

**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
October 11, 2011.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, October 11, 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
Peter King
John Ledwith, IV
Joseph Minuta (Only present for Agenda
Discussion by Rivers Architects
project at 67 Liberty Street)

Members Absent: **Mary Crabb**
Michele Basch

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

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

OLD BUSINESS

AR 2011-41 **216 Montgomery Street**
To install 25 replacement windows, white, double hung with grid, manufactured by Excalibur.
Applicant: Mike Rehberger, Calver Properties

DISCUSSION

Mike Rehberger appeared to discuss replacement of all 25 windows on the building. He will replace the windows with the Legends Series, DR 200. They are a white, aluminum clad wood with the configuration of 6/6. Some windows are a configuration of 4/4 and will be replaced to match.

A motion to approve this application as written, to replace 25 windows with Legends Aluminum Clad Wood Series DR 2000 in white, with either a 6/6 or a

4/4 configuration to match the existing configurations as replaced was made by Paula Stevens and seconded by Peter King.

The motion was approved 4-0.

NEW BUSINESS

AR 2011-57

249 Broadway

To paint building Georgian Brick and trim, Soot Black. A 4 feet by 30 feet, aluminum frame sign will be added to span both 247-249 Broadway.

Applicant: Colleen Whitmayer

Owner: Orange County AHRC

DISCUSSION

Colleen Whitmayer appeared to discuss this application. She wants to paint the two adjoining buildings so they match each other. One building has a brick façade and the other will be painted using Benjamin Moore HC-50, Georgian Brick to match. The trim on both buildings will be painted Soot Black. It was asked if any changes will be made to the front entranceway, the applicant responded in the negative. She also wants to put up a sign that extends over both buildings. Since a Public Hearing was not held on the sign issue, this portion of the application will be postponed until the next meeting and a Public Hearing will be held at that time.

A motion to approve this application to paint the front of the building using Benjamin Moore, HC-50, Georgian Brick, with a trim of Soot Black was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 4-0.

PUBLIC HEARINGS

AR 2011-58

100 Johnston Street

To replace windows, front stairway and sidewalk.

Applicant: Betty Jean Mitchell

DISCUSSION

Betty Jean Mitchell and Pastor Thurman Herring appeared. Ms. Mitchell wants to replace windows, repair the stairway and replace the sidewalk on the Third Street side of the house. She was asked about materials and methods of repair. She presented a letter from Sal's Contracting with the specifics. The windows will be Jeld-Wen aluminum clad wood. Nineteen windows will be replaced. The wooden stairs will be replaced and about 10 square feet of unlevelled bluestone sidewalk will be repaired due to a tripping hazard.

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

A motion to approve this application as to replace 18 windows using Jeld-Wen aluminum clad, rebuild the front steps of the porch with all new wood, remove, replace and re-bed part of the bluestone sidewalk to be level with the adjacent bluestone was made by John Ledwith and seconded by Paula Stevens.

The motion was approved 4-0.

AR 2011-59

9 Henry Avenue

To replace roof; repair or replace floor boards, pillars, and railings on porch; paint house in kind; paint porch.

Applicant: Anne Thomas

DISCUSSION

Anne Thomas would like to replace her roof in kind. She would use an asphalt shingle in Fox Hollow Grey. The banisters and columns around the front porch will be fixed or replaced; the porch boards will be tongue and groove and painted with exterior grade paint. The overhang will be left as is. She would like to paint the house the color it is now, either a Coventry Grey or Goldwin Grey. The siding on the house is a cement product and Peter King suggested that the material there now might not be able to be painted. Power washing was suggested.

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 roof with asphalt shingles in Fox Hollow Grey; rebuild the original railings around the front entrance porch to match the existing railings; repair porch deck and columns or replace as needed, all paint colors to match; and power wash the house or if desired paint with a grey color from the Benjamin Moore historic pallet, motion made by John Ledwith and seconded by Paula Stevens.

The motion was approved 4-0.

DISCUSSION

James Sollami, River Architects

Project: 67 Liberty Street

To get the Board's recommendations, before an application is submitted, as to what would be permitted on the elevation of the property.

James Sollami, from Rivers Architects, Carolyn Ward and James Hartford the co-owners discussed what they are planning for the property at 67 Liberty Street. They would like to explore the possible reconstruction of the building to house a

Folk Music Hall of Fame. A new façade will be constructed to retain the history of the building, while adding a new look of its own. Mr. Sollami presented pictures of buildings that were remodeled to show how decay can be turned into grandness. He also presented designs of what the building will contain, the color, and what the final project would look like. Joseph Minuta said he was thrilled by the project, but the retention of a wall inside the building detracts from the overall project lines. Brigidanne Flynn feels the project is too contemporary for the space and it seems too edgy for that neighborhood, although that might not be a bad thing. Paula Stevens said that one section of the building redesign throws it all off. The color of the building was the one aspect that Ms. Stevens and Ms. Flynn were not pleased with. Peter King suggested a sketch showing the concept would translate it to the architecture so people would understand the design. He felt these types of new structures in the area shows progress. This concept is good, but some work in modeling would help explain it. He said a more traditional guitar color or tone is needed. He would love to see it reworked. Joseph Minuta noted that the façade simulates the body of the guitar. Brigidanne Flynn said if it has to be explained, it is not coming across. John Ledwith said his thoughts were similar to the other members and parts of the building design do not have architectural significance. He would like to see an improvement on the design.

Minutes of the September Meeting

A motion to approve the minutes of the September 13, 2011 meeting was made by Paula Stevens and seconded by Brigidanne Flynn.

The motion carried unanimously.

The meeting was adjourned at 8:50 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission