

Town of Newburgh
Historic Preservation Commission
August 11, 2022

Members Present:

David Wills, Troy Wells, Heather Cutrell, Jim Renne, Tom Goelzhauser, Brent Grafe

Advisory Members Present:

Sue Morrison

Administrative Present:

Chris Wischer, Town Attorney; Kelley Gustafson, Civil Town Assistant

Members & Administrative Absent:

Jeff Cox, Stacie Krieger, Town Council Liaison; Tavi Wydicks, Zoning Administrator

Citizens Present

James, Braden, 419 W. Water Street
Ron Herrell, 33 Old Orchard Road

Reading, Correction, and Approval of Previous Minutes:

David Wills moved to approve the May minutes. Troy Wells seconded the motion and the motion passed unanimously.

REPORTS:

Town Council Liaison:

No Report.

Indiana Landmarks Southwest Field Office:

No Report.

Staff Report and Code Enforcement:

No Report.

Newburgh Neighbor Committee:

No Report.

Certified Local Government:

No Report.

Unfinished Business:

Discussion – 221 State Street Garage

Chris Wischer began discussion of the garage at 221 State Street and stated that Ms. Richards has spoke to Stacie Krieger and Troy Wells. Mr. Wischer stated that he went back through the minutes, and the Commission had decided on a nominal fine and a set time period to correct the issue. Mr. Wischer stated that a covenant is needed to enforce the penalties. Jim Renne asked what the next steps would be, and Mr. Wischer responded and stated that a letter needs to be sent to Ms. Richards. The Commission agreed that letter would be sent with a copy of the covenant for Ms. Richards signature. The Commission discussed what was approved in the COA application and what was installed. The Commission asked Kelley Gustafson to work on a letter that Mr. Renne would sign to send to Ms. Richards with a copy of the covenant.

New Business:

Request to Remove Historic Rating – 419 W. Water Street

Mr. Braden stated that he is trying to sell the property but is having issues due to historic rating. Mr. Braden stated that the foundation is sinking and the structure has aluminum siding, so he is not sure why the structure would have a historic rating. Jim Renne asked legal is the historic rating could be removed, and Chris Wischer responded and stated that removing a historic rating would require a Public Hearing. Mr. Wischer stated that a notice would need to be published in The Standard, then HPC would hold the public hearing, and then Council would make the final decision. Mr. Renne clarified that removing the rating of the structure does not remove the property from the historic district and there would still be oversight from HPC regarding new construction, demolition, and moving of structures. David Wills stated that he would like additional information to get a better sense on how to vote. Troy Wells stated that the property has non-repairable foundation issues and is not structurally sound, so structure would likely be demolished. Mr. Wischer stated that new construction would require a design consistent with the surrounding area and the materials would have to be within guidelines. Mr. Braden stated that the sand in the area has caused shifting of the structure and that the cracks are so large you can place fingers in the crack, and repairing the shifting could crack windows. The Commission determined to begin the process to remove the historic rating from the structure. Mr. Wischer explained the process to Mr. Braden.

COA Application – 33 Old Orchard

Mr. Herrell stated that he is proposing a split rail fence along the roadway about two feet from the road. Chris Wischer stated that zoning does not permit fences in the front yard to be more than 40 inches in height, and Mr. Herrell stated that it would be within code.

David Wills moved to approve the COA application. Troy Wells seconded the motion. David Wills amended the motion to approve a wood split rail fence as presented and the motion passed unanimously.

Announcements:

None

Petitions and Comments from Citizens Present:

None.

Adjourn:

Heather Cutrell moved to adjourn the meeting. David Wills seconded the motion and the motion passed unanimously.


Chair


Recorder