

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

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

ARCHITECTURAL REVIEW COMMISSION
Meeting of
August 12, 2014

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday August 12, 2014**, at 7:30 p.m. at **City Hall Council Chambers, 83 Broadway**

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

Members Absent: **Joseph Minuta**

Also Present: **Timothy Kramer, Assistant Corporation Counsel**

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

OLD BUSINESS

AR 2014-22 128 Dubois Street
To remove and replace existing porches in kind; remove and replace garage door, coping on garage roof and existing doors and paint using existing colors.
Applicant: Araceli Mendoza

DISCUSSION

Araceli Mendoza appeared before the commission to discuss this application. She submitted an application to replace the front porch; however, the plans she submitted did not have enough specifics to determine dimensions or details on the balusters, posts and pillars. John Ledwith said the porch should replicate the porch that previously existed. The porch was a major factor to the architecture of the building. Since there was not enough information to make a decision on this application, it was suggested that the applicant come back with more detailed information.

A motion to table this application until more information can be provided on the

dimensions, posts, brick piers and balusters of the porch as discussed in the meeting was made by Brigidanne Flynn and seconded by John Ledwith.

The motion was approved 5-0.

AR 2014-26 1 Catherine Street

To paint front door casings using lead safe work practices and encapsulant, then apply two coats of Benjamin Moore HC-70; replace five front windows using TrimLine windows with true divide, seal and paint raw wood using Benjamin Moore HC-70; stabilize or remove all loose or deteriorated paint from exterior walls, apply a lead block and two coats of Benjamin Moore HC-30.

Applicant: Blaise Daskalis

DISCUSSION

Blaise Daskalis appeared before the commission to discuss this application. This is a Lead Safe Orange project. Three sides of the building will be painted. The color will be Benjamin Moore, HC-30, Philadelphia Cream for the body of the building and HC-70, Van Buren Brown for the trim. The rear of the building will remain the same as it currently exists. Three TrimLine replacement windows were previously approved for installation. Now five other windows will be replaced using the same window.

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

A motion to approve this application to paint the building using HC-30, Philadelphia Cream; to paint the trim using HC-70, Van Buren Brown; and to install TrimLine windows as specified in the scope of work attached to the application was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2014-28 19 Leroy Place

To replace roof with GAF Timberline Architectural shingles in Weathered Wood color; repair soffit, fascia and gutters; eliminate Yankee Gutters and install new 6" gutters; repair or replace cedar siding as needed; replace roof on flat pitch; replace dormer siding and decorative rail.

Applicant: Shawn Jackson

DISCUSSION

Shawn Jackson appeared before the commission to discuss this application. A portion of this application was previously approved. He returned to discuss the revision of his plans concerning the roof. The fascia will be removed so it will not block the views of the rafter tails and soffits. John Ledwith asked about the

Yankee Gutters and if the water sheets off of the roof. Mr. Jackson said the gutters and the downspouts have not been functioning in years. There will be a plywood ice/water shield on the entire roof. The shingles will be GAF Timberline Architectural Shingles in Weathered Wood and the flat porch roof will be EPDM.

A motion to approve this application to install the roof using GAF Timberline Architectural shingles in Weathered Wood color, ice/water shields using plywood, black EPDM for the flat porch and to extend the roof pitch over the rafter tails as depicted on the drawing submitted was made by Brigidanne Flynn and seconded by John Ledwith.

The motion was approved 5-0.

NEW BUSINESS

AR 2014-32 198 South Street
To repair building in kind and paint.
Applicant: Gary George Wilson

DISCUSSION

Gary Wilson appeared before the commission to discuss this application. He said he would like to perform work on the building, but had no set plans that the Commission could take a look at. He stated that this building was previously approved under a prior owner. He would like to change the paint colors from that approval and to replace the modern windows in the approval with original windows. He came to the meeting to get an idea of what would be historically preferred for the building. This was discussed, and it was suggested that he see the City Historian to look at some photographs of the building to determine the original window configuration. The applicant was advised to obtain updated plans for the work he would like to perform.

A motion to table this application until plans describing the scope of the work are submitted was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2014-33 285 Broadway
To install sign with baked enamel finish and reverse channel letters.
Applicant: Nancy Forrest, Gloede Signs, Inc.
Owner: George Kaknis

DISCUSSION

Nancy Forrest from Gloede Signs and George Kaknis appeared before the commission to discuss this application. The owner of the building was previously

approved for a sign, but the owner decided he wanted to install a different sign. The previous approval was for the names of two stores on the sign with gooseneck lighting. He now would like to install a sign with one store name in baked enamel with channel lettering with LED lighting. The lighting will be about fifty to sixty watts, so that it will be dimly lit. The address numbers will be located above the door to the store and above the the door to the apartment.

