



# Newburgh Preservation Association

## 2008 ANNUAL REPORT

### 2008 Officers

President, Nancy Billman  
Vice President, Stuart Sachs  
Treasurer, John McCormick  
Secretary, Judy Johnson and  
Kathy Nittolo

### 2008 Directors

Dick Bedrosian  
Cheryle Branson  
Karen Conway  
Mary McTamane  
Kathy Nittolo  
Giovanni Palladino  
Rita Tantillo  
Ricardo Tegni

### Newly Elected Directors

Gary Gogerty  
Luke Pontifell  
Roger Wood

### Advisors

Mark Carnes  
Lynn Eberle  
Ellen Fillo  
William Krattinger  
Chuck Thomas

For further information regarding NPA, please visit [www.preservenewburgh.org](http://www.preservenewburgh.org) or [www.newburghdrc.org](http://www.newburghdrc.org)

These websites are under the design and management of Jim Hoekema.

## President's Report

*Nancy Billman*

This past year NPA has focused on laying the foundation to further its work. NPA approached the City of Newburgh with the need for a Preservation Officer who would guide new residents in the Historic District through the processes of understanding Historic District Guidelines. In August Lynn Eberle was hired as the City's Preservation Officer. She comes with much experience and has made herself familiar with other historic, preservation, and architectural agencies in the City.

In January the executive officers began the process of modifying our Agreements with the City of Newburgh regarding oversight of the Dutch Reformed Church. This was a lengthy process but with the help of our attorney Gary Gogerty, our new Agreement was approved by City Council and as of July we have a more workable arrangement. We are working on another document with the City, which can be used for other buildings that concern NPA.

In March we began the process of identifying the status of the vacant NY Central Train Station with the help of architect Peter Smith. Using his Conditions Report, Stuart Sachs, Mary McTamane, Cheryle Branson, Giovanni Palladino, and Andrew Nunez, president of the Historical Society, set up a meeting with the owner to urge stabilization of the building. The owner claimed a pending sale and has been reluctant to discuss this further. The City has been brought into conversation about this as well. Unfortunately the building has suffered further damage by fire this fall, and now is condemned. We are monitoring the status of this situation.

This year's Fourth Annual Solstice Cruise celebrated the 30th Anniversary of NPA with membership and ticket sales benefiting the work of NPA.

Mary McTamane and Cheryle Branson are finalizing their work of categorizing buildings from both the Vacant Buildings and City-Owned Buildings, which will help us prioritize them for historic value and needs.

With generous personal financial support as well as funding from the Ford Foundation, Mary McTamane along with Jerry Maldonado have spearheaded the "Museum in the Streets" project creating sign maps to help identify the history of many important places in our City.

With work completed to date on the DRC and the cooperation of the City of Newburgh and World Monuments Fund, we are planning for and are hopeful of continued restoration progress.

We are glad to welcome three new members to our Board of Directors for 2009—Attorney Gary Gogerty, Luke Pontifell of Thornwillow Press, and architect Roger Wood.

Again I must thank our Board of Directors, Advisors, and volunteers for their efforts on behalf of the committees in which they worked. We could not have moved forward without their energy, enthusiasm, and stamina.

The date of our monthly meetings has been changed to the first Wednesday of the month. Our meetings are not open to the public without appointment, but we value your comments, which can be directed to any of the Executive Officers.

## The 2008 Solstice Cruise

Dick Bedrosian

NPA's Fourth Annual Solstice Cruise Fundraiser on June 21st was another success. The Cruise was designated a celebration of NPA's 30th year of incorporation, which took place on Valentine's Day 1978. The money raised supports the Association in fulfilling its mission. The theme of the event was based on Pierre-Auguste Renoir's well-known painting *Afternoon of the Luncheon Party*. Although attending Board Members could not be persuaded to dress up as figures from the painting, a number of appropriate hats they wore identified them among the 115 on board the *River Rose*. Hors d'oeuvres ample enough for a supper were served along with red and white wines donated by Mid-Valley Wines & Liquors.



Pierre-Auguste Renoir's well-known painting *Afternoon of the Luncheon Party* was the inspiration behind this year's Fundraising Cruise theme.

The Committee included John McCormick who handled invitations and tickets, Terri Vargas took charge of the wine procurement and publicity, Terri Vargas and Judy Johnson organized the very French aperitif, Dubonnet Cocktail, that was served on the pier and created an

immediate French flavor to the evening. Keith Nieto was responsible for the catering and setup, and Karen Conway handled the raffle sales.

Habitat for Humanity of Greater Newburgh was chosen honoree. Through its restoration of historic housing for homeownership and new construction appropriate to the streetscape of the City, it best exemplified in action NPA's mission to rebuild, preserve, and promote the architectural heritage and historic viewsheds of Newburgh, New York. Executive Director Deirdre Glenn accepted the citation presented by Vice President Stuart Sachs: "*Since its founding in 1999, Habitat for Humanity of Greater Newburgh has followed a unique path for providing quality housing for deserving families while also increasing homeownership. It undertook as part of its mission the preservation and*

*restoration of the abandoned, but historic, housing stock of the City of Newburgh. As a result streetscapes have been enhanced, neighborhoods strengthened, and the template of a revitalized Newburgh has emerged. NPA salutes the vision of your three idealistic, energetic, and intrepid*

*founders: Bill Murphy, Dave Wager, and Al Favata. Through the creative efforts of your tireless Executive Director Deirdre Glenn and Board of Directors, an exceptional synergy has united the efforts of volunteers of all ages with the contributions of corporate and religious sponsors, trades unions, and donors. A new generation of Newburghundians takes pride in their homes and the history of their community."*

*Judy Johnson & Dick Bedrosian, Co-chairs*

## Newburgh for Newcomers

Dick Bedrosian

Newburgh for Newcomers was first organized in 2002 as a way of bringing people to the City to experience its historic character and affordability and promoted homeownership and business investment in Newburgh through five comprehensive events, the last held in 2005. We all know what happened after that to the mortgage market and to the American economy.

Nonetheless Newburgh for Newcomers still offers its Green Guide to Newburgh online. Buyers from Michigan and New Jersey came in the fall for the 90 minute private tour of the City we continue to make available. Email N4N12550@aol.com or read more on the NPA website [www.preservenewburgh.org](http://www.preservenewburgh.org).

While the economy continues to get gloomier, groundwork is being laid in Newburgh, including the construction of the new OCCC campus on Grand Street and Leyland Alliance's partnership in the rehabilitation of East Parmenter Street. Infrastructure work on the waterfront is expected to begin in July 2009 and new construction in 2010.

There are still bargains in Newburgh for those wanting to own their own homes. Great handyman specials are available for under \$85,000. Newburgh is still the most affordable city in the mid-Hudson Valley and, with the ferry to Beacon, easily commutable to NYC.

*Ricardo Tegni & Dick Bedrosian, Co-chairs*

# The Dutch Reformed Church Reconstruction Committee (DRCRC)

Stuart Sachs



This has been an eventful year!

After years of planning, fundraising, and building partnerships with the City, World Monuments Fund, and the NY State and US Parks departments, we have begun two major construction projects at the Dutch Reformed Church, intended to complete the stabilization of the west wall and sanctuary floor. When this work is complete in a month, we will be able to inhabit the main section of the sanctuary for events including performance and installations.

In partnership with the City of Newburgh, we have helped to insure that competent contractors with appropriate experience in historic structures are hired for these projects, and that this work will be completed in a manner that respects the historic character of the DRC, preserves it for the future, and makes it available for public performances.

We are in the planning phase for a third construction project which will entail replacement of the roof and entablature.

**Basement Stabilization**—The scope of work includes: grading the dirt floor, back filling around the existing footings, and adding one more required footing. In addition LVL beams will reinforce the beams supporting the sanctuary floor. This work will enable us to have an audience sit in the

pews with performers on the stage. The work should be complete within a 6 week period by Mid State Industries.

**West Areaway Slab Mitigation and Retaining Wall Replacement**—This phase will properly finish work that was funded and only partially completed with a 1996 grant from OPRHP. The retaining wall in the west areaway will be removed along with the slab next to the DRC wall. The slab will be replaced with proper drainage and reinforcing and the wall will be rebuilt using the original rocks to maintain its character and integrity.

T.M. Brennan, who was awarded the contract, has started the work, which will be completed in a few weeks. Preparatory work to beginning construction is ongoing.

**Additional Work**—A small fire in the DRC in late summer caused damage to the stage and supporting structure. The damage was relatively light, but requires repair, and we are trying to get this done as a change order to the current ongoing projects.

Masonry surrounding two basement windows is substantially degraded due to water infiltration and requires urgent repair. We are in the process of determining costs, and if we can we will add this as a change order to the current work that is underway.

**Roof Replacement**—We are currently preparing and drawing up documents for the roof replacement. The architect and engineer will be paid by NPA (World Monuments Fund grant from the Ellsworth Kelly Foundation) and a grant from the State OPRHP.

Under consideration as an addition to the roof replacement work is the reconstruction of the entablature at an estimated cost of \$50,000. We are involved in talks with the WMF to fund this work. This funding is dependent on the amount of cost overages described as “Additional Work” above.

**Field School**—We are working with the City and WMF to create a preservation field school at the DRC and are working on

partnering with Habitat for Humanity and Pratt Institute. Two possible projects for this field school are under consideration: restoring the scrollwork on the columns or repairing the west wall window. The goal of this school is to train the students in traditional building methods as marketable skills and complete a tangible project at the DRC.

**Executive Director**—We are looking into possible grant and funding opportunities to support an executive director position for NPA. This will enable us to manage more work and fundraising opportunities to support these projects.

**Impressed Ink**—Fiction readings sponsored by the Arts and Culture Commission performed on the lawn in front of the DRC were exciting and well attended. We hope to host them inside the sanctuary next year!

*Dutch Reform Church Reconstruction Committee: Stuart Sachs, Chair; John Palladino; Rita Tantillo; Ellen Fillo*

---

## Old Town Cemetery

John McCormick

Newburgh's own DPW has stepped up to the plate very effectively in maintaining the Old Town Cemetery since the retirement of Jim Wanamaker. We are grateful to George Garrison and his crew who have worked diligently mowing and weed whacking during this past season.

After many years as a member of the Old Town Cemetery Commission, John McCormick recommended Jerry Maldonado as his replacement and Jerry was appointed by the City Council.

A grant of \$500 was awarded in November by the Natural Heritage Trust to NPA for a special project in the cemetery. The grant will be used during the Quadricentennial year of 2009 by Friends of Old Town Cemetery who will depict in character, in costume, and in a document significant people buried in this central plot of our village's glebe lands.

## MEMBERSHIP

Many thanks to John Courtsunis and Commodore Chocolatier for generously donating the “30th Anniversary Sweetener” that members received when renewing!

WITH PLEASURE WE RECOGNIZE THE SUPPORT OF THIS YEAR’S CORPORATE MEMBERS:

**John Abrams & Associates**

**Apollo Security**

**Depew Oil Co.**

**Drake Loeb Heller Kennedy Gogerty  
Baba & Rodd**

**Commodore Chocolatier**

**Cracolici’s Pizzeria & Restaurant**

**Instant Plumbing**

**M & T Bank**

**Mid-Valley Wine & Liquor**

**Two Brothers Landscaping & Lawn  
Maintenance**

## Help Restore Newburgh’s Dutch Reformed Church

*A National Historic Landmark—Designed 1835—Designated 2001*

**Become a supporter of the Newburgh Dutch Reformed Church  
Restoration Committee of the Newburgh Preservation Association**

### Join/Donate

The Newburgh Preservation Association is a 501(c)3 nonprofit organization registered in the state of New York. All contributions are tax-deductible.



### Membership Levels

Individual	\$25
Household	\$50
Supporter	\$100
Sponsor	\$250
Benefactor	\$500

Please make check payable to:  
**Newburgh Preservation  
Association** and mail to:

**Newburgh Preservation  
Association  
P.O. Box 206  
Newburgh, NY 12551**

All levels of support are gratefully  
appreciated!

## Newburgh Heritage Center

*Mary McTamany*

The Newburgh Heritage Center was the center for many activities that promoted local pride in 2008.

The Center co-hosted the Hudson Valley Archives Week Conference in October, an event which drew over a hundred participants to hear a keynote speech by Dr. Roger Panetta from Fordham University. The conference focused on the Hudson-Fulton celebrations of 1909 and what knowledge has been gained from what sources in the intervening century to illuminate 400 years of history for 2009.

Local Newburgh-Beacon Bay quadri-centennial planning meetings were held in the Heritage Center at least once a month throughout 2008 to develop a rich calendar of events for next year.

Heritage Center Director, Mary McTamany, began collecting oral histories with film equipment provided by the County Historian. Taped footage of people’s recollections is now archived and able

to be viewed and incorporated into future research. Conversations include information on riverboats, railroads, industrial machine shops, the East Parmenter Street neighborhood, urban renewal, musical groups, and Newburgh’s drum corps.

Programs at the Heritage Center in 2008 included an afternoon of Newburgh Jewish History with remembrances by over 50 participants, a discussion of local Native American life to tie in to the visit of the replica ship *Half Moon*, a presentation on plant species native to the Hudson Valley and how to cultivate and propagate them, a presentation on sources for local history research to Newburgh School District teachers, and an afternoon of readings by local authors of selections from their works.

Final scanning, editing and translation are being completed on the Museum in the Streets project due to be unveiled in early Spring 2009 as part of Newburgh’s 300th birthday events. This wonderful project incorporates images with bi-lingual text to inform residents and visitors alike about the heritage of our city.

A script outline has been created for a documentary about Newburgh utilizing archival images and excerpts from local writings. Now a “treatment,” the filmmakers’ term for an expanded summary outline, is being written. It will be presented along with images and sample film footage to film sponsors including the History Channel. One awareness-raiser/fundraiser was held October 28th in Newburgh and another is being scheduled for the new year in Beacon.

Newburgh Heritage Center continues to be a place that brings community groups together under one roof for meetings and program planning. In 2008, these organizations used facilities and collections: NFA’s 50th Reunion Committee, American Legion Archives Task Force, Softball Hall of Fame Archives Task Force, Beacon Historical Society and Sloop *Clearwater*, Hudson Valley Documentary Heritage Program Council, Community Garden Club, NFA Black Box Theater class, Habitat For Humanity, Trestle, Inc., Tyrone Crabb Park Committee, and the Broadway Cemetery Advisory Committee.