

Town of Newburgh
Historic Preservation Commission
Minutes November 8, 2018

Members Present:

Jeff Cox, Steve Shoemaker, Jim Renne, Brent Grafe

Advisory Members Present:

Sue Morrison

Administrative Present:

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

Members & Administrative Absent:

Randee Bugher, David Wills, Tory Wells, Stewart Sebree

Citizens Present:

Jim Herrell

Reading, Correction and Approval of Previous Minutes:

Jim Renne made a motion to accept the minutes from the previous meeting.
Steve Shoemaker seconded. No discussion. Motion was approved.

REPORTS:

Town Council Liaison:

Stacie Krieger stated that at the last Town Council meeting, the Arts Commission announced that they have raised enough funds to move forward with the OCRA Tourism Grant for the Amphitheater.

Indiana Landmarks Southwest Field Office:

No Report.

Staff Report and Code Enforcement Update

Tavi Wydicks stated that the code enforcement list has been updated. Ms. Wydicks stated that she received the signed green Certified Mail cards back from the letters sent to 400 Darby Hills, 629 Middle Street, and the two Feather Your Nest locations. Ms. Wydicks stated that the thirty day waiting period starts from the day the letters was signed for, so staff is still on hold waiting for plans to be submitted by the property owners. Stacie Krieger asked what happens if the owners do not respond and Ms. Wydicks stated that the Commission would then decide how they would like to proceed. Jeff Cox asked if the Commission would be in the position to move forward at the December meeting and Ms. Wydicks answered yes. Mr. Cox asked Chris Wischer what options the Commission has to force the repairs; and Mr. Wischer stated that staff could issue a repair order or raze order, and/or fines which would be determined by Council. The Commission discussed the options Mr. Wischer provided.

Certified Local Government:

Ms. Wydicks stated that the Preserving Historic Places Conference will be hosted in Evansville in 2019, so it will be easier for Commission members to attend. Jeff Cox asked Ms. Wydicks to add continuing education to the agenda for the December or January meeting agenda.

Unfinished Business:

None.

New Business:

Discussion – 209 Sycamore Street

Tavi Wydicks stated that this property is on the code enforcement list and that the property is going to Sheriff Sale on December 14, 2018. Ms. Wydicks stated that it has been brought to the attention of the staff that individuals interested in the property are discussing demolishing the structure and rebuilding multi-family. Ms. Wydicks stated that the property is zoned R-3, which allows for multi-family. Ms. Wydicks stated that she has reached out to Council and asked if they would consider initiating a rezoning from R-3 to R-1. Ms. Wydicks stated that staff's biggest concern at this time is that someone purchases the property with the intention of demolishing the structure and rebuilding, and then the Town and/or Commission blocks the demolition and then the house continues to sit and deteriorate. Ms. Wydicks stated that she is aware of interested buyers who would like to purchase the property and restore it. Ms. Wydicks stated that this property will be presented at the 11/14/2018 Council meeting for a final decision on initiating a rezoning from R-3 to R-1. Mr. Wischer stated that the rezoning notice should be sent to the bank, attorneys, property owner, and abutting property owners. The Commission discussed the property and the rezoning. Jim Herrell discussed the property and his concerns with the Commission.

Steve Shoemaker moved to recommend to Council and Plan Commission to move forward with the rezoning of 209 Sycamore Street. Jeff Cox seconded and the motion passed unanimously.

Discussion – Addition of Light Canopy between Garland Vision and Flutter

Tavi Wydicks stated that a proposal to string lights between the Flutter and Garland Vision buildings was received, and due to the Refinery being moved to this area, there is more foot traffic to and from the public parking lot and the proposal would allow more outdoor lighting to the area. Ms. Wydicks stated that the proposal has been to Council, and Council requested the proposal be reviewed by HPC due to the location of the lighting. The Commission discussed the proposal and determined that they liked the idea.

Jim Renne moved to approve the concept of the light canopy pending formal COA approval of the materials and design. Steve Shoemaker seconded and the motion passed unanimously.

Announcements:

Steve Shoemaker asked what the status of the demolition permit request for 16 Washington Street was and Ms. Wydicks stated that everyone was in favor of approving the demolition permit and the permit was issued.

Jeff Cox asked Tavi Wydicks to compose a letter in support of a grant proposal for work to be completed on Preservation Hall, and Ms. Wydicks stated that she would get the letter completed this week.

Tavi Wydicks stated that she responded to the email from Steve Kennedy that she had forwarded to the Commission regarding available grant funds, and asked Mr. Kennedy if any of the funds could be used for the matching grant program the Commission had previously discussed and Mr. Kennedy responded and said that it the funds could not be used for that purpose. Jeff Cox asked Ms. Wydicks to add the grant discussion back to the agenda starting in December.

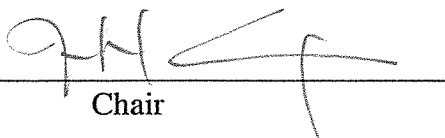
Petitions and Comments from Citizens Present:

None

Adjourn:

Jeff Cox made a motion to adjourn.

Steve Shoemaker seconded and the motion carried.


Chair


Recorder