

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

John Ledwith, IV, Chairperson

Joan Mason, Secretary

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ARCHITECTURAL REVIEW COMMISSION

Meeting of
February 11, 2014

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, February 11, 2014**, at 7:30 p.m. in the Activity Center, 401 Washington Street, Newburgh, New York.

**Members Present: John Ledwith, IV, Chairperson
Brigidanne Flynn
Joseph Minuta
Christopher Tripoli**

**Members Absent: Paula Stevens
Michele Basch**

Also Present: Michelle Kelson, Corporation Counsel

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

OLD BUSINESS

AR 2013-40

104 Broadway

To attach a wall sign to the side of the building, 12 feet high, 24 feet wide.

Applicant: Douglas Barthel, Rock City Media

Owner: William Giametta

DISCUSSION

William Barthel from Rock City Media discussed this application. The sign was reduced in size from 12' x 25' to 10' x 20'. The sign will have gooseneck historic lights on top, cove molding painted white, with a clip system, hidden behind the sign, that will have minimal impact on the building. The sign will sit below the second floor window. When the content of the board is sold, there will be no adult material. If it is not sold, he would offer it to the city for an artistic endeavor. Joseph Minuta asked who owned the adjacent lot because the

gooseneck lighting might be over the air rights to that property. Mr. Barthel said he could attach gooseneck lights under 12" or put the sign up without lights. Michelle Kelson advised the Board that they could vote on the application without the lights and he could come back for the lights after contacting the owner of the lot.

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

A motion to approve this application to attach a 10'x 20' framed billboard on the east side of the building was made by Brigidanne Flynn and seconded Joseph Minuta.

The motion was denied 2-2.

AR 2013-45 167 South William Street

To replace wooden windows with vinyl; replace existing window frames.

Applicant: Jose Majano

DISCUSSION

Applicant did not appear to discuss this application.

AR 2013-47 229 Liberty Street

To install new brown vinyl windows.

Applicant: Anna Fuentes Arredonda

DISCUSSION

Brian Colley appeared to discuss replacing all the windows on the building. The new windows will be Harvey Majesty, aluminum clad wood, in brown, with Colonial, color matched, 1 inch contoured grids.

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

A motion to approve this application to replace all the windows with Harvey Majesty aluminum clad wood in brown, double hung with 1 inch contoured grids was made by Joseph Minuta and seconded by Christopher Tripoli.

The motion was approved 4-0.

PUBLIC HEARINGS

AR 2014-05 73 Clinton Street

To change aluminum siding to wood board and paint, Benjamin

Moore, Rodeo; paint wood and window trim; install 6' steel fence and wood fence and paint wood fence Benjamin Moore, Essex Green; repair windows; repoint brick.

Applicant: Jan Allen

DISCUSSION

Jan Allen appeared to discuss this application. She wants to change the siding from aluminum to wood and paint it Benjamin Moore 1534, Rodeo. The windows will be repaired where the wood is rotted and the brick will be repointed. The anodized aluminum fencing will be about 16 feet in front and 32 feet along the property line with one gate on each side and a solid wood fence would be installed in the rear yard about 35 feet with a 4 to 6 feet return. The wooden fence will be painted Benjamin Moore, Essex Green. The wooden fence is for privacy from a parking lot at the back of the property. All the other wood on the house will also be painted Benjamin Moore Rodeo. Joseph Minuta thought the house will have a monotone color and said that another color will set it off. Painting it all one color will take away from the detail. It was suggested that a light color on the flat area would set the other colors off. Joseph Minuta also asked that if the fence is right up to the property line, what maintenance is there on the neighbor's side. He suggested setting back the fence to allow for a landscape buffer on the property line to soften the hardness of the fence. Ms. Allen said that she does not want to maintain landscaping.

Ray Scalison spoke at the Public Hearing. He had a concern about what people will see coming up the driveway to the Historical Society Crawford House and where will the fence will be placed in relation to their recently paved driveway. He does not want the wooden fence to close off the view to the driveway. He was also concerned that people would be able to do anything behind the fence because they would be unseen. Janet Allen said the fence would not intrude on the Historical Society property and will only block the view of the parking. There is no intrusion on the driveway.

A motion to approve this application to change the aluminum siding to wood board and paint wood board and batten, Benjamin Moore, Rodeo, paint window trim and wood the same color, with the flat area to remain white or a light color, install 6' high, anodized aluminum fence, with 2 gates and wooden tongue and groove fence, approximately 16'x 37' and 35'x 6' with wooden fence painted Benjamin Moore, Essex Green, repair windows in kind where damaged, an repoint brick where needed was made by Brigidanne Flynn and seconded by John Ledwith.

