

Town of Newburgh  
Historic Preservation Commission  
July 8, 2021

**Members Present:**

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

**Advisory Members Present:**

Candice Croix and Sue Morrison

**Administrative Present:**

Stacie Krieger, Town Council Liaison; Raymond Dudlo, Legal; Tavi Wydicks, Zoning Administrator

**Members & Administrative Absent:**

Don Shanks, Jeff Cox

**Citizens Present:**

Dillip Patel, The Landing/LaVeranda

Nathan Mominee, Mominee Homes

Bill Morrison, 106 State Street

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

Heather Cutrell moved to approve the previous meetings minutes. David Wills seconded the motion and the motion passed unanimously.

**REPORTS:**

**Town Council Liaison:**

Stacie Krieger stated that Council held a special meeting earlier today to discuss the proposed increase to Local Income Tax and Council gave a unanimous approval of the increase and the County Council will be voting on the first reading of the ordinance tonight. Ms. Krieger provided a brief overview of LIT and stated that it is a tax on earned income only and it has not been increased in thirty years.

**Indiana Landmarks Southwest Field Office:**

No report.

**Staff Report & Code Enforcement Update:**

Tavi Wydicks provided an update on code enforcement. Ms. Wydicks stated that the Raze Orders for 111 Plum and 323 Sycamore were affirmed by the Board of Zoning Appeals and the Town is moving forward with the demolition of both structures.

**Unfinished Business:**

*Discussion – District Expansion*

Tavi Wydicks asked the Commission if they still want to move forward with further expansion of the districts and the Commission answered yes. Ms. Wydicks stated that she would include information in the next meeting packet.

*Discussion – 221 State Street Garage*

Tavi Wydicks stated that this item is still on hold.

**New Business:**

*Amended COA Application – 106 State Street*

Nate Mominee stated that the property owners want to turn the upper level into an apartment and make it their primary residence. Mr. Mominee stated that the Morrison's have multiple children and need multiple bedrooms and bedrooms require windows. Mr. Mominee stated that during the beginning phases of the project, extensive fire damage was found. Mr. Mominee provided the Commission with detailed photos of the damage. Jim Renne asked what portion of the damaged material needs to be removed and Mr. Mominee responded and stated that it all needs to be removed and a new roof will be needed. Mr. Mominee provided history of the property. Mr. Mominee stated that one side of the existing roof has seven layers of shingles, so there is a heavy load of shingles on unstable wood. Mr. Renne stated that the original COA that was approved in 2020 included two dormers. Mr. Renne asked if the new roof plan would be higher than the existing roof and Mr. Mominee answered no. Mr. Mominee stated that there will be little to no visual impact from the public way and they will be leaving the ribbon around the dormer to maintain the roof shape. David Wills asked how close to the edge of the roof the dormers would be and Mr. Mominee responded and stated that the three-plan hip-roof would remain and the dormers would go up to those hips. The Commission discussed the dormers with Mr. Mominee and Mr. Morrison. Mr. Wills asked if a structural engineer had been consulted and Mr. Mominee stated that they are working with ARC. Mr. Morrison stated that beginning this project potentially saved the building from collapsing because without this project they may not have discovered the damage under the roof. Mr. Wills questioned the material for the railings and Mr. Morrison stated that they are open to any material. Mr. Renne presented a list of issues this project creates in regards to the HPC guidelines and principles, and ways the project would be within those guidelines and principles. Troy Wells stated that he would have a different opinion about this project, but it is just not that visible and based on the damage the work needs to be done. Mr. Wills stated that in his opinion below the cornice is historic, but above the cornice is fair game, and this project is saving a historic building. The Commission continued discussion regarding the COA application. Troy Wells moved to approve the amended COA application. Brent Grafe seconded the motion and the motion passed unanimously.

*COA Application – LaVeranda*

Tavi Wydicks stated that due to the adjacent buildings on the block being painted brick Mr. Patel would like to paint the exterior brick to make the structure look more uniform. Ms. Wydicks referenced the photo in the meeting packet of the existing railing and stated that Mr. Patel would like to remove the middle decorative sections and replace the sections with spindles to match the existing spindles and leave the decorative sections on the top and bottom. Ms. Wydicks stated that the work would be similar to the railing work completed at The Landing. Ms. Wydicks stated that separate from the COA application on the agenda, Mr. Patel would also like to start discussion regarding adding a small addition to the east side of the building. Ms. Wydicks stated that adding storage would allow Mr. Patel to lease additional store front space. Ms. Wydicks stated that Mr. Patel would be back before the Commission once he had a plan in place to move forward. David Wills moved to approve the COA. Troy Wells seconded the motion and the motion passed unanimously.

**Announcements:**

None.

**Petitions and Comments from Citizens Present:**

None.

**Adjourn:**

Jim Renne adjourned the meeting.

Approved @ Virtual Mtg 10/14/2021  
Chair

T. W. Wells  
Recorder