

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

Mary Crabb, Chairperson

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Joan Mason, Secretary

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**ARCHITECTURAL REVIEW COMMISSION meeting of
June 14, 2011.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, June 14, 2011**, at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

Members Present: **Brigidanne Flynn, Acting Chairperson**
Paula Stevens
John Ledwith, IV
Michele Basch

Members Absent: **Mary Crabb**
Peter King
Joseph Minuta

Also Present: **Michelle Kelson, Corporation Counsel**
Tiffany Reis, Assistant Corporation Counsel

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

OLD BUSINESS

AR 2011-15 **169 Liberty Street**
To install new sign.
Applicant: Marie Figueroa

DISCUSSION

Applicant did not appear.

NEW BUSINESS

AR 2011-27 **172-174 Montgomery Street**
To weatherproof and paint exterior wood black.
Applicant: Madeline Trezza

DISCUSSION

Applicant did not appear.

PUBLIC HEARINGS

AR 2011-19 **345 North Montgomery Street**
To build a deck off the 2nd floor, north end of building.
Applicant: Alice Kish

DISCUSSION

Pete Scanlon, the applicant's husband, appeared. He proposed constructing a deck with composite material in tan or red on the second story of the house with the only access from the second floor of the house. He proposed removing the east window and replacing it with a door for access to the deck. He did not present a specific door style. The Commission stated that there was insufficient presented and suggested that he bring in pictures or samples of the door, wood, railings, posts and any materials he plans to use. Mr. Scanlon left the meeting without further discussion or vote on the application by the Commission.

AR 2011-20 **88 South Colden Street**
To convert building into brewery; repair building in kind;
replace or repair windows.
Applicant: Christopher Basso

DISCUSSION

Bill Hauser, project engineer, and Christopher Basso appeared. They propose to maintain the exterior of the building by repairing and re-pointing the existing brick as necessary. The windows on the entire 4th floor will be replaced with the same style, double hung, aluminum clad wood, 1/1 with the internal mullions to replicate the present 6/6 configuration. A bronze tone will be on the outside of the window. The 3rd floor south and west windows will be replaced and the others will be repaired in kind. Any usable parts, such as sashes, will used in the repair work. In the future, more windows may be replaced. The fire escapes are non-functioning and will be retained with the drop ladders removed and there will be no accessibility. The brewery sign will be hung from the fire escape lifting mechanism. Sidewalks will be added on the easterly side, as will be pavement along South Colden Street. Paula Stevens asked about the ghost signage and the loading dock doors. The ghost signs will stay on the building and the doors

will remain. The garage doors will stay but may have one or more dummy doors. The garage roof will be replaced.

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

A motion to approve this application to repair the building in kind, replace all 4th floor windows and 3rd floor windows on the south and west sides of the building with aluminum-clad wood windows in bronze tone with internal mullions to simulate 6 over 6 configuration and to repair other windows in kind, and to specifically approve future window replacement and repair on the same conditions, retain the existing fire escapes in a non-operable condition, the installation of signs on the fire escape using the pulley system, retain original doors and ghost signage on building, and to add sidewalks and curbing in accordance with the approved site plan and City code specifications was made by Paula Stevens and seconded by Michele Basch.

The motion was approved 4-0.

AR 2011-21

14 Wilson Street

To add driveway from street to backyard with poured concrete strips; fill area to raise backyard; add retaining wall.

Applicant: Christopher Yonnone

DISCUSSION

Christopher Yonnone appeared before the Commission. He proposes to install concrete strips as a parking area to fit 2 cars, side by side, with enough space to open the doors without hitting each other. He proposes to have grass between the concrete and to construct a block concrete retaining wall at the rear. Fill is required to level the slope of the back yard. Brigidanne Flynn read the guidelines on driveways for the Colonial Terraces Design District which limited driveways to 8 feet wide. There are also guidelines for materials used in the retaining wall. Michelle Kelson said the City Code also provides requirements for driveways and suggested the applicant speak to someone in the Code Compliance Department for guidance.

The Public Hearing was left open.

A motion to table this application was made by Paula Stevens and seconded by John Ledwith.

The motion was approved 4-0.

AR 2011-22

206 Broadway, 5-7-9 City Terrace

To repair and renovate windows, siding, soffits and store front;
Replace broken windows with vinyl clad wood, use HardiPlank
siding where replacement or repair is needed.

Applicant: Victor Cappelletti

DISCUSSION

Victor Cappelletti appeared to discuss this application. He proposes to repair certain windows and replace other windows vinyl clad wood, 2/2 configuration and to install HardiPlank siding. The brick will be painted to match the HardiPlank. The soffits and store front will also be renovated. The storefront alcove door was closed without permission from the Commission. The body of the building will be done in Blue Mist, with the trim, storefront and windows to be painted tan. He maintains that these six buildings are actually one continuous building and that is why he wants to paint them all the same. John Ledwith felt that there was no historic character maintained. Paula Stevens suggested varying colors on the façade of each building so each building is distinct and also highlight the detailed wood on the cornices. Several colors will bring out the historic features and maintain the individuality of each building. The applicant agreed to present a color design at a later date. The Applicant stated that the door was removed to meet NY State requirements for the day care that will be occupying the building. The storefronts are actually boxed in wood.

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

A motion to approve this application to repair windows, siding, soffits and store front, replace broken windows with vinyl clad wood windows in a 2 over 2 configuration, install HardiPlank siding in a color scheme to be presented and approved by the Commission at a subsequent meeting and replicate wood of doorway around windows was made by Brigidanne Flynn and seconded by John Ledwith.

The motion passed 4-0.

AR 2011-23

240 Montgomery Street

To renovate deck with seasonal awning, Trex decking and railing; expand 4 deck areas to 14 x 4 feet.

Applicant: Anne Vollmer

**Owner: Board of Directors, Montgomery House
Condominiums**

DISCUSSION

Mario Salpeppi, Coppola Associates, Project Architect, and Anne Vollmer appeared to discuss this application. The wood of the existing deck is

deteriorating and they propose to replace it with Trex decking with dark brown railings and light brown balusters. They propose to add about 11 feet on the two end structures and remove the stair between the second and third floor decks to make straight decks with no stairs. The vinyl siding on the part of the building where the decks are extended will have to be removed and then replaced or reused. A removable, two season canvas awning at the third floor on the two ends will be installed. The awning will be striped brown and tan on an aluminum framing.

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

A motion to approve the application as presented to renovate the deck with removable seasonal canvas awnings in brown and tan stripe, Trex decking and balusters in brown and beige was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 4-0.

AR 2011-24 120 South Street
To replace sidewalk and construct handicap ramp.
Applicant: Calvary Presbyterian Church

DISCUSSION

John McDermott and Ray Straytosh appeared on behalf of the church. The concrete sidewalk on the side of the church is crumbling and they propose to replace it in kind with a blue tint. They propose to install a handicap ramp for the entrance to the Fellowship Hall with the rails to match the existing black pipe railing. The existing steps will be a split entrance with one side as stairs and one side as the handicap ramp. The Commission suggested that they retain the existing tree pit. A small part of the fence will be removed to install the ramp.

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

A motion to accept this application as presented to replace the sidewalk with blue tinted concrete, leaving a tree pit and to construct a handicap ramp with split front entrance (half stairs/half ramp), retaining as much fence as possible with black pipe railing to match existing rails was made by Paula Stevens and seconded by Michele Basch.

The motion was approved 4-0.

AR 2011-25

160 Fullerton Avenue

To restore wood structure and supporting brick area of screened in porch; replace gutter and door.

Applicant: Ian MacDougall

DISCUSSION

Ian MacDougall appeared to discuss his project. He wants restore and rebuild the existing screened in porch in front of his house. The brick on the steps are loose and he would re-point and repair or replace. The gutter also needs replacing as it is leaking and water is dripping on the wood. The wood is rotting and it needs repair. He also wants to replace the municipal door numbers. The screen door will be a raised, 2 panel, solid wood with a lattice insert on the inside and the screen on the outside and would like the wood panels around the porch to be lattice instead of plain wood. John Ledwith does not want to see a change in the design. He said the end cap sections need to be replicated to preserve the original look of the porch.

During the Public Hearing, Brian Flannery said screening the open porch is a neighborhood tradition. He recommended that the screening be on the inside of the lattice work to expose the columns and the lattice.

A motion to approve this application to restore and replicate the wood structure, vertical posts and supporting brick area of screened in porch and to replace gutter and the door with raised solid panels and a lattice insert in white was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 4-0.

AR 2011-26

520 Liberty Street

To replace wood with Hardie Board in Evening Blue, JH 70-30 and white trim.

Applicant: Rev. Coleman Briggs

Owner: Dollyann Newkirk-Briggs

DISCUSSION

Reverend Coleman Briggs and Dollyann Newkirk-Briggs appeared before the Commission. They proposed to replace the vinyl siding with HardiBoard siding in Evening Blue and white trim for the windows. There was a concern about some wood underneath that might be rotted.

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

A motion to approve this application to replace the wood siding with HardiBoard in Evening Blue, JH 70-30 and white trim was made by John Ledwith and

seconded by Paula Stevens.

The motion was approved 4-0

Minutes of the May Meeting

A motion to approve the minutes of the May 10, 2011 meeting was made by Paula Stevens and seconded by Brigidanne Flynn.

The motion carried unanimously.

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

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission