

**TOWN OF NEWBURGH
HISTORIC PRESERVATION COMMISSION
MINUTES JULY 10, 2014**

MEMBERS PRESENT: Lynda Browne; Phillip Field; Steve Shoemaker; Chris Lunn; Troy Wells, David Wills
ADVISORY BOARD PRESENT: Sue Morrison; Jim Seibert (later)
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.

MINUTES

Before asking for a motion to adopt the previous meeting's minutes, Mr. Shoemaker said the document needs clarification. The minutes are accurate as presented, but the information was incorrect, as regards the Town Council's action on the rezoning application from Mr. Seibert.

Motion to adopt the June 2014 minutes by Mr. Wills; second by Mrs. Browne. Motion carried.

Mrs. McGuire explained the 2-2-1 vote on the rezoning application was in essence a no action vote. The application was neither approved nor denied.

Motion to make this clarification in this meeting's minutes by Chris Lunn; second by David Wills and adopted.

REPORTS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Jim Seibert – sign request at 5 E. Jennings

Ms. Buehlman suggested moving the signage petition for 5 E. Jennings to later on the agenda, as Mr. Seibert was not in attendance yet.

Dr. Aljabi – stained glass issue at 101 E. Jennings

Ms. Buehlman and Mr. Shoemaker have visited the condo and determined this is not a replacement issue, as presented at the June meeting, but rather a repair and restoration project.

She reviewed the requirements for windows on pages one and two of the Preservation Guidelines.

Mrs. Morrison, of late the owner of Sunburst Stained Glass Studio, introduced the new general manager Patti Beeson. Ms. Beeson will manage the restoration project for Dr. Aljabi.

Mrs. Morrison explained that leaded windows oxidize over time and become unstable. Generally leaded windows last between 100 and 125 years. Usually at that time the windows should be torn apart and the lead replaced. The glass she displayed is handmade in Kokomo, IN.

In this case, soldering repairs are not feasible, she said.

The restored windows will retain the original profile and all glass panes that are intact will be used in the new installation. The replacement panes will be a mixture of the caramel and white colors she showed. Any previous replacement panes that are not appropriate will also be removed and replaced with the new glass, Mrs. Morrison said.

Mr. Wills asked what percentage of the glass will need to be replaced. Mrs. Morrison said there is no way to know at this point but they will keep replacement to a minimum.

Mr. Shoemaker asked about the other windows in the building that have been replaced. Some were redone in 1981 and some others in 1994. The building previously was the Methodist Church.

The condo association presented a letter of support for the restoration.

Motion to approve the restoration was made by Mrs. Browne. Second by Mr. Wells and approved unanimously.

Ms. Buehlman said she would issue the necessary permits.

Phillip Field – Log Cabin, Simpson Brick Building and other concerns

Mr. Field said there used to be a sign with the log cabin explaining its origin. That needs to be replaced, he said.

He suggested the cabin needs to be refurbished as other towns have done with other historic cabins. Some have been furnished in period style and open to the public.

Mrs. Morrison said the cabin was a gift to the town from the Lant family. It may have originated on their family farm. She said the Southwest Indiana Builders' Association was the last to seal and chink the logs. She suggested contacting that organization for assistance with needed restoration. They do an annual project in conjunction with the Parade of Homes.

Mr. Field said another building that bears watching is the Simpson's small brick building across from the funeral home.

He suggested HPC members list several potential projects that should/could be done in town and bring ideas back to a meeting. There could be as many as 40 or 50 ideas, he said; but the HPC could narrow the list to the top three and present to the Town Council for consideration.

Mr. Wischer cautioned that if a quorum of members is going to meet, a notice must be issued.

Mr. Shoemaker said eventually adding historic properties will go a long way to protect properties. The log cabin is administered under the Park Board, he noted.

Jim Seibert – sign request at 5 E. Jennings

Mr. Seibert's sign application is for two signs on the building at 5 E. Jennings St. He showed photos of the proposed signage.

Ms. Buehlman read excerpts from the Historic Guidelines pertaining to signage and from the sign ordinance as to wall signs.

Mr. Seibert said the large proposed sign will face east and promote the farmers market and the studio in the building. It will not face the street, will be flush mounted, with the picture centered in the 48x70-inch sign. Vinyl will be embedded. The sign will be rustic, with the frame a rusty metal. The image on the sign would be 25x37 inches.

Mr. Wills voiced concern that rust might drip down the side of the building from the frame, as it would be attached. Mr. Field said the sign is confusing, as it advertises the studio and the farmers market. Is the HNI web address would be on the sign?

Mr. Shoemaker reminded the Commission that content is not the issue, but the appropriateness of the sign. He said the ordinance requires a wall sign be on the front of the building. Mr. Seibert could need a zoning variance for a sign on the back of the building. Mr. Seibert said the studio's main entrance is at the back of the building, although there is access through the front store. Ms. Buehlman said the ordinance prohibits off-premises advertising, so it would not be appropriate to advertise the farmers' market with her photo studio sign. Mr. Seibert agreed to remove the farmers' market reference.

The Historic Guidelines require signs advertise only one business, Mr. Shoemaker said.

Mr. Seibert said the smaller sign is of higher priority. Ms. Buehlman said the small sign meets the sign ordinance requirements.

Mr. Wills said he still had reservations/concerns about the potential for damage from rust on the large sign, but would support the smaller 24x24-inch projecting sign.

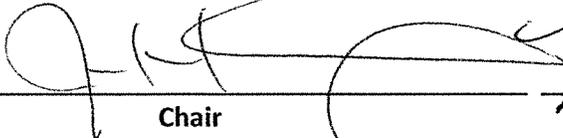
Mr. Wills moved to grant a Certificate of Appropriateness only the smaller sign, providing there is nothing advertised other than Wildflower Studio, and, as long as it meets zoning ordinance criteria. Mr. Seibert said the small sign has no photo on it. Mr. Wells seconded the motion and it carried.

Mr. Seibert should return with his COA application for the larger sign if it is granted a zoning variance for a non-fronting façade.

Mr. Shoemaker asked for an update on the Country Store. Ms. Buehlman said the weeds have been mowed, but she knows nothing new on it.

ADJOURN

Mr. Field moved to adjourn at 6:45 p.m. Mr. Wills seconded and the motion carried.

 Chair  Recorder