

**TOWN OF NEWBURGH
HISTORIC PRESERVATION COMMISSION
JUNE 12, 2014 MINUTES**

MEMBERS PRESENT: Lynda Browne; Phillip Field; Steve Shoemaker; Chris Lunn

ADVISORY BOARD PRESENT: Stewart Sebree, Indiana Landmarks, Southwest Field Office

ADMINISTRATIVE PRESENT: Lori Buehlman, Town Manager; Chris Wischer, Town Attorney; Tonya McGuire, Town Council Liaison

CALL TO ORDER

Mr. Shoemaker called the meeting to order at 5:45 p.m. He welcomed new member, Chris Lunn, who along with his wife, operates the House of White on West Jennings.

MINUTES

Mr. Field moved to adopt the February 2014 minutes. Ms. Browne seconded and the motion carried.

REPORTS

Town Council Liaison

Mrs. McGuire reported there are potential changes in the works for several buildings in town, including the Country Store. She said the Council is looking at casual involvement with that building.

She also said the Council denied the petition to rezone 5 E. Jennings Street.

Indiana Landmarks Southwest Field Office

Mr. Sebree said the exterior renovation of the old Greyhound Station in Evansville is slated to begin in a couple of weeks. While final use still has not been determined, he said there is one potential tenant who wants most of the space.

Staff

Ms. Buehlman said she has talked with several interested parties about the Country Store. It is listed with Woodward Commercial Realty.

The Preservation Hall sign has been installed.

She approved a COA permit application for House of White for a like for like window replacement.

Mr. Shoemaker asked about the completion of the new town signs. Ms. Buehlman said there is still some installation changes that need completed, then landscaping will be done. Mrs. McGuire said Green Three designed the markers and they are not the color that was shown on the mock up. The map was much more visible on the mock up, she said. Cost relief is being sought, she said.

UNFINISHED BUSINESS

All items on the agenda were tabled until later.

NEW BUSINESS

Jim Seibert – Sign request for 5 E. Jennings St.

Neither Mr. Seibert, nor his representative was present to discuss the petition. Ms. Buehlman said she preferred not to present the Staff report.

Mrs. McGuire further reported the Town Council denied the petition from Mr. Seibert to change zoning on the property from C1 to R1. The empty lot associated with the property formerly had a building on it that was the Town Hall and Police Station and then was purchased by Walter Engle. She doesn't know exactly how long the lot has been vacant but said it has been for at least 17 years, thus generating little tax income for the town. The Planning Commission had sent the petition to Town Council with a positive recommendation. Mr. Seibert originally planned to construct a three-story building on the lot, with space on the first floor for commercial. However, this is not going to be a viable plan. The Town Council vote was two ayes, two nays and one abstention.

Mr. Wischer said he is researching whether such a vote results in a denial. If it does, Mr. Seibert will have to wait a year before resubmitting his petition, unless the Town Council agrees to waive the time limit.

This request for a sign is for the current building on the site and it meets the ordinance requirements for material and being flush with the exterior. Since the owner is not present, Mr. Field moved to table the petition. Mrs. Browne seconded the motion and it carried.

Dr. Aljabi – Stained glass issue at 101 E. Jennings Street

Ms. Buehlman said she had no staff report because a COA application has not been submitted.

Dr. Aljabi said Sue Morrison of Sunburst Stained Glass has looked at the section of glass in question and said the frame needs to be replaced. The windows are more than 100 years old. Dr. Aljabi said their offer to purchase the condo is contingent on the approval to replace the glass. The property has been on the market for a year.

She said the replacement panels will be from the same era but will not make the interior look yellow. One of the other condos in the building previously exchanged glass in the stained panels and it is not from the correct era, Dr. Aljabi said.

Mr. Shoemaker said the building was converted from a church to condos in 1981. Mr. Sebree said replacing the panels is significant alteration but should be acceptable if it doesn't change the exterior appearance.

After further discussion, Mr. Shoemaker advised Dr. Aljabi to get the application to Ms. Buehlman and then they can set up a meeting with Mrs. Morrison and as many HPC members as can be there at the condo. Mrs. McGuire said she will email HPC members and find out when most can be present. She will then inform Ms. Buehlman so a meeting can be announced. Mrs. McGuire confirmed that HPC only has jurisdiction on the exterior sections of buildings in the district that can be seen from the pedestrian walkway.

Chris Jourdan – Sign request for 6 E. Water Street

Ms. Buehlman presented the staff report on the petition. She said the sign proposed is for the Cell Phone Dr. bushiness operated by Mr. Jourdan in the section of the building above La Veranda.

Mr. Jourdan said his proposed sign matches the street light poles as close as possible. Currently, he has no intention of lighting the sign. It is proposed for an 8-foot post with wrought iron decoration.

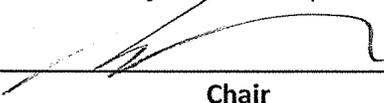
Mr. Field objected to the sign, citing the ground sign portion of the ordinance. Mr. Lunn asked if the bottom of the sign will be high enough for people to walk under. Mr. Jourdan said it is slated for eye level, but he is willing to change that if needed. The proposed sign would be 2.5 feet by 1.5 feet. Mr. Wischer said the historic guidelines require signs not block the view of buildings. Mr. Wischer said it would be a ground sign because it is not attached to a building.

If this petition is approved, the signs on the building will have to be removed, Ms. Buehlman said. The ordinance only allows one sign per side of a corner building.

Mr. Lunn moved to allow the sign as proposed. Mrs. Browne seconded the motion. The vote was 3 ayes and one nay.

ADJOURN

Mr. Field moved to adjourn at 6:57 p.m. Mrs. Browne seconded the motion and it carried.

 Chair  Recorder