The motion was approved 4-0.

AR 2014-06

55 Chambers Street

To gut existing building and rehab to include painting brick,

Benjamin Moore, HC-167, Amherst Grey; paint Bodyguard exterior grade wood, Benjamin Moore Universal Black; install Marvin double hung, fiberglass clad wood windows, 2/1 in ebony; black welded steel or wrought iron front stair rails; ThermaTru 4 panel, 2 lite door, painted BM, HC-159, Philipsburg Blue; wood panel eaves, ceilings and soffits painted BM Universal Black; GAF Timberline shingles in charcoal.

Applicant: Kent Kruse, Habitat for Humanity

Owner: Newburgh Community Land Bank

DISCUSSION

Kent Kruse from Habitat for Humanity appeared to discuss this application. The existing building was transferred by the Land Bank. The property was already gutted. The brick is in rough shape so it will be repointed where needed and painted Benjamin Moore 167, Amhurst Gray. The trim will be exterior grade wood, painted black. The windows will be Marvin Integrity double hung, 3/3 configuration on the top and the basement and the others are 6/6. Brigidanne Flynn pointed out that the windows have an arched top and that is what should be installed. Mr. Kruse said they couldn't afford to put in arched windows, but would fill in the arch, trying to match the building next door. The amount to fill in is about a 3-4 inch radius. The door has no transom and will be ThermaTrue fiberglass, 6 panel, 2 lite and if there's room they will put a light in the alcove. There's an 18 inch to 24 inch depth of walk in area. The existing stairs will be reset and a black steel railing will be installed. Joseph Minuta said that this type of building usually has a wide door or double door with woodwork on either side of the door. John Ledwith thought Mr. Kruse should try to find out what was there originally. Mr. Kruse doesn't think that there was a double door. Joseph Minuta said this type of building in a historic district would usually have a wide door or a double door with woodwork on either side of the jambs and needs to meet these requirements. Mr. Kruse was advised to look into the arched windows and the size of the door and come back with more information.

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

A motion to table this application until a clearer visual description of the windows and front door is provided was made by Brigidanne Flynn and seconded by Joseph Minuta.

The motion was approved 4-0.

AR 2014-07

52 Clark Street

To demolish existing garage and build a single family detached home to include James Hardie siding HardiePlank in Timber Bark color and HardieShingle in Evening Blue; Bodyguard

exterior grade wood for the trim, painted Bleeker Beige, HC-80; exterior grade wood porch, 5" colonial turned columns, standard profile handrails, 4x4 newels, pyramid caps, painted Benjamin Moore Bleeker Beige and Whitall Brown; Marvin fiberglass clad wood windows, 2/1 in cashmere; ThermaTru 2 panel, 6 lite door, painted BM, HC-159, Philipsburg Blue; wood panel eaves, ceilings and soffits painted BM Bleeker Beige; GAF Timberline shingles in charcoal.

Applicant: Kent Kruse, Habitat for Humanity

DISCUSSION

Kent Kruse discussed this application. The garage will be demolished about 2' off the property line. A new house, with the entrance facing West Parmenter Street will be built. Three houses in total are planned. It will be ADA compliant with a ramp off the back. HardiePlank will be installed in Timber Bark color and HardieShingle in Evening Blue with a Bodyguard exterior grade wood for the trim and painted Bleeker Beige. There will be an exterior grade wood porch with 5" colonial turned columns, standard profile handrails, 4x4 newels, pyramid caps, painted Bleeker Beige and Whitall Brown. The windows will be Marvin fiberglass clad wood windows, 2/1 in cashmere. The door will be a ThermaTru 2 panel, 6 lite door, painted Philipsburg Blue with a small lantern style light by the door. The wood panel eaves, ceilings and soffits will be painted Bleeker Beige and GAF Timberline shingles in charcoal will be installed. There will 2' of green area that belongs to the city and 5' of sidewalk. The green area will be maintained by the homeowner. Garbage will be in the rear and there will be a driveway through all 3 properties with each house having one parking space. Gas meters are hidden in between the houses.

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

A motion to approve this application as written to demolish the existing building located on the lot and to construct a new single family detached home was made by Joseph Minuta and seconded by John Ledwith.

The motion was approved 4-0.

Minutes of the January 14, 2014 Meeting

A motion to approve the minutes of the January 14, 2014 meeting was made by Brigidanne Flynn and seconded by Christopher Tripoli.

The motion was carried 3-0 with Joseph Minuta abstaining.

The meeting was adjourned at 8:40 p.m.

Respectfully yours,

Joan Mason
Secretary
Architectural Review Commission