

Town of Newburgh
Historic Preservation Commission
Minutes November 9, 2017

Members Present:

Brent Grafe, Jim Renne, Jeff Cox, Troy Wells, Stewart Sebree, David Wills, Randee Bugher

Advisory Members Present:

Sue Morrison

Administrative Present:

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

Members & Administrative Absent:

Steve Shoemaker

Citizens Present:

None

Reading, Correction and Approval of Previous Minutes:

David Wills made a motion to accept the minutes. Troy Wells seconded the motion. No discussion. Motion was approved.

REPORTS:

Town Council Liaison:

Stacie Krieger did not have anything to report from Town Council but as President of Historic Newburgh, Inc. (HNI) wanted to tell the Board about a fifty thousand dollar (\$50,000.00) grant that they have applied for that would impact HPC. The grant is from Victoria National Golf Courses Golf Give Back Program. Mrs. Krieger read the following letter that HNI submitted for the grant application process:

Historic Newburgh, Inc. would like to present a beautification and preservation project for consideration for the 2018 impact grant. Ten thousand dollars (\$10,000.00) would be designated towards the beautification of Downtown Historic Newburgh, enhancing the walking presence of our historic main street feel. Forty thousand dollars (\$40,000.00) would go towards starting a grant program for the residence of historic districts. This Newburgh neighborhood grant would be a partnership between HNI and the Newburgh Historic Preservation Commission to provide funds to help downtown homeowners maintain and fix up their homes. The Newburgh Neighbor Grant would be a matching grant program to assist property owners in restoring and rehabilitating their homes. Grants would be limited to exterior preservation, restoration or rehabilitation of homes. Support of this grant will allow the Golf Give Back Program and Championship to leave a legacy and enhance the community that is so proud to host your championships.

Mrs. Krieger stated that they are excited about this and that Newburgh Neighbor Grant would only be for residential homes and would be at matching grant.

Tavi Wydicks stated that she and Jeff Cox met with Helen Zimmerman, the Director of Historic Newburgh Inc. and discussed the grant that Mrs. Krieger mentioned. Ms. Wydicks stated they also went over what is available now like the commercial grant and the residential rehabilitation tax credit. Ms. Wydicks will be adding information to the Newburgh News of Note Newsletter and they are thinking about having the January meeting set up as a public meeting, sort of like the one for the Historic Preservation Party, and give residents all the information on the grants and tax credits available to them. Ms. Wydicks is hoping to have the Commission Council Members and County Officials to attend.

Mr. Cox stated that they will be going to meet with Old National Bank to try to see if the Commission can start their own grant process. Mr. Cox stated that it is important to see what information they can gather for the residents and that usually when they do contact a homeowner about the condition of their historic home it usually comes down to money, as the reason it cannot be maintained or fixed up.

Indiana Landmarks Southwest Field Office:

No Report

Staff:

Tavi Wydicks stated that since the last meeting three COA's were staff issued and all materials were like for like. The historic plaque letters and order forms were mailed out on October 24, 2017. Ms. Wydicks sent out one hundred seventy nine (179) letters and as of today, eighteen (18) have been returned. Ms. Wydicks stated that the majority of the return letters are from the core district but a few have been from the expansion. Ms. Wydicks received a letter thanking the Commission on the work they have done on the expansion, the plaques and the work they have been doing.

Ms. Wydicks stated that herself, David Hynes and Christy Powell all meet last week and will be drafting a letter letting residents know that we have been to their residence along with their inspection report. The letter will require a plan within thirty (30) days and after thirty (30) days they can start code violations and enforcement. Chris Wischer stated that Tavi could submit a repair order which would then bring them in front of the Board of Zoning Appeals as the hearing authority of the code enforcement process. The letter will be their first notifications and they have asked Mr. Hynes to make the inspection report clear to make sure the homeowners know what they are required to do.

A discussion was had on what would happen if a homeowner absolutely does not have the money to do the repairs.

Certified Local Government:

No Report

Unfinished Business:

Discussion – Historic Homes Under Code Enforcement Inspection

No Report

New Business:

COA Application – 526 Water Street

Tavi Wydicks stated that this is a Certificate Of Appropriateness (COA) for a new construction of a single family home at 526 Water Street, which is at the corner of Water and Plum Street. The contractor will be using Royal Celect composite siding, standing seam metal roof and vinyl windows. Drawings have been provided to all Commission members and the homeowners will be going in front of the Board of Zoning Appeals later this month for some setback variances. Ms. Wydicks stated that the lot is in the new historic district expansion and since it is in the historic district, they have some say on the look and the design of new construction.

Jim Renne moved to approve the COA Application of 526 Water Street without any significant changes.

Troy Wells seconded the motion. No discussion. Motion was approved.

Chris Wischer stated that once the contractor is ready to submit for the building permits, Ms. Wydicks can show the plans and if anything has significantly changed or there is a concern, they might have to come back in front of the Commission.

COA Application – 210 Locust Street

Tavi Wydicks stated that the homeowner of 210 Locust Street has just purchased the residence but currently lives out of town. Ms. Wydicks stated that the homeowner would like to build a yard barn, which she will paint white to match the house. The homeowner has supplied a copy of where she would like the house on the lot. Ms. Wydicks stated the house is in the east district expansion and the house does have a historic rating.

Ms. Wydicks stated that the house is small and the homeowner wants the yard barn for extra storage. The existing home does not have a garage.

A discussion was had on the yard barn design, additional yard barns in the area, and the location on the property.

Troy Wells moved to approve the 210 Locust Street COA Application as long as the yard barn has a gable roof and is built so that the roof line matches the house roof line. Brent Grafe seconded the motion. 5-Aye, 1-Nay. Motion was approved.

Announcements:

A discussion was had about all the renovations going on in town.

Petitions and Comments from Citizens Present:


None

Adjourn:

David Wills made a motion to adjourn.
Jeff Cox seconded and the motion carried.



Chair


1-11-18

Recorder