

Town of Newburgh  
Historic Preservation Commission  
Minutes

May 13, 2021

**Members Present:**

Jim Renne, Brent Grafe, Heather Cutrell, Troy Wells, Don Shanks

**Advisory Members Present:**

Candice Croix and Sue Morrison

**Administrative Present:**

Attorney Chris Wischer, Legal; Stacie Krieger, Town Council Liaison; Andrea Balboni, Facilities Coordinator

**Members & Administrative Absent:**

Jeff Cox, David Wills, Tavi Wydicks, Zoning Administrator

**Citizens Present:**

Roger Gain

Johnathan Lamar

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

No Minutes.

**REPORTS:**

**Town Council Liaison:**

No Report

**Indiana Landmarks Southwest Field Office:**

Candice Croix gave a Department of Natural Resources (DNR) Department of Historical Preservation and Archaeology (DHPA) and an Indiana Office of Community & Rural Affairs (OCRA) update.

**Staff Report and Code Enforcement Update:**

Andrea Balboni stated that Tavi Wydicks gave the Commission an updated list of code violations and if they have any questions, they can email Tavi.

**Newburgh Neighbor Committee:**

No Report

**Certified Local Government:**

No Report

**Unfinished Business:**

*COA Application – 201 State Street*

Roger Gain asked the Commission if they had the latest updated version of their request. Andrea Balboni informed the Commission that the updated version was at their stations. Mr. Gain stated that they would add a roof above the balcony and add gable on first level of the porch. Mr. Gain stated that these renovations reflect the style when the home as originally built. Mr. Gain stated that they have concerned over existing windows and water drainage into home resulting in moisture in the walls. The renovations will tie into the house which would divert water away from the existing home.

Mr. Gain stated that the window will be a push out casement window, Queen Ann style, and will not be a door onto the balcony. Troy Well asked if the window could be opened like a door. Mr. Gain stated that the window could operate like a door but you would have to step over the window sill. Stacie Krieger stated that if it is not a door, why have a balcony. Mr. Gain stated that it is a decorative Juliet balcony. Jim Renne stated that a balcony with a roof is a porch and HPC has very distinct guidelines about porches. Mr. Gain stated that a balcony is not a porch since you cannot enter into it, but can exit out. Mr. Gain pointed out that a porch is on the first level of a home and is usually how one enters the home. Mr. Renne stated that another guideline that HPC has is on doors and that they must be flush with the finish floor. Mr. Gain stated that they are not installing a door but a big window. Continued discussion as had on the definition of a porch versus a balcony.

Heater Cutrell asked if there was any water damage to the wall. Mr. Gain stated that once they start construction and remove the window they will investigate. Stacie Krieger asked if the egress would be bigger. Mr. Gain stated that there would be no egress, that it would all stay within the same footprint at 8-12". Candice Croix asked if the window hinge will open from the side or from the top. Mr. Gain stated that it would open from the side. James Renne asked Candice Croix if Indiana Landmarks had any concerns. Ms. Croix stated that there is more concern when something is enlarged, but since it is staying the same size that is good. Ms. Croix also stated that the difference between a balcony and a porch is splitting hairs. Roger Gain stated that at the prior meeting, the Commission addressed issues they had and helped enlighten them on the rules and regulations so they changed the design from a door back to a window.

Jim Renne stated that this was a tough decision for him since the façade of the structure is being altered by adding a balcony/porch. Mr. Renne stated that the homeowner's position is it is not a porch but a balcony and there is nothing in the guidelines about a balcony. Brent Grafe stated that he did a quick study and there are balconies on this style of house, different from this but same as the period. Jim Renne stated that balconies on these homes do exist but are not common. Mr. Grafe stated that they are not installing a door, that it is a window with an egress out, not in, but wants to make sure it is safe for the residents. Mr. Gain stated that there is full access to the window.

Jim Renne asked about the style of the balcony and Mr. Gain stated that it will reflect the first level for continuity.

MOTION was made Troy Wells to approve the COA Application for 201 State Street.

SECONDED by Brent Grafe

DISCUSSION: None

MOTION approved: 4 aye/0 nay/1 abstain

Heather Cutrell - Aye

Brent Grafe - Aye

Troy Wells - Aye

Jim Renne - Abstain

Don Shanks - Aye

Brent Grafe stated that this balcony will add more historical value to the home. Jim Renne thanked the homeowners, Johnathan Lamar and Roger Gain for the extra effort they put into the revisions.

*Discussion – 221 State Street Garage*

No Discussion.

*Discussion – District Expansion*

No Discussion.

**Announcements:**

None

**Petitions and Comments from Citizens Present:**

None


**Adjourn:**

MOTION was made by Brent Grafe to adjourn.

SECONDED by Heather Cutrell

DISCUSSION: None

MOTION approved: 4 aye/0 nay

  
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Chair

  
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Recorder