Town of Newburgh

Historic Preservation Commission

Minutes December 9, 2019

**Members Present:**

David Wills, Jim Renne, Troy Wells, Brent Grafe

**Advisory Members Present:**

Sue Morrison

**Administrative Present:**

Stacie Krieger, Council Liaison; Chris Wischer, Town Attorney; Tavi Wydicks, Zoning Administrator

**Members & Administrative Absent:**

Jeff Cox, Steve Shoemaker, Jim Lang, Stewart Sebree

**Citizens Present:**

Jonathan Lamar, Lamar Architecture & Design

Dillip Patel

Scott Bosma, 122 W. Main Street

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

David Wills made a motion to accept the minutes from the previous meeting.

Troy Wells seconded. No discussion. Motion was approved.

**REPORTS:**

**Town Council Liaison:**

No report.

**Indiana Landmarks Southwest Field Office:**

No report.

**Staff Report and Code Enforcement Update:**

No report.

**Newburgh Neighbor Residential Grant Program:**

No Report.

**Certified Local Government:**

No Report.

**Unfinished Business:**

*Discussion – District Expansion*

No discussion, holding until January meeting.

**New Business:**

*COA Application – 122 W. Main Street*

Tavi Wydicks provided the Staff Report for the COA application and stated that the request is for an addition to the existing barn. The Commission reviewed the staff report, site plan, and photos of existing barn.

Troy Wells moved to approve the COA application for the mural. David Wills seconded the motion and the motion carried.

*Discussion – Edgewater / LaVeranda Properties*

Jonathan Lamar, Lamar Architecture & Design, presented the buyer’s vision for the Edgewater property to the Commission. Mr. Lamar stated that the idea is conceptual in nature and there are still a lot of approvals needed before moving forward. Mr. Lamar discussed the proposal with the Commission and stated that the proposal is for a renovation to the existing structure and would have roughly the same footprint. Mr. Lamar stated that the main change would be to the front of the building as they would like to change the street presence. Mr. Lamar detailed the proposed plans for the renovation and stated that the front would be mostly glass as not to conceal the river view. Stacie Krieger asked if the plan included elevators and Mr. Lamar responded and stated that the addition of elevators has been discussed. Troy Wells asked to clarify that the proposed plans are not a complete demolition, and Mr. Lamar responded and stated that it is not a complete demolition and explained which areas of the building would remain. Mr. Lamar stated that they have met with a Structural Engineer, and they are reviewing the plans. Ms. Krieger asked if this would be three stories, and Mr. Lamar responded and stated that it would be two stories with a rooftop deck. Jim Renne asked if the rotunda is at al reflective of the Exchange Hotel and Mr. Lamar answered yes. Mr. Renne stated that a warehouse used to be in that space and directed the Commissions attention to one of the previously submitted site plans that would fit that. Mr. Renne asked if noise from the rooftop deck would be an issue and Mr. Patel responded and stated that they have a similar setup in Evansville and have had no complaints. Mr. Patel stated that there would be no loud bands on the rooftop. David Wills commended Mr. Lamar on the design and stated that this project would be a great benefit to the community. Mr. Wells stated that out of all the plans he has seen, the one presented is great. Mr. Patel stated that he wants this to be a destination to bring more people to the Newburgh riverfront. Brent Grafe stated that the rendering presented looks fabulous. Ms. Wydicks stated that the next step is to determine the final plan, and then file the COA application. Sue Morrison asked what the policy will be for the parking lot and Mr. Patel responded and stated that he is willing to work with the Town. Chris Wischer stated that the Town would like to discuss a joint use.

*Discussion – Lock and Dam Building Roof*

Tavi Wydicks stated that the Town received quotes for the roof and due to cost has determined that they will just repair the existing roof, so this item no longer needs discussion.

*Discussion – Preservation Hall Renovations*

Tavi Wydicks presented the Commission ideas presented by Architect Adam Green on possible changes to the exterior of Preservation Hall that would add a wall sign and window banners. Ms. Wydicks stated that the proposal is an initial draft and in the very early stages. Ms. Wydicks stated that Andrea Balboni asked for the idea to be presented to the Commission to get their opinion on the proposal. The Commission briefly discussed the proposal, and Jim Renne detailed the interior renovations that have occurred to date.

*Discussion – Existing District Expansion Review*

Tavi Wydicks stated that she would like to form a subcommittee that would review the historic rating of all properties within the expanded districts to determine if the rating should be removed from any additional properties. Ms. Wydicks stated that the subcommittee would review the ratings, the reason for the rating, and the current condition to determine if a structure no longer holds the characteristics to be listed as having a historic rating. Ms. Wydicks stated that the reasoning behind the subcommittee is it would be too much for the Commission as a whole to take on during a public meeting, and that the subcommittee would make a recommendation to the Commission and the Commission would make final determination. Ms. Wydicks stated that she would like to have 2-3 Commission members serve on the subcommittee and Troy Wells volunteered.

**Announcements:**

**Petitions and Comments from Citizens Present:**

Anne Rust Aurand asked Mr. Lamar and Mr. Patel if the current parking spaces in front of Edgewater remain and Mr. Lamar responded and stated that with the proposed sidewalk addition in front of the building most paces would be lost, but could try to keep a few. Ms. Rust Aurand questioned why the benefactor wall was not in the plans, and Mr. Lamar stated that there is no plan to remove the wall and that they would work around it. Ms. Rust Aurand asked if the staircase to the river would still be accessible and Mr. Lamar responded that stated that has not yet been discussed.

**Adjourn:**

Jim Renne adjourned the meeting.

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Chair Recorder