

**CITY OF NEWBURGH  
ARCHITECTURAL REVIEW COMMISSION**

**Brigidanne Flynn, Acting Chairperson**

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**MINUTES  
ARCHITECTURAL REVIEW COMMISSION  
Meeting of  
October 13, 2015**

The regular meeting of the City of Newburgh Architectural Review Commission was held on Tuesday, October 13, 2015 at 7:30 p.m. at the Activity Center, 401 Washington Street

**Members Present:** Brigidanne Flynn, Acting Chairperson  
Rich Rosencrans  
Isaac Diggs  
Michelle Basch  
Christopher Hanson

**Also Present:** Timothy Kramer, Assistant Corporation Counsel  
Eliana Diaz, Land Use Board Secretary

**Absent:** Paula Stevens

The meeting was called to order at 7:40 p.m. after a quorum was confirmed.

**Consent Agenda**

**AR 2015-46      77 Liberty Street**

To paint the exterior of the house using colors from the Valspar National Trust Historic Colors Palette as follows:

- Brick in Fairmont Penthouse Garnet, 1009-5
- Shutters in La Fonda Teal, 5007-8B
- Lintels in Woodlawn Charm, 5008-8A
- Door in Hotel St. Francis Spirit Blue, 5010-10
- Door accent in Mark Twain House Yellow, 3011-3
- Window Frames in Jefferson White, 7006-1
- Sargeants in La Fonda Teal, 5007-8B
- Side of house in thirty percent lighter Fairmont Penthouse Garnet, 1009-5 below the decorative brick, and full value above the decorative brick
- Decorative brick "line" in La Fonda Teal, 5007-8B

**Applicants/Owners: Katrin Redfern and Andrew Stern**

## **DISCUSSION**

Katrin Redfern and Adrew Stern, applicants/owners of the property, appeared. Ms. Redfern began by presenting the three different shades of blue which would be used for the lintels, shutters and door. She followed by showing the green which is intended to be used for the roofline and as an accent color on the inside frame around the door. In addition she showed the shade of yellow which is to be an accent color within the door. The shade of white would be used on the inside of the shutters and lintels. A discussion was held about reducing the number of different colors to be used on the house. Christopher Hanson feels that the green proposed for the roofline is being forced and there is no need to add an additional color since it would make the roofline its own element. Ms. Redfern discussed having the roofline echo the blue color on the door. It was further discussed that the yellow color proposed as an accent color within the door gives depth to the door.

Isaac Diggs moved and Michelle Basch seconded the motion to remove 77 Liberty Street from the consent agenda and to place it on the regular agenda in order to hold a discussion on the proposed paint scheme. The motion was carried unanimously.

It was agreed that the following proposals would stand, brick in Fairmont Penthouse Garnet, the Shutters in La Fonda teal, Lintels in Woodlawn charm, the door in St. Francis blue, the door accent in Mark twain house yellow, the window frames in Jefferson white and sargeants in La Fonda Teal. The side of the house was addressed, it was recommended to stay away from trying to paint the original brick because it has never been painted. Ms. Redfern mentioned that the side of the house was stained and that was their main purpose for painting the original brick. It was stated that the stain on the side of the house could be easily removed. In regards to the raised elements of the decorative brick line, it was recommended to leave it unpainted. Christopher Hanson recommended not to introduce any new colors but at the same time not to have the porch be the same color as the house. Since the door is to relate to the porch and the windows, a discussion was held on painting the porch garnet red, with the rail and spindles La Fonda Teal.

Michelle Basch moved and Rich Rosencrans seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Michelle Basch moved and Rich Rosencrans seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application to paint the Lintels and sils in Woodlawn Charm, the shutters, spindles, sargeants and railing in La Fonda Teal, the door and roofline in Hotel St. Francis Spirit Blue, the porch, front brick and fence in Garnet Red, the door accent in Mark Twain House Yellow, the window frames in Jefferson White, and the decorative brick line to remain in its original body color was made by Christopher Hanson and seconded by Michelle Basch.

The motion was approved 5-0

## **NEW BUSINESS**

**AR 2015-45**

**199-201 Liberty Street**

To scrape, sand, caulk and paint the wooden exterior portions of the building as follows: window frame, soffit, crown molding, rope, trim, and dormer in Benjamin Moore 2131-10, Black Satin; fascia, mullions, circle details on cornice, and porch lattice in Benjamin Moore 2143-70, Simply White; oblong cornice details, porch ornamentation, spindles and corbels in Benjamin Moore 2134-60, Whitestone; and front door in Benjamin Moore 2066-10, Blue.

**Applicant/Owner: Nadene Grey Speer**

#### Discussion

Nadene Grey Speer, applicant/owner of the property and Jonathan Speer, appeared. Mr. Speer stated that the property is unpainted brick with a slate roof, a porch on the front and an intricate cornice that wraps around all four sides of the house. They are proposing to paint everything but leave the brick unpainted. They want to use four colors, two shades of grays, a black and white. Isaac Diggs asked if historical colors had been consulted, Mr. Speer said that they had gone through the national trust color. Christopher Hanson had slight reservations in regards to the color white being used; it would bring too much contrast. A discussion was held on toning down the white down, perhaps a lighter shade of gray, even though it would not resemble white. A discussion regarding historic colors was held; Isaac Diggs stated that anyone who has come in front of the board wanting to paint their home has been referred to a historic palette. It was pointed out that because the colors being discussed at this time are primary colors they can easily tie back into a similar color in the historic palette and therefore it is not an issue. There was a point of clarification regarding the steel wool color and its use. Rich Rosencrans pointed out that even though it was not included in the agenda its use is specified in the application. A discussion was held regarding the color white being proposed. Christopher Hanson states that when the white is placed next to the black it becomes a brilliant white and he is concerned about the contrast. Michelle Basch prefers a lighter gray; Mr. Speer states that without the white the house starts to become a grayscale.

Michelle Basch moved and Rich Rosencrans seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Michelle Basch moved and Rich Rosencrans seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application as submitted including the steel wool color was made by Michelle Basch and seconded by Christopher Hanson.

The motion was approved 5-0

#### PUBLIC HEARINGS

**AR 2015-34**

**125 Benkard Avenue**

To reconstruct the front porch.

**Applicant/Owner: Joseph Mastropietro**

### Discussion

Joseph Mastropietro, Applicant/Owner of the property appeared. Mr. Mastropietro stated that the scope of the proposed work is to demolish the existing porch and roof and perform a reconstruction. The one change would be the deck area which would be concrete instead of wood. The existing wood is only two inches off the ground which is not up to code now and it would not be able to be rebuilt that way again. Mr. Mastropietro provided different views of properties similar to his. Brigidanne Flynn provided a photo of 125 Benkard Avenue from 2012 which showed that there was a decorative element on the post; Mr. Mastropietro stated that the decorative piece is no longer there. A discussion was held regarding the porch. Brigidanne Flynn stated that because the house is a historic structure, unless more than fifty percent of reconstruction is being done to the whole building, it has to be brought up to code. Mr. Mastropietro replied by stating that the building department advised him that the porch was structurally unsound, therefore he must perform a demolition and rebuild. A discussion was held regarding the decorative piece previously mentioned. Christopher Hanson stated that the decorative piece is what gives character to the house and so he would like to see some form of a replica. Michelle Basch asked Mr. Mastropietro whether he would replace the decorative piece if he were to find something that looks similar. Mr. Mastropietro stated he would not have any objection to doing so.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Rich Rosencrans moved and Michelle Basch seconded the motion to assume SEQRA lead agency. The motion was carried unanimously.

Christopher Hanson moved and Michelle Basch seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application as detailed in the plans submitted with the option of adding the decorative piece on the roof of the porch similar to what previously existed was made by Michelle Basch and seconded by Christopher Hanson.

The motion was approved 5-0.

### **AR 2015-43            8 Grand Street**

To restore and rehabilitate dormers, to restore, rehabilitate and re-pitch Yankee Gutters, and to replace slate shingles with Ecostart Sage green Beavertail Tiles.

**Applicant/Owner: Michael Curry**

### Discussion

Michael Curry, applicant/owner of the property and Marietta Curry appeared. Mr. Curry stated that the dormers on his property are in need of repair. The project is to rebuild the dormers as they currently exist in the same four color previously approved by the ARC in 2005/2006. Mr. Curry stated that copper will be replaced with copper; the details will remain; only the gutter will be fixed. Mr. Curry stated that he is required to appear before the ARC because he is proposing to replace the slate roof with Ecostart Sage green Beavertail tiles. A discussion was held regarding the dormers. A company looked at the original tiles and advised him that they cannot be replicated. Brigidanne Flynn

suggested if it was possible to salvage some material from the back dormers on the house and move it to the front and fix the back dormers with the new material. Mr. Curry stated that the back is in just as bad shape as the front dormers, and the dormers have different scallops. He further stated that the dormers will be a significant rebuild, but will be done in kind. Mr. Curry will be performing the work himself.

The acting chairperson opened the public hearing. There was no one present to speak for or against this application. The public hearing was closed.

Michelle Basch moved and Isaac Diggs seconded the motion to assume SEQRA lead agency. The motion was carried unanimously

Christopher Hanson moved and Isaac Diggs seconded the motion for a negative declaration. The motion was carried unanimously.

A motion to approve the application as submitted to restore and rehabilitate the dormers, to rehabilitate and re-pitch the Yankee Gutters, and to replace the slate shingles with Ecostart Beavertail Tiles in Sage Green was made by Christopher Hanson and seconded by Michelle Basch.

The motion was approved 5-0.

**. AR 2015-44      17 Bush Avenue**

To erect a fence on the front property line and rear yard.

**Applicant/Owner: Flowmin Charles**

**Discussion**

Flowmin Charles, applicant/owner of the property appeared. Ms. Charles stated the fence has already been erected. Ms. Charles stated that she decided to fence her property after a fire at her house led contractors to run over the trees and few remaining bushes she had on the front of her property. A discussion was held regarding the erection of the fence. Michelle Basch stated that the violation stems because there has been no approval for the erection of the fence on the front of the property. Brigidanne Flynn stated that the work that has been performed needs approval and the record needs to be set straight, therefore Ms. Charles needs to have a permit; however, in order to obtain a permit, she must first obtain a COA. Ms. Flowmin Charles stated that it was not until she put the fence in her yard that she received a letter stating that she needed a permit. She was then informed that she would need approval for the fence because she lives in Colonial Terrace.

The acting chairperson opened the public hearing.

Brian Flannery, resident of 5 North Street, stated that according to the Colonial Terrace design guidelines "fences are limited to rear yards"; fences are not permitted in front and side yards in Colonial Terrace. He further stated that the hedges that were removed from 17 Bush Avenue in the front were protected under the guidelines "where original hedges still exist they shall be preserved whenever possible."

Ms. Charles reiterated that there were no hedges in the front to be removed; they had all been taken down when the contractors arrived after the fire in her home. Christopher Hanson pointed out that there are some fences in some Colonial Terrace properties.

Brigidanne Flynn stated that there were fences; however, the fences are along the side and back yards, not in the front yards. Christopher Hanson stated that where Ms. Charles resides it clearly states that fences cannot be placed in the front, therefore her only options would be to place hedges in the front, and fences in the side yard and backyard. Brigidanne Flynn gave a recommendation that the front fence can be moved back to the corner of the house where the front door is, therefore leaving the side and backyard fenced. Ms. Charles stated that when she purchased 17 Busch Avenue she was not provided any instructions on what could and could not be done. Brigidanne Flynn stated that in 2005 the guidelines went into regulation and the City sent every resident a copy of the guidelines and a letter. It was recommended to Ms. Charles to table the application for the time being until next month. The recommendation given by Ms. Flynn would call for a gate which would give access to the back of the house and the rest of the fence would ultimately be unused. Michelle Basch recommended tabling the application in order to think of possible solutions that would result in a compromise that suits both sides.

A motion to table the application for the next meeting in order to come up with a possible solution was made by Michelle Basch and seconded by Christopher Hanson.

The motion was approved 5-0.

Discussion and public hearing, at the request of the City of Newburgh, on remedies, including potential demolition, for severely distressed properties at the following locations:

**169 JOHNSTON STREET**

**191 SOUTH STREET**

**68 CAMPBELL STREET**

**115 JOHNSTON STREET**

**2 LIBERTY STREET**

**161 LANDER STREET**

**139 JOHNSTON STREET**

**109 CHAMBERS STREET**

**132 THIRD STREET**

**140 THIRD STREET**

**251 THIRD STREET**

**76 LANDER STREET**

**28 COURTNEY AVE**

**254 LIBERTY STREET**

The acting chairperson opened the public hearing. There was no one present to speak for or against these applications. The public hearing remains open.

## **Minutes of the September 8, 2015 Meeting**

A motion to approve the minutes of the September 8, 2015 meeting was made by Rich Rosencrans and seconded by Michelle Basch.

The motion was carried 5-0.

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

Respectfully submitted,

Eliana Diaz  
Secretary  
Architectural Review Commission