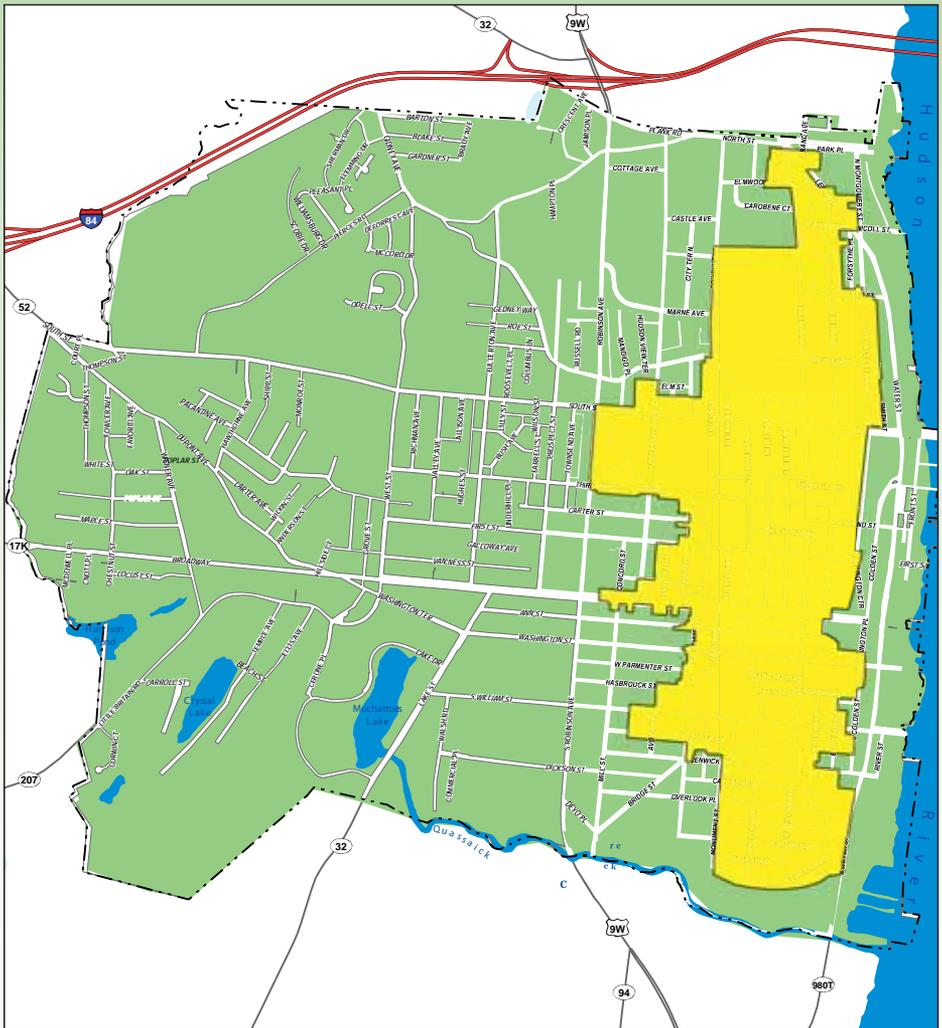


PRESERVING NEWBURGH



A HANDY REFERENCE GUIDE FOR THE
EAST END HISTORIC DISTRICT IN NEWBURGH, NEW YORK

The East End Historic District



A more detailed map can be found online at:
<http://www.newburgh-ny.com/about/docs/HistoricDistrict.pdf>

The East End Historic District is historically and architecturally significant as an intact concentration of historic buildings and sites which chronicle the development of the City of Newburgh from its mid-eighteenth century settlement period until the conclusion of a 150-year period of population growth and economic expansion in the mid-1930s... This 150-year continuum of growth and development is represented at each important stage by significant buildings and neighborhoods within the historic district.

From the 1985 Nomination of Newburgh's East End
Historic District to the National Register of Historic Places

Why Preserve?

Communities across the nation have come to realize that preservation of the homes and commercial buildings that make up their built environment is an effective tool for:

- Increasing sustainability and “Going Green” by maintaining established density.
- Enhancing the quality of life for all residents.
- Stabilizing land values.
- Encouraging tourism and thereby creating a flow of new money into the community.
- Increasing community pride.
- Celebrating the heritage and uniqueness of one’s community.

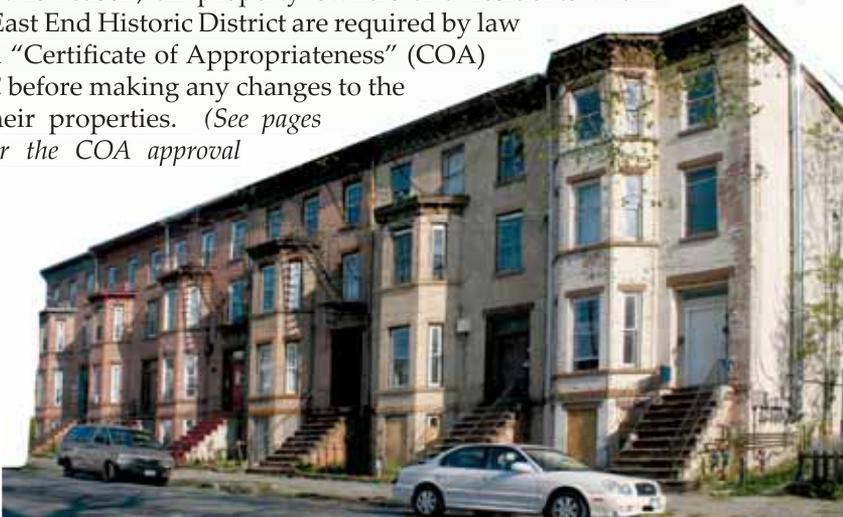


The ARC

The ARC—short for Architectural Review Commission—is the City’s appointed board for reviewing and approving exterior changes to buildings within Newburgh’s historic preservation and architectural review districts, of which the East End National Register Historic District is one. The ARC is made up of volunteers who have an understanding of architectural design and historic preservation standards and its members strive to help you preserve your property.

Your Role in Preservation

It is primarily the efforts of individual property owners like you that either enhance or lessen the visual appeal and architectural integrity of the historic district. For this reason, all property owners and residents within Newburgh’s East End Historic District are required by law to apply for a “Certificate of Appropriateness” (COA) from the ARC before making any changes to the exterior of their properties. (See pages 14 and 15 for the COA approval process.)



Got Style?

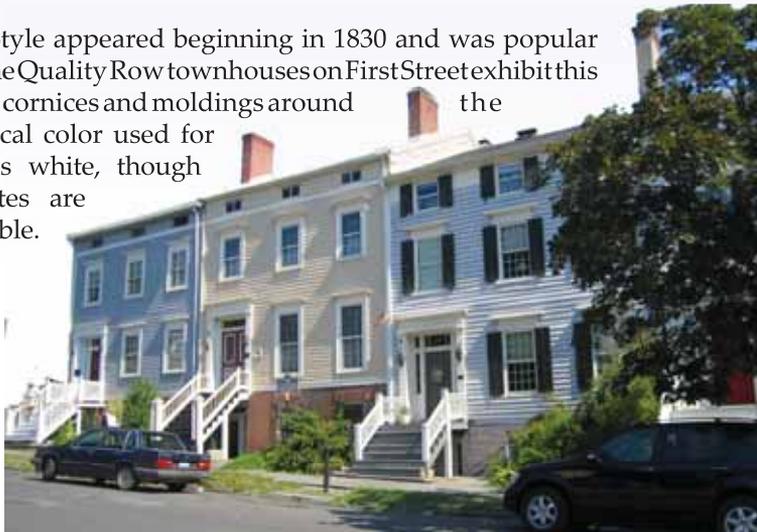
Newburgh has a rich history and the East End Historic District is a virtual open air museum of outstanding examples of architectural styles that date back to the 1850s. If you are thinking of making exterior changes to your property (either to the building or landscaping) you will protect your investment if you know what style your building is and make only those changes that are sensitive to its historic character. Renovations that clash with a building's original style not only reduce its resale value, but have the potential to introduce visual disharmony to an entire neighborhood, which also affects your neighbor's property values. See page 14 for resources on determining architectural style.

Buildings in the Federal Style are some of the earliest found in Newburgh. Ancient Rome provided the inspiration for this style. Facades are orderly and symmetrical with delicate cornice, door, and window details. Colors that were historically used are lighter and stone-hued. →



The Greek Revival Style appeared beginning in 1830 and was popular through the 1850s. The Quality Row townhouses on First Street exhibit this style. They have bold cornices and moldings around the entrances. The typical color used for the main walls was white, though cream and off-whites are historically acceptable.

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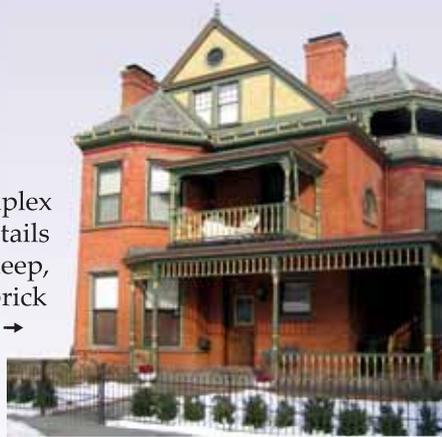




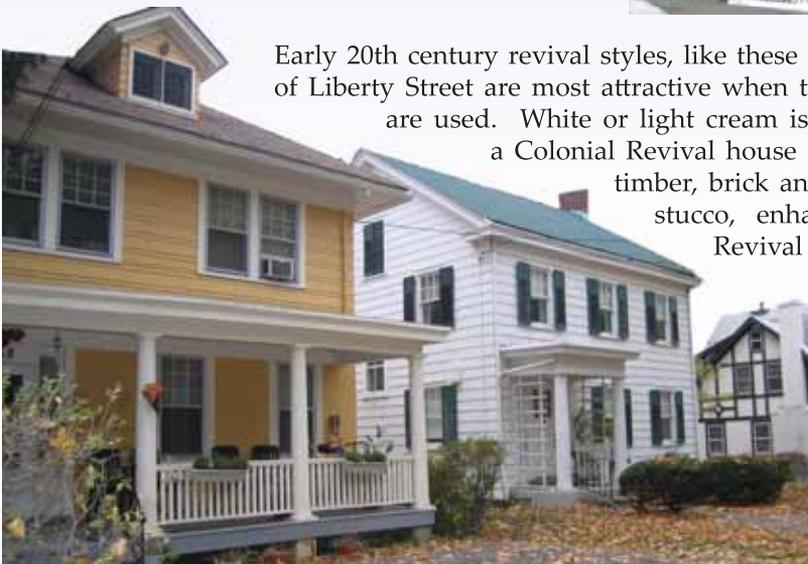
The Gothic Revival Style was developed in the 1840s and continued to be built into the late 1800s. It has lots of pointed elements and ornate decoration on eaves and porches. Newburgh native Andrew Jackson Downing, who popularized this style, recommended shades of grey, "drab," or fawn colors. Thus light earth tones are encouraged for the main walls with trim in a contrasting color to accentuate its fanciful architectural details.



Newburgh has many Second Empire Style homes, identifiable by their mansard roofs with dormers. By the time this style became popular, much deeper, richer hues were possible, while the architectural details continued to be highlighted with contrasting colors. Brick was also frequently used for buildings of this style.



Queen Anne-Style houses typically have complex facades with an abundance of architectural details painted in multiple colors—from pastel to deep, intense hues. Some were also constructed of brick (often a common brick intended to be painted). →



Early 20th century revival styles, like these at the north end of Liberty Street are most attractive when traditional colors are used. White or light cream is appropriate for a Colonial Revival house (middle), wood timber, brick and cream-colored stucco enhance the Tudor Revival house (far right) while brighter colors are fine for an American Four Square style (far left).



The Preservation Ethic

Preserving historic properties depends upon timely maintenance—*repair* NOT *replacement*. The good news is that repair is normally affordable and results in long-term savings. Also, repairing historic building materials, rather than replacing them, avoids losing original surface textures and historic character. If deterioration requires that portions of a building be replaced, “in kind” materials should be used. This means the new materials should match the original in type and quality. For example, you should replace rotted hardwood porch floors only with the same or similar hardwood, not with soft pine boards.

Follow this sequence for planning alterations to a building:

1. **Repair.** Obtain bids from qualified contractors to undertake the repair work you are not undertaking, or do not have the skill to undertake, yourself.
2. **Replacement with like materials.** If repair of deteriorated materials is impossible (after obtaining complete information about that option) get an estimate for materials and labor to replace irreparable building parts.
3. **Replacement with alternative materials.** If either of the above steps won't work, gather samples of various alternative materials and get estimates for the materials and labor to undertake your proposed change.

Please note! If you propose to replace rather than to repair parts of your building, you must show that you have looked into the costs of the first two steps when you go before the ARC.



Non-Historic Buildings

Some buildings within the East End Historic district have been determined to be “non-contributing.” This generally means they are less than 50 years old or are seen as visual intrusions that lessen the historic character of the district. Changes to these buildings are also reviewed but there is more flexibility concerning design

details and materials. Still, modifications to these buildings are expected to harmonize with the surrounding buildings and to use materials compatible with neighboring historic properties



Cost Versus Value

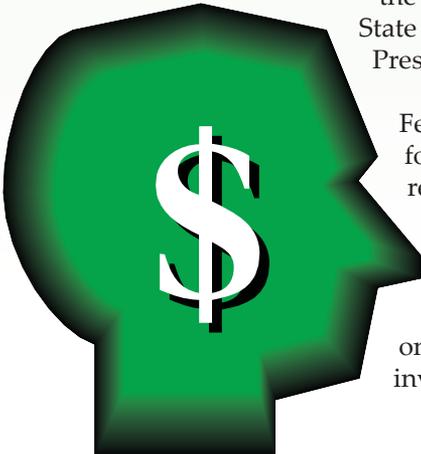
Too often people assume that preservation is too costly, but this idea usually means people are confusing *preservation* with *restoration*. Restoration, which involves reconstructing historic features of a building that have been lost over time, is *not* required. On the other hand, *preservation* simply means taking care of the historic features and qualities that remain. The long-term value of a building will be higher where time and money have been invested in maintaining its original architectural features and materials rather than replacing them with cheaper and less durable components. Researching all the alternatives, such as salvaging specific elements or replacing only what is actually broken, is time well spent and can avoid inappropriate alterations that lessen the value of a historic building.



Financial Incentives

Beyond the personal pride of completing a beautiful improvement and contributing to the revitalization of your neighborhood, New York State now offers a 20% tax credit (up to a maximum of \$25,000) for historically appropriate rehabilitation of certain residential properties. Most but not all properties in the East End Historic District will qualify. Projects must meet the following criteria:

- the house must be owner occupied;
- at least \$5000 must be spent on the project; and
- the plans must be approved by the New York State Office of Parks, Recreation and Historic Preservation as well as the ARC.



Federal Income tax credits are also available for qualifying income-producing properties—rental residential, B&Bs, and commercial. For specific information about both of these programs, contact: New York State Office of Parks, Recreation and Historic Preservation, 518-237-8643, ext. 3252 or online at: <http://nysparks.state.ny.us/shpo/investment/index.htm>.

Painting Versus Residing

Repainting historic buildings is almost always preferable to residing as being the most appropriate finish for historic wood clad buildings. Thorough wall preparation is the key to a long lasting paint job. This may call for complete stripping of old paint before priming and repainting. (See the resources listed on page 14 for background on effective preparation for painting.)



Why not Vinyl Siding?

Vinyl siding has several inherent drawbacks:

- Any added siding covers up original building materials, and often architectural details, thus lessening the building's historic character.
- Vinyl is a PCB-based product that if burned releases toxins into the atmosphere, creating a danger for firefighters and neighbors.
- Vinyl is too often used to simply cover up maintenance issues that, if left untreated, can lead to structural damage that shortens the life of a building.
- Vinyl cracks if hit—large hail has been known to puncture vinyl.
- Vinyl cannot be maintained, only replaced, and will begin to need regular repainting after 15-20 years.
- Vinyl comes in a limited range of colors, often incompatible with the original architectural style of the building, and therefore can lead to a bland streetscape.
- Vinyl siding provides for very little energy conservation since it must be installed to allow for expansion; far more cost effective ways of achieving energy savings are available.

Residing with synthetic materials is rarely allowed by the ARC. It is only allowed when the historic materials are deteriorated beyond repair and only then when it does not result in a loss of historic character. Exceptions to this are allowed only if replacement materials have a finished appearance similar to the original building materials and are in keeping with the building's original style and historic period. Materials that are generally acceptable are of three types: wood, stone, and brick.

PLEASE ALSO NOTE:

Unpainted brick buildings may NOT be painted. If a building was originally painted but stripped of paint in at some time in the past, it may be repainted. Many buildings in the East End Historic District were constructed of "common brick" that were painted for protection.

Sandblasting is never allowed to remove paint or clean exteriors since it permanently damages original building materials.

Lead paint removal must be done in conformance with federal and state advisories and regulations.

Graffiti removal is considered required maintenance and must be done by the gentlest means possible. (See Resources listed on page 14.)

The Question of Color

Any change to the color of a building exterior, including its trim, requires a Certificate of Appropriateness—there is no pre-approved color palette that allows exceptions to this requirement. When deciding on exterior colors, owners are encouraged to understand which are most appropriate for the style of their building. (See pages 4 and 5 for clues about which colors go with which architectural styles.) Another consideration, especially in a historic district, is how the colors will harmonize with neighboring properties. When deciding to change exterior colors there are three approaches to selecting paint colors for historic buildings:

Scientific

This method involves determining what the paint colors were at a certain period of time in a particular building's history. This is done with microscopic and ultra-violet examinations of paint layers from samples removed from the building and then matching them to commercially available paints. This generally involves hiring a specialist. This way of choosing colors is typically limited to historic house museums like Washington's Headquarters.



Historical

This approach is simpler than the scientific but still requires an understanding of the style of the building. There are books that illustrate what colors of paints were available in the period a certain style was constructed, and these should be consulted. The historical approach allows for both individual preference and creative expression and promotes visual harmony within neighborhoods

Boutique

San Francisco's "Painted Ladies" are an excellent example of the Boutique approach to painting, where more vibrant colors and often a greater number of them are used to express the personality of the owner. This approach requires even greater care in the selection of colors to avoid disappointment and/or disrupting the visual harmony of a neighborhood. In addition this approach may involve higher costs and increased maintenance, because different colors fade at different rates.



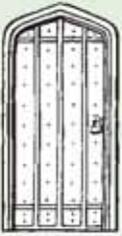
Ultimately the choice of color is personal and the ARC gives great latitude to individual in this selection, while ensuring that repainting does not create an eyesore the community is forced to live with. A good resource for learning more about paint colors appropriate for many Newburgh buildings is the book: *Victorian Exterior Decoration—How To Paint Your Nineteenth-Century American House Historically* by Roger W. Moss and Gail Caskey Winkler. In addition, page 14 of this brochure lists other resources relevant to painting historic buildings.

FYI

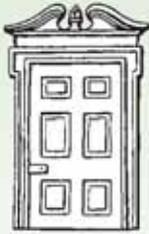
The following are excerpts from the Design Guidelines that govern the East End Historic District. A complete set of Design Guidelines is available online at: <http://www.newburgh-ny.com/advisory/arch.htm> or in hard copy at the City's Code Compliance/Building Department and Public Library.

Doors Make a Difference!

Doors are a key architectural element of almost every style so it makes sense to make sure they match the building design. Always try to repair rather than replace an original door and its trim. When an original door is missing and replacement is necessary, consider salvage yards as a resource where historic doors can often be found for an affordable sum.



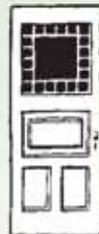
Tudor



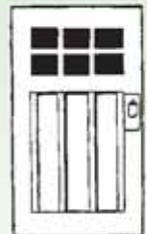
Georgian/Colonial



Italianate



Queen Anne



Craftsman

Windows

Think twice before replacing that window! Wood windows should be maintained and can be made more energy efficient with either exterior or interior storm windows. Never board up or brick in windows on your historic building as this disrupts its original architectural design. Where replacement of a window is unavoidable, carefully match the original pattern of glass panes with true or simulated divided lights – not with false snap-in or interior grids. All replacement windows should be paintable.



Roofs

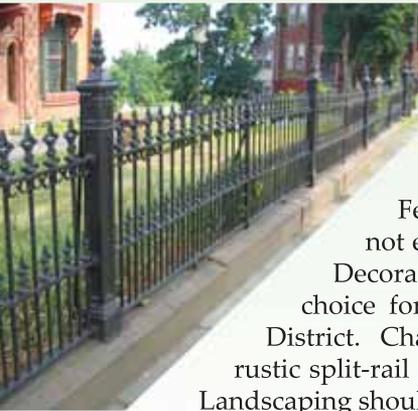
When reroofing choose a product that matches what is currently in place. For asphalt shingle roofs a standard triple-tab shingle in a solid color that does not draw attention is usually best. Slate roofs can be repaired! If you desire a change in the roof material be guided by what type was original, determined either by historic photographs or architectural books that illustrate what was typically used for that style of building.



