

**TOWN OF NEWBURGH
HISTORIC PRESERVATION COMMISSION
MINUTES DECEMBER 11, 2014**

MEMBERS PRESENT: Steve Shoemaker, Phillip Field, Chris Lunn, Troy Wells

ADVISORY BOARD PRESENT: Sue Morrison, Jim Seibert

ADMINISTRATIVE PRESENT: Lori Buehlman, Town Manager; Chris Wischer, Town Attorney

CALL TO ORDER

Mr. Shoemaker called the meeting to order at 5:45 p.m.

MINUTES

Mr. Lunn asked to correct the spelling of Misti Fraser's name.

With that correction, Mr. Lunn moved to accept the minutes. Mr. Wells seconded the motion and it carried.

NEW BUSINESS

COA application for a sign at Mistletoe and Ivy, Carrie Hazelip, 8 West Jennings

Ms. Buehlman asked to table this until the next meeting.

Jim Seibert – COA application, new construction 5 E. Jennings

Ms. Buehlman presented the Guidelines for new construction. She said all the paperwork is in order for the application and Mr. Seibert has with him one of the bricks he proposed to use on the exterior front of the proposed building.

Mr. Seibert said he now plans to use bricks he purchased years ago from Walter Engle that had been from an old hotel. He plans to use brick on the Jennings Street side of the building and pre-painted cement board siding on the back and sides. The windows on the back and sides will be aluminum clad but since he is using an old wood door on the front, he plans to install wood windows to match the door color and grain. His exterior lighting proposal was previously presented.

He asked the Commission to consider revising the acceptable exterior materials within the guidelines.

He has lowered the height of the stories to a little over 9 feet each, he said and if he can make it work, he wants to install a section of stained glass over the front door.

The interior will have space for an elevator. The second and third floor balconies will be made from salvaged material and extend out over the sidewalk about 42 inches. There will be a deck on the third floor at the rear of the building. The kitchen and dining room are now planned for the first floor, with an entertainment room on the third floor and a roof top patio.

He plans to build a two- or three-car garage but not at this time.

Mr. Seibert said all the design work is complete on the proposed building and he hopes to get some work done this winter. There is an issue with elevation but Mr. Seibert said the architect has corrected the plans so the building will be flush with the sidewalk. The road, Mr. Seibert said, has been raised over time with paving, so the building has been shifted about five feet.

Mr. Shoemaker agreed the Commission should review the Guidelines and revise as needed. Mr. Wischer said the Guidelines were amended last in June 2006.

Mr. Wischer quoted the Guidelines for new construction in an historic district. New construction should fit the character of the district but should not be constructed to look historic.

Mr. Lunn asked how tall the building will be at completion. Mr. Seibert said it will be between 28 and 29 feet, well below the 35 feet restriction. The building on the corner, known as the Bank Building, stands about 34 feet in the front and 27 feet in the back.

Mr. Wells moved to approve the COA application. Mr. Field seconded the motion and it unanimously carried.

ADJOURN

Mr. Lunn moved to adjourn. Mr. Wells seconded the motion and it carried.

Chair

Recorder