A motion to approve this application to install a baked enamel sign with channel letters, centered over the entire building, lit with white panel LED lights, leaving the address numbers over the store door and the door to the apartments was made by Brigidanne Flynn and seconded by Michele Basch.

The motion was approved 5-0.

PUBLIC HEARINGS

AR 2014-29 1 Farrell Street

To install a driveway adjacent to the side porch; paint exterior of building Belle Grove Antique White or Homestead Resort Jefferson White.

Applicant: Debora Haman

DISCUSSION

Debora Haman appeared before the commission to discuss this application. She would like to paint and install a driveway on the side of her house. She contacted the building inspector and he said it would be fine. She said it would be a single path driveway. Paula Stevens said she is familiar with Colonial Terraces design guidelines and strips of asphalt or pavers are preferred. Michele Basch said that pavers require less maintenance because concrete will need repair work. John Ledwith said he preferred two strips of asphalt or pavers and asked about the water flow across the property. Brigidanne Flynn suggested a pipe or curb cutout so there is no standing water. The driveway will be 25-30 feet parallel to the next door building. The paint colors that are required for Colonial Terraces is bright white and optional trim colors are hunter green or black.

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

A motion to approve this application to install a driveway with two strips of concrete or pavers, 25 feet from the sidewalk, with a curb cut to include a pipe for drainage; to paint the body of the building white and the trim and shutters black or hunter green was made by Brigidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

AR 2014-30 384 Liberty Street

To demolish and replace the existing porch with the same type of wood dimensions and railing design, extending the roof porch to the width of the house and adding two additional columns.

Applicant: Maricruz Perez

Norma Perez appeared before the commission on behalf of her mother, Maricruz Perez, to discuss this application. She would like to extend the roof of the porch across the entire front of the building and demolish and rebuild the porch, leaving it the size it is now. Brigidanne Flynn asked the reason she does not propose to keep what is currently existing and fix it. The reason they want to extend the roof is that water goes into the basement. John Ledwith noticed that there were no gutters on the building. Both Paula Stevens and Rich Rosencrans did not like the look of the extended roof and small porch. It was agreed that either an extended porch with an extended roof or a roof just over the smaller porch was preferred. Rich Rosencrans said it did not look proper and was not in proportion to have the extended roof and a smaller porch. The applicant agreed that the extended roof could be over an extended porch. Michele Basch asked about whether anything would be installed between the deck and the ground. The bottom section would be covered with wood lattice, painted white. John Ledwith said he preferred detailed spindles instead of plain. The front door will be painted white and the stucco would be painted Windham Cream and painting would include the top part of the building.

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

A motion to approve this application to extend the front porch across the front of the building with the decking and balusters in a colonial style and lattice underneath; to paint the porch white and the body of the structure using Windham Cream, HC-6, was made by Brigidanne Flynn and seconded by John Ledwith.

The motion was approved 5-0.

AR 2014-31 139 South Lander Street

To install 22 Unirac flush mount roof top solar electrical system with bidirectional meter.

Applicant: Erik Gottschalk

Owner: Salomon Crisostomo

DISCUSSION

The applicant did not appear to discuss this application.

Minutes of the July 8, 2014 Meeting

A motion to approve the minutes of the July 8, 2014 meeting was made by Paula

Stevens and seconded by John Ledwith.

The motion was carried 5-0.

DISCUSSION

National Alliance of Preservation Commission Report

Brigidanne Flynn and Paula Stevens attended the conference in Philadelphia.

Paula Stevens discussed the Commission Training Course and what issues are faced today, such as solar energy, window replacement, demolition requests and blight; familiarity with federal, state and local laws; the need for a mission statement in terms of services provided; maintaining the integrity of the historical area; research, designation and public relations; design review; knowledge of guidelines

Brigidanne Flynn discussed building codes; the commission should be familiar with basic building codes; grandfathering of historic buildings; repair work with preference of repair first, like to like, second and other materials third; replacement windows and warranties; solar panels and new technology; pre and post disaster planning; historic surveys being kept current.

Conservation Advisory Council Report

Richard Harper, Chairman of the Conservation Advisor Council attended. He discussed that the Waterfront and Shade Tree Commissions were put under the Conservation Advisor Council, natural resource and tree inventory of the city, Snake Hill, drinking reservoirs, habitat maps of the area, how comments and recommendations could change developer projects, the need for communication between the staff and the commissions and boards.

The meeting was adjourned at 9:50 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission