the fence line out to the hard surface curb. A site light in the corner, 15 feet high, carriage type with cedar wooden benches. Inside the fence would be a landscaped area with 2 trees, a Bradford Pear and a Redford Beech. Ornamental grass, dwarf Burning Bushes and the existing trees will be in the fenced in area.

A motion to approve the application to landscape the property with 2 trees, ornamental grass, lawn, dwarf bushes, inside a four feet high, aluminum picket fence that lines up with the front porch line, including a six foot wide gate, side light, cedar wooden benches, and existing trees to remain on the lot was made

by Paula Stevens and seconded by John Ledwith.

The motion was approved 5-0.

PUBLIC HEARINGS

AR 2010-43

316 Grand Street

To replace roof shingles with GAF/EIK Timberline, High Definition, Prestique, 30 year, Foxhollow Gray, MY 330A.

Applicant: Andrew Powell

DISCUSSION

Andrew Powell appeared and presented a sample of the product he would like use to replace the shingles.

No one was present to speak for or against this application at the Public Hearing.

A motion to approve the application as presented was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2010-45

4 Carson Avenue

To replace windows with Anderson, double hung; replace canopy, and siding; restore porch; paint house; replace back door; replace fence.

Applicant: Joseph Holdren

DISCUSSION

Joseph Holdren appeared to explain what he wants to do with 4 Carson Avenue and the attached 6 Carson Avenue. He said 4 Carson will be the blueprint for 6 Carson Avenue. He will replace the back windows with aluminum wood clad double hung, replace the rear entrance door as close as possible to the one that is already there, use HardyBoard siding identical to the wood that is already there and install a Yankee gutter system. The porch is falling down and he would like to replace it keeping the historical details in tact. At the back of the house, he would like to put up a privacy fence. Mr. Holdren will match the color of the Hardyboard with 6 Carson Avenue, which is Lemon Soufflé. He will paint the gables, columns, stair and railing using Lancaster White, fascia, soffit and detail trim will be Palin Coast Pale and the door in the back will be Golden Delicious.

No one was present to speak for or against this application at the Public Hearing.

A motion to approve the application to replace windows with Anderson, double hung, aluminum clad wood replace rear canopy replace siding with HardyBoard in Lemon Soufflé color to match 6 Carson Avenue, restore porch with Lancaster

White color for the gables, columns and railing, Palin Coast Pale color for the fascia, soffit and detail trim, Golden Delicious color for the basement door, replace rear entrance door and fence, and stain front door, was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2010-46

6 Carson Avenue

To replace windows with Anderson, double hung; replace canopy; replace boxed in gutters; replace siding using Hardy Back Siding to match original wood siding; replace doors; restore porch to its original condition; convert from a one family to a two family house; replace fence.

Applicant: Joseph Holdren

DISCUSSION

Joseph Holdren appeared to explain what he wants to do with 6 Carson Avenue and the attached 4 Carson Avenue. He said 4 Carson will be the blueprint for 6 Carson Avenue. The foundation wall has been replaced along with 2 escape window wells. He will replace the back windows with aluminum wood clad double hung. He would like to enlarge the windows, but said if it was a problem, he will stay with the same size. John Ledwith asked if the windows on the front will match the windows on 4 Carson Avenue. Brigidanne Flynn said there is no issue with the rear windows being enlarged, but was concerned about enlarging the front windows. He is just asking for the back windows at this time. He also would like to replace the rear entrance door as close as possible to the one that is already there and use HardyBoard siding identical to the wood that is already there. The porch is falling down and he would like to replace it keeping the historical details in tact, taking the front cement block in front of the porch away. At the back of the house, he would like to put up a privacy fence and also replace the gutters and leaders. He also wants to convert the house into a two family.

No one was present to speak for or against this application at the Public Hearing.

A motion to refer this applicant to the Zoning Board for approval to convert to a two family home was made by Brigidanne Flynn and seconded by Paula Stevens.

This motion was approved 5-0.

A motion to approve the application to replace the windows with Anderson, double hung, aluminum clad wood, replace canopy, boxed in gutters with Yankee gutters lined with copper, siding using HardyBack Siding to match original wood siding, doors to match as close to original, install fence and restore porch to its original condition was made by Brigidanne Flynn and seconded by Peter King.

The motion was approved 5-0.

AR 2010-47

26 Dubois Street

To reinforce wrought iron railings on front porch and install new steel railings.

Applicant: Lillian Pelella

DISCUSSION

Robert Burns appeared on behalf of the Applicant, who wants to replace the railing missing on the left side going up the porch with steel. Peter King suggested looking through an Architectural Metals catalog to see if it could be replaced in kind. Brigidanne Flynn suggested going to a salvage shop or the Architectural Iron Company to see if they sell original pieces or if it could be repaired or perhaps an iron worker could put the pieces back to one solid piece. The Commission would rather have it preserved.

No one was present to speak for or against this application at the Public Hearing.

A motion to table the application until research is done to perhaps preserve or replace the missing piece in kind was made by Brigidanne Flynn and seconded by John Ledwith.

The motion was approved 5-0.

AR 2010-48

360 Third Street

To install white seamless gutters to stop foundation from being flooded; install composite shutters.

Applicant: Brian Fernandez

DISCUSSION

Brian Fernandez proposed to install seamless gutters in white, molded on site and install shutters. Forest Green, louvered style was recommended. The windows on the first floor are longer and require a longer shutter. It was also suggested that he think about putting the detail back on the porch, lattice and columns as shown in the picture and repainting the steps.

Brian Flannery commented that the gutters blend in on the front and the shutters are a good idea for curb appeal.

A motion to approve the application to install white seamless gutters, composite shutters in green or black, matching the height of the window, restoring the lattice detail of the porch as shown in the picture submitted with the application and paint the steps terracotta or red was made by Brigidanne Flynn and seconded by Paula Stevens .

The motion was approved 5-0.

FIELD REVIEW

Lead Safe Orange

8-10 South Miller Street

DISCUSSION

The members reviewed the application and had no objections to the proposed scope of work.

A motion to approve the Lead Safe Application for 8-10 South Miller Street as presented was made by Brigidanne Flynn and seconded by Peter King.

The motion was approved 5-0.

Minutes of July Meeting

A motion to approve the minutes of the July 13, 2010 meeting was made by John Ledwith and seconded by Peter King.

The motion carried unanimously.

The meeting was adjourned at 9:30 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission