

Town of Newburgh  
Historic Preservation Commission  
Minutes April 8, 2021

**Members Present:**

Jim Renne, Brent Grafe, David Wills, Jeff Cox, Don Shanks

**Advisory Members Present:**

Candice Croix; Sue Morrison, Advisory

**Administrative Present:**

Stacie Krieger, Council Liaison; Will Cartwright, Legal; Tavi Wydicks, Zoning Administrator

**Members & Administrative Absent:**

Troy Wells, Heather Cutrell; Susan Pickens, Advisory

**Citizens Present:**

Roger Gain, LA&D

Mark Schmitt, Mark Schmitt Construction

Bob Brown, 4 Sycamore Street

**Reading, Correction, and Approval of Previous Minutes:**

Jeff Cox moved to approve the March minutes. David Wills seconded the motion and the motion passed unanimously.

**REPORTS:**

**Town Council Liaison:**

Stacie Krieger stated that Council discussed the Williams Lane rezoning petition at their last meeting. Ms. Krieger stated that Council was not comfortable approving the rezoning request to R3 without a Use and Development Commitment due to the permitted in uses in R3 such as apartment complexes. Ms. Krieger stated that Mr. Mattingly will be amending his petition to include a UDC. Tavi Wydicks stated that she has received a draft UDC, and the amended petition should go to the May Plan Commission meeting,

**Indiana Landmarks Southwest Field Office:**

Candice Croix stated that there is a fund open for rehabilitation projects and she would send additional information to the Commission.

**Staff Report & Code Enforcement Update:**

Tavi Wydicks stated that the information in the packet regarding proposed benches and exterior light fixtures are for the Preservation Hall renovations. The Commission discussed the proposed items and agreed they were acceptable, but asked staff to see if there is a gas light option.

Tavi Wydicks provided an update on code enforcement. Ms. Wydicks stated that she received the title work back for 111 Plum and 323 Sycamore and the Raze Orders will be mailed out tomorrow.

**Newburgh Neighbor Committee:**

Tavi Wydicks stated that she will be working on submitting a new grant application to Old National Bank for the next round of grant funds.

**Certified Local Government:**

No report.



## **Unfinished Business:**

### *Discussion – District Expansion*

Tavi Wydicks stated that due to the number of COA's on tonight's agenda, she did not include the information for the district expansion.

### *Discussion – 221 State Street Garage*

Tavi Wydicks stated that this item is still on hold.

## **New Business:**

### *COA Application – 201 State Street*

Mr. Gain stated that the property owners of 201 State Street want to incorporate a balcony on the second floor off the Master Suite. Mr. Gain stated that the plan is to incorporate a gable with ornamental features to add details back to the structure. Mr. Gain stated that the owners would like to enjoy the views from the second floor of the front of the house. Mr. Gain stated that the two doors being proposed will replace the existing windows, and the doors are Queen Anne style that will reflect more of a window look. Stacie Krieger asked if the porch roof is currently flat, and Mr. Gain answered no, it is a hip roof. Ms. Krieger asked what material the balcony railings will be and Mr. Gain answered and stated the balcony railings will match the railings on the existing porch. Brent Grafe asked how tall the railings will be and what year the house was built. Mr. Gain responded and stated that the railings would be 42" tall and he believes the house was built in the 1850's, but the house in the historic photo in the packet is from the 1970's. The Commission discussed the COA application. Ms. Krieger asked what the material of the doors will be and Mr. Gain answered wood. Mr. Gain stated that the original proposal was to move the windows and add a French door between them, but the amended proposal will use the existing openings and not change the layout. The Commission continued discussion with Mr. Gain regarding the COA application. David Wills stated that he has some concerns with the added supports and roof. Mr. Gain asked to clarify that if the supports and roof were not added the project would be more appealing and Mr. Wills answered yes. Discussion continued. Mr. Gain stated that he believes the roof and supports are negotiable. Ms. Krieger asked how deep the balcony would be and Mr. Gain answered 8'.

David Wills moved to table the COA application with a request for Mr. Gain to provide detailed elevations and an amended design taking the Commission comments into consideration. Jeff Cox seconded the motion and the motion passed unanimously.

### *COA Application – 515 E. Jennings Street*

Mr. Schmitt stated that the original house was severely damaged in the tornado and demolished as a result of the damage. Mr. Schmitt stated that they will be following the same footprint for the rebuild. The Commission discussed the new construction design. Jim Renne stated that the use of vinyl siding in the historic district is generally not permitted. Mr. Schmitt stated that he priced PVC and Hardie board siding, and both will be close to \$60,000.00. Tavi Wydicks stated that if this house had not been demolished due to the tornado, the property owner could have come in and received a permit for vinyl siding due to the property not having a historic rating. Ms. Wydicks stated that houses in the expanded districts only have oversight by the Commission for new construction, demolition, and moving of a structure. Ms. Wydicks stated that this is an unusual circumstance due to a natural disaster being the cause for the new construction. Mr. Renne discussed the use of vinyl siding and the guidelines with Mr. Schmitt. Ms. Wydicks stated that the property owner has faced setbacks and issues with their insurance company every step of the way. David Wills stated that it comes down to consistency based on the district.

David Wills moved to approve the COA. Brent Grafe seconded the motion and the motion passed with a vote of 4-1, with Jim Renne voting nay.

### *COA Application – 522 Water Street*

Mr. Brown stated that he was in attendance representing Mr. Mardis, the property owner of 522 Water Street. Mr. Brown presented vinyl and celect siding samples to the Commission and discussed the materials. Mr.

Brown stated that the property owner would like to use the celect siding, and the cost of the siding is about three that of vinyl siding, so it is not a cheap product. The Commission discussed the proposed product. Jim Renne moved to approve the COA with the recommendation to use the smooth surface celect siding. Don Shanks seconded the motion and the motion passed unanimously.

**Announcements:**

None.

**Petitions and Comments from Citizens Present:**

None.

**Adjourn:**

David Wills moved to adjourn the meeting. Jeff Cox seconded the motion and the motion passed unanimously.

  
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Chair



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