

Town of Newburgh  
Historic Preservation Commission  
Minutes

October 8, 2020

NOTICE: Due to COVID-19 related meeting restrictions, this meeting was held via teleconference as permitted by Executive Order 20-19 issued by Indiana Governor Eric Holcomb on March 24, 2020.

**Members Present:**

Jim Renne, Brent Grafe, Don Shanks, Jeff Cox, Heather Cutrell

**Advisory Members Present:**

Candice Croix; Sue Morrison, Advisory

**Administrative Present:**

Attorney Chris Wischer, Legal; Christy Powell, Town Manager; Andrea Balboni, Facilities Coordinator

**Members & Administrative Absent:**

Troy Wells, Commission Member; David Wills, Commission Member; Tavi Wydicks, Zoning Administrator; Stacie Krieger, Town Council Liaison; Susan Pickens, Advisory Member; Stewart Sebree, Advisory Member

**Citizens Present:**

Don Gore – 609 W. Jennings Street  
Paul Elpers – Elpers Brothers Construction  
Cindy Basinski – 24 W. Jennings Street  
Carol Hicks Schaefer – 110 Monroe Street  
Rick Hornbeck – 507 W. Water Street

**New Business:**

*COA Application – 609 W. Jennings Street*

Don Gore stated he is looking for approval from the Commission to demolish the house at 609 West Jennings Street and build a new single-family home. Mr. Gore stated that the home had a buyer, an inspector found issues with the foundation, the buyer backed out and he purchased the property to demolish. Mr. Gore stated that he is currently renting the property and that during a recent window repair, he saw how bad the condition of the home really is. Jim Rene stated that the house is not historically rated but is within a historic district.

Chris Wischer stated that the request should be looked at as two separate requests. The first is the demolishing of the building and the second is the construction of the new home. Chris stated that the Commission needs to make sure they have enough information on the new build to be comfortable approving it. Mr. Gore stated that he wants to match the motif of the area, cement board to match wood and to mimic the siding in the area. Mr. Gore stated that vinyl is not an option for the structure and will be looking into the cost of a metal roof. The windows will be fiberglass with black sashes, and they will be going for a downtown farmhouse look. Mr. Gore stated that he and his wife purchased the home to be their own residence and they want to make it fit into the area. Jim Renne stated that they do not have enough information for the new construction and Chris Wischer stated that they will need a list of materials and drawings. Mr. Gore asked if when he comes to get the new construction approved could he get both the metal roof and asphalt roof approved that way he will be able to move forward with the construction once he gets the cost. Jim Renne stated that would be okay to do. Chris Wischer stated to make sure that he stays in contact with the Town and once he is further along with a final design and a list of materials to come back to the Commission for approval.

MOTION was made by Jeff Cox to approve the demolition of 609 West Jennings Street.

SECONDED by Heather Cutrell

DISCUSSION: None

ROLL CALL VOTE:

Jim Renne – Aye

Brent Grafe - Aye

Don Shanks - Aye

Jeff Cox - Aye

Heather Cutrell - Aye

MOTION approved: 5 aye/0 nay

Jeff Cox told Mr. Gore that the Commissions goal is not to slow anyone down and once he has the plans and details of materials to send them to Tavi Wydicks. Jeff stated that they have had some issues in the past and they need the details to clarify and give the Commission all the details they need to make a positive motion.

*COA Application – 221 State Street*

Jim Renne stated that Janet Richards was not on the call but the request is to renovate the raised bed area by replacing the block wall with brick pavers and build a pipe frame on the patio for string lights.

MOTION was made by Jeff Cox to approve COA Application for 221 State Street.

SECONDED by Heather Cutrell

DISCUSSION: Chris Wischer stated that Don Shanks has texted him that he is having phone connection issues and will not be available for this vote.

ROLL CALL VOTE:

Jim Renne – Aye

Brent Grafe - Aye

Don Shanks - Unavailable

Jeff Cox - Aye

Heather Cutrell - Aye

MOTION approved: 4 aye/0 nay

*COA Application – 24 W. Jennings Street*

Jim Renne wanted to say that the Commission appreciated the opportunity to look at the property and grateful that the time Mr. Elpers took to guide them through the home. Jim stated that the request is to demolish the existing structure due to foundation issues with future plans to rebuild a similar single-family structure.

Elpers stated that they started the work and they discovered that there was no foundation, no footer, rotting floor joists and mold. Discussion was had on the amount it would be to save the foundation and if other quotes were given. The amount to fix the foundation would be around one million dollars and other contractors declined to quote. Jim Renne asked if the house was to be demoed what would happen next. Cindy Basinski, owner of the property, stated that they want to use the same footprint of the existing house but build it with the modifications that they had approved. Cindy stated that they will have the same windows, roof, siding and will be in the same location.

Candice Croix from Indiana Landmarks stated that the first instinct is to try to save a historic property but after inspecting the property, they support the demolition. Candice stated that if any materials can be salvaged, they would like to see them saved. Cindy stated that they have saved the interior door and would like to save the chimney, but it depends on its structure. Cindy stated that they will preserve what they can and it is not their desire to lose what is still good.

Jim Renne stated that the Board has to make their decisions based on the historic preservation guidelines. One of those guidelines are that all repairs must be economically feasible. If no other contractors will bid or provide quotes and the estimated repairs are estimated at one million dollar the project is deemed not economically

feasible. Jim stated that there is going to be a lot of concern over the loss of the building, but it is important to explain the decision. Chris Wischer stated that they are past economically feasible. The cost of the renovation exceeds the value of the structure.

Jeff Cox stated that he appreciates that the owners let the Board tour the building.

MOTION was made by Jeff Cox to approve COA Application for 24 West Jennings Street.

SECONDED by Brent Grafe

DISCUSSION: None

ROLL CALL VOTE:

Jim Renne – Aye

Brent Grafe - Aye

Don Shanks - Aye

Jeff Cox - Aye

Heather Cutrell - Aye

MOTION approved: 5 aye/0 nay

Chris Wischer stated that the Plan Commission will be informed of the demolition approval.

Discussion was had on moving forward with the new structure after the demo of the existing structure. Jim Renne stated that the Board does not want to slow down the rebuild and advised the owners to submit the new structure to the Board with all the materials that will be used. Home owner and contractor had questions about setbacks, rezoning and variances. Chris Wischer stated that the Zoning Administrator is out of the office but that the Town Manager would be able to walk them through all of it. Christy Powell stated that she will be in the office to help but that Tavi Wydicks was working from home and will be able to assist.

Sue Morrison stated that the residence was rezoned C-1 in the mid 1980's when the resident at the time had an art studio in the house.

Jim Renne stated that the Commission needs to communicate to the community why they approved the demo to a building that looks nice on the outside. Jim stated that the Commission needs to use social media to get the word out there before it comes down. Christy Powell stated that if they want to draft something, she will put on the Town's Facebook page. Jeff Cox stated that the Commission needs to be proactive. Jim stated that he will put on the My Hometown and Life in the Burgh on Facebook.

#### *Amended COA Application – 507 W. Water Street*

Rick Hornbeck stated that the property was approved about a month ago to demo a wall, install new windows and build an unattached garage. None of that is changing but now wants to attach the garage to the house. Board of Zoning Appeals has approved the setbacks. Rick also stated that the roof line will change a little but Jim Renne pointed out that it is similar to adjacent properties which is consistent with the neighborhood. Don Shanks stated that he walks by the property every morning and is enjoying watching the transformation.

MOTION was made by Jeff Cox to approve the Amended COA Application for 507 W. Water Street.

SECONDED by Brent Grafe

DISCUSSION: None

ROLL CALL VOTE:

Jim Renne – Aye

Brent Grafe - Aye

Don Shanks - Aye

Jeff Cox - Aye

Heather Cutrell - Aye

MOTION approved: 5 aye/0 nay

### *110 Monroe Street*

Carol Hicks Schaefer stated that she is in the process of making an offer on 110 Monroe Street which is one of the highest points in Downtown Newburgh. The property is located at the corner of Main Street and Monroe Street. Carol stated that in order to purchase the property she would like to add an elevator on the back end of the house. The back end and the elevator entrance would face Main Street. Carol stated that there is no way to get into the house without multiple steps and she would like to make it ADA accessible.

Jeff Cox stated that he drove by the property and he believes it should be fine, Carol will just need to submit a design and materials for approval. Don Shanks stated that he looked at the property as well and he agrees with Jeff. Jim Renne stated that they have to follow HPC Guidelines and new additions must be away from public view. The steep steps are difficult and this is a reasonable solution to the problem.

Carol stated that the main floor is from 1938 and in the 1970's they added on 2<sup>nd</sup> story. Carol stated that with the addition the main floor would have 2 bedrooms and upstairs would have 3. The addition would also add a half bath and a landing.

Jim Renne asked about the historic brick wall. Carol stated that the addition will remove planters and steps which are actually causing the wall to cave in. The entrance will be repaired with integrity. Carol asked if she would move forward with the possible purchase if they stay within the guidelines. Jim Renne called for a informal vote. Carol stated that she does not want to buy without an elevator.

Brent Grafe – In Favor - Absolutely

Don Shanks – In Favor

Jeff Cox – In Favor – Need to think about the future, in historic but no rating, house would fall into disrepair, this is a smart decision for the property

Heather Cutrell – Yes – In Favor

Jim Renne – No – So they can discuss all options, give a sense of what they want

Carol asked Jim what is “No” was based on. Jim stated his no was based on guidelines. Jeff Cox stated that HPC has to protect their guidelines, but there is wiggle room and they don't want to be the reason she does not purchase the property.

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

Jim Renne stated that Tavi Wydicks provided copies of previous meetings in the packet but would like to hold off on approving them. Discussion was had on the language on some of them. Christy Powell stated that she will go through her notes, but the tape went out. Jeff Cox stated to look into the \$10 fine because he thought he thought there was only one “No”. Chris Wischer stated that they will make sure everything is correct before they approve.

### **Unfinished Business:**

#### *Discussion – 221 State Street Garage*

Discussion was had on who has to pay to replace the siding, what is listed on the deed. Sue Morrison stated that she thought they stated the seller had to pay to replace and not the buyer. Chris Wischer stated that putting the house up for sale would trigger the deed restriction. Christy Powell stated that she does not recall who would have to pay. Chris Wischer stated that there was a lot of discussion on the amount of the fine and the number of years but they can go back to the meeting before to see who has to pay. If the owner does sell and does not do the new owner would have to do it per the covenant, it is in the title work. The Commission continued discussion and Chris stated that a buyer would see the covenant on the title, not all buyers read thoroughly so the seller will need to be on the up and up with the buyer or replace.

#### *Discussion – District Expansion*

Jeff Cox asked if the Commission sent letters what the cost associated to that would be. Christy Powell stated that they can send to adjacent property owners and even put in the Town newsletter. Andrea Balboni stated that the Town newsletter just went out, so there would not be one until the spring. Andrea stated that they have done postcards to residents in the past for some issues.

**REPORTS:**

**Town Council Liaison:**

No Report

**Indiana Landmarks Southwest Field Office:**

No Report

**Certified Local Government:**

No Report

**Announcements:**

None

**Petitions and Comments from Citizens Present:**

None

**Adjourn:**

MOTION was made by Jeff Cox to adjourn.

SECONDED by Brent Grafe

DISCUSSION: None

MOTION approved: 5 aye/0 nay

Approved @ Virtual Meeting

Chair

T. Wysocky

Recorder