Porches

Porches are important architectural features integral to a dwelling's design, and Newburgh has many extraordinary ones. A porch provides shelter for the entrance and is often the principal decoration on a facade.

- Never remove or enclose porches.
- Maintain original railings, columns, and brackets to keep the architectural proportions and integrity of the house.
- Highlight decorative details on porches with contrasting paint colors.
- Don't add off-the-shelf Victorian Revival-style brackets to buildings that would not have had them originally (the sizes are usually too small).
- Unpainted treated wood materials are not appropriate; if used in repairing or restoring a porch, they must be painted.



Fences and Landscaping

Fences and landscaping are a good way to define a property's private space and can help address security concerns. Fences can add interest to the streetscape when they complement the style of a house and the historic character of the area.

Fences anywhere forward of the front facade can not exceed 40 inches in height, measured from grade.

Decorative cast- or wrought-iron fence is an excellent choice for many buildings within the East End Historic District. Chain link, wood stockade, wood plank privacy, or rustic split-rail wood fences are not allowed within public view.

Landscaping should be located so as to frame a building not obscure it. Remember to leave sufficient space between the mature size of plantings and building walls to allow for air circulation so the building is able to dry out between rainstorms.

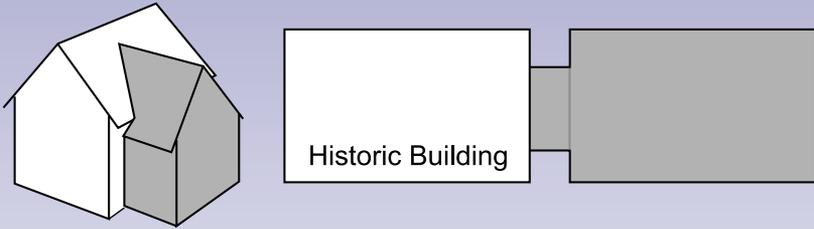
Satellite Antennas

Nothing can disrupt the visual integrity of an otherwise intact historic home more easily than the thoughtless placement of modern communication equipment such as satellite antennas. Always place these out of public view and *never* on the front of a building. Care must be taken when installing them not to damage historic building materials.



Building Additions

New additions must preserve the integrity of the original historic building and historic extensions. Additions to the street fronts of historic buildings are to be avoided at all costs. Additions should always be distinguishable from a historic building with a minimum setback of 1-foot or hyphen as shown below.



Garages

Adding garages to historic houses is extremely difficult to manage without negatively damaging the building's architectural integrity. Wherever feasible, new garages should be detached and sited in the traditional manner at the rear of a property.

Accessibility Ramps

Accessibility ramps are legally mandated improvements for commercial and institutional properties and are increasingly needed for private dwellings. When carefully designed and located, accessibility ramps need not detract from the historic buildings to which they are appended, particularly if they are located along side facades, replicate design details found on other portions of the building, or are adequately screened. Ramps must be installed so as not to damage or remove historic building materials and should be removed from private residential properties when no longer needed.

New Construction

New or "infill" construction in the East End Historic District is welcome when it introduces architectural variety without creating visual disharmony and is sensitive to the scale, massing, and materials of surrounding buildings. New buildings must conform to the established rhythms of the streetscape, reflect the development pattern and setbacks of surrounding buildings and use materials that match and/or complement those on neighboring buildings.



Commercial, Industrial & Institutional Buildings



Newburgh's East End Historic District has a substantial number of non-residential buildings that also contribute to its historic character and deserve special attention. Preservation of commercial buildings along Broadway and Liberty Street will do much to enhance the community. Larger industrial buildings must often be adapted to new uses if they are to be retained. Churches are typically beautiful buildings that serve as visual landmarks throughout East End neighborhoods. Changes to all of these must be carefully considered in the context of their surroundings.



Storefronts are particularly important to a lively streetscape. The interactive quality of large areas of glass allows "eyes on the street" as well as adding to the historic character of the area. Maintain historic storefront windows, paneled kneewalls below them, and transoms over doorways.

Signs Although signs are governed by Chapter 250 of the City of Newburgh Code

there are additional requirements for signs in the East End Historic District. A complete list of these requirements can be found in the adopted design guidelines for the district, but in general they must be designed and sized to fit the proportions and architectural character of a building and may not obscure or cover up architectural features and ornamentation on a historic building. Plastic-faced, internally-lit cabinet-type signs are not allowed, although neon signs may be. Care must be taken to attach them to a building in a manner so as to avoid damaging or destroying historic building materials.

Awnings on commercial buildings can be an effective substitution for standard signs and bring desirable human scale to a streetscape. Like signs, they should be of a size and type that complement the style of the building to which they are attached, preferably operable and in a traditional angled shape. They may not be internally lit.



Planning Makes Perfect

Before ordering or purchasing any building supplies or beginning any work on the exterior of your building, you are encouraged to consult the ARC. No formal application is required for a preliminary review of your proposed project, though pictures of your building, material and paint samples and sketch plans are helpful. For large scale and complex rehabilitation projects you are urged to engage a historic preservation and design professional.

Resources

The ARC has created a book of material samples and reference materials to assist property owners in choosing appropriate elements and materials for their planned improvements. This book and other reference materials are available at the Code Compliance/Building Department and the Public Library.

National Park Service has detailed preservation information online at: <http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

Some of those most relevant to the East End Historic District include:

- *Preservation Brief #1 – Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
- *Preservation Brief #2 – Repointing Mortar Joints in Historic Masonry Buildings*
- *Preservation Brief #3 – Conserving Energy in Historic Buildings*
- *Preservation Brief #8 – Aluminum and Vinyl Siding on Historic Buildings*
- *Preservation Brief #9 – The Repair of Historic Windows*
- *Preservation Brief #10 – Exterior Paint Problems on Historic Woodwork*
- *Preservation Brief # 11 – Rehabilitating Historic Storefronts*
- *Preservation Brief # 14 – New Exterior Additions to Historic Building: Preservation Concerns*
- *Preservation Brief #16 – Substitute Materials*
- *Preservation Brief #17 – Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*
- *Preservation Brief #38 – Removing Graffiti from Historic Masonry*
- *Technical Bulletin #1 – A Glossary of Historic Masonry Deterioration Problems and Preservation Treatments, 1984*

Other Helpful Resources include:

- *Old House Journal Yearbooks 1976-present. Old House Journal*
- *Renovating Old Houses by George Nash*
- *Victorian Exterior Decoration: How to Paint Your Nineteenth Century House Historically by Roger W. Moss and Gail Caskey Winkler.*
- *Clem Labine's Traditional Building – The Professional's Source for Historical Products (a periodical).*
- *The Old House Journal Guide to Restoration by Patricia Poore*
- *Working with Windows by Terence Meany*
- *A Field Guide to American Houses by Virginia McAlester*
- *Caring for Your Old House by Judith Kitchen*

Process for Obtaining a COA for your Exterior Changes

1. Contact the **Code Compliance/Building Department** located in the **Old Courthouse** at **123 Grand Street**; telephone **569-7400** to get an application for a COA. The application may be also downloaded from the City's website: <http://www.newburgh-ny.com/advisory/docs/ARC-Application.pdf>
2. Review the application requirements, meeting schedules and deadlines for submitting a completed application.
3. For simple projects, such as repainting or repairing a building with "in kind" materials, the request can generally be added to the end of the agenda up until a few days ahead of the meeting.
4. For projects involving new construction, additions, porch alterations, door or window replacements, a public hearing is required and a complete COA application must be submitted to the Code Compliance/ Building Department 3 to 4 weeks ahead of a scheduled ARC meeting date to be placed on the agenda. This allows for required publication of the request, notification letters, and duplication of materials to be sent to ARC members.
5. Once a COA is issued the applicant may proceed to a full plan review by the Building Department for the necessary permits to perform approved work.

PLEASE NOTE! Incomplete applications will not be accepted or placed on the agenda for review by the ARC. **REMINDER!** Property owners undertaking any exterior changes to their buildings must obtain a Certificate of Appropriateness (COA) prior to initiating work. **Failure to do so may result in daily fines.**



*He who loves an old house never loves in vain. How can an old house used to sun and rain,
To lilacs and larkspur, and an elm above, Ever fail to answer the heart that gives it love.*

- Isabel Fiske Conant

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