

Town of Newburgh
Historic Preservation Commission
Minutes March 14, 2019

Members Present:

Troy Wells, Jeff Cox, David Wills, Jim Lang, Brent Grafe

Advisory Members Present:

Sue Morrison

Administrative Present:

Stacie Krieger, Council Liaison; Tavi Wydicks, Zoning Administrator

Members & Administrative Absent:

Steve Shoemaker, Jim Renne, Chris Wischer, Town Attorney

Citizens Present:

AnyConn Realty LLC, 209 Sycamore Street

David Garrett, 320 Sycamore Street

Neil Gilles, Mortgage Masters

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:

Stacie Krieger stated that the Arts Commission did not receive the OCRA grant for the Amphitheater, but the Commission is working with a private donor who is willing to donate a large sum for naming rights. Ms. Krieger stated that if everything goes as planned, construction could start as early as summer.

Indiana Landmarks Southwest Field Office:

No Report.

Staff Report and Code Enforcement Update

Tavi Wydicks provided the Commission with an update code enforcement list and reviewed the status of the properties on the list. Ms. Wydicks stated that a Repair Order will be issued for two of the Feather Your Nest locations, and that legal is currently reviewing the orders. Jeff Cox asked staff to inspect properties around Town and see if there are any properties that need added to the list.

Certified Local Government:

No Report.

Unfinished Business:

None.

New Business:

COA Application – 209 Sycamore Street

Tavi Wydicks stated that permits have already been issued for the roof replacement and siding repair, and due to extensive damage, the owner is requesting approval to remove the back portion of the structure and replace it with a covered porch. The owner presented the Commission with photos of the damage to the area and a site

plan of the proposed change. The Commission discussed the application with the property owner and thanked him for his work to restore the property.

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

Presentation – Neill Giles, Mortgage Masters Renovation Loan Expert

Mr. Gilles discussed Mortgage Masters Renovation Loan Program with the Commission. Mr. Gilles stated that the loan program allows for the purchase or refinance of primary residential property and allows contract made repairs to be financed into the mortgage. Owners are able to borrow up to 97% of the properties after improved value. The Commission discussed the loan program with Mr. Gilles. The Commission recommended including Mr. Gilles in the public meeting for the Newburgh Neighbor Grant Program, and Mr. Gilles agreed to do a presentation at the public meeting.

Discussion – Grant Program

Tavi Wydicks stated that she was made aware of a grant offered by National Parks Services that granted funds to a CLG, who would serve as a subgrant administrator and provide grant funding to qualifying individual historic renovation projects. Ms. Wydicks stated that the description of the grant fit with the purpose of the Newburgh Neighbor Grant Program and the program committee wanted to apply for the grant. Ms. Wydicks stated that in speaking with Jim Renne, it was determined that it would not be possible to complete the grant application by the due date of April 1st, and suggested that the grant program move forward with private funding, and that she would apply for the NPS grant next year to help the program continue on. The Commission further discussed the Newburgh Neighbor Grant Program. Stacie Krieger stated that members of HNI were concerned that landlords would use the grant funds to renovate rental properties and then raise the rent. Ms. Wydicks stated that rental properties are eligible for the commercial grants since the commercial grant is for any income producing property, so limiting the residential grant to owner occupied properties would not be unreasonable. Jeff Cox stated that he did have some concern with opening the funding to all homes in the historic districts and not limiting it to homes with historic ratings. Stacie Krieger proposed looking at a 70-30 split, with 70% of the funding held for historic rated homes and 30% of the funding held for homes in the historic districts without a historic rating. Ms. Wydicks stated that she would set up a grant committee meeting so the committee could make final determination on the guidelines.

Discussion – Continuing Education

Tavi Wydicks provided the Commission with the list of educational opportunities and the brochure for the Indiana Landmarks Preserving Historic Places Conference. The Commission discussed attendance to the conference.

Announcements:

Tavi Wydicks stated that she spoke with Stacie Krieger about the Historic Preservation Party in May, and they would like for the Cobb's building at the corner of State and Jennings be recognized this year. The Commission agreed. Ms. Wydicks asked for recommendations for a residential property, and the Commission would like to see how much progress has been made on 209 Sycamore Street. The Commission decided to revisit this at the April meeting.

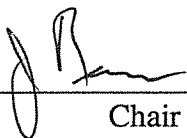
Petitions and Comments from Citizens Present:

None

Adjourn:

David Wills made a motion to adjourn.

Troy Wells seconded and the motion carried.


Chair


Recorder