

**TOWN OF NEWBURGH
HISTORIC PRESERVATION COMMISSION
MINUTES OCTOBER 9, 2104**

MEMBERS PRESENT: Lynda Browne; Phillip Field; Steve Shoemaker; David Wills; Troy Wells; Chris Lunn

ADVISORY BOARD PRESENT: Sue Morrison

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

Motion by Mr. Wills to adopt the August minutes as presented; second by Mr. Wells; motion carried.

REPORTS

Staff

Ms. Buehlman said it is busy downtown. Several merchants have relocated to downtown buildings and some buildings are up for sale. The *Safe Routes to School* sidewalk project is progressing on the south side of Jennings Street and several storm drains and drainage pipes are being replaced or repaired. Sidewalk replacement for the north side of Jennings Street and portions of State Street are going out to bids. She said there may be some construction on those yet this year.

The drive at the Lockmasters' houses has been paved and there will be sewer work done on Water Street before paving it, hopefully this fall, she said.

Trees will not be removed on Jennings Street during the sidewalk project and a couple new ones will be planted on State Street so they have a chance to grow before the old ones die.

Mr. Shoemaker expressed the Commission's appreciation to Ms. Buehlman for her efforts.

UNFINISHED BUSINESS

Preservation Month

Mrs. Browne wants to discuss the HPC's role in Preservation Month observation activities, but she will wait until Mr. Cox is present.

Mr. Shoemaker asked Ms. Buehlman to meet with Mr. Cox before the next HPC meeting to discuss the property additions to the Historic District.

NEW BUSINESS

Building update on 20 W. Jennings and COA application for building addition

Aaron Jost and Misty Frazer discussed their remodel project on the old stable building. Interior improvements are ongoing, Mr. Jost said. They have created a courtyard in back of the building and changed the front and back doors. Mrs. Morrison said the new doors look like the original doors they removed for the stained glass business.

Mr. Shoemaker asked if the COA application has been completed. Ms. Buehlman said Mr. Jost has obtained permits for the work he has in progress. She said it will be visible from the street.

The proposed addition will be sided with concrete board, Mr. Jost said. It will extend five feet from the corner of the building and serve as a catering prep center so this is not done inside the main building, which is to be an event facility. There will be only a door on the back side. Mr. Jost said he plans to remove a window and replace it with the door. If the addition ever is removed, the window could be put back into the space.

Mr. Shoemaker asked if the parking requirements are being met. Mr. Jost said he measured the area today and it is 3,600 square feet, which should meet the parking requirements, since food will not be prepared on site.

Mr. Field strongly objected to the presentation. He said normally a COA application is accompanied by a more thorough description and pictures of the proposed changes. Mr. Wills agreed, saying the

Commission needs more information in order to decide if the COA application indeed keeps with the character of town. Mr. Wells cautioned Mr. Jost that this addition should not look like a yard barn attached to the side of the building.

Mr. Shoemaker instructed the Commission that the choice for a COA application is to approve, deny or table.

Mr. Wills moved for approval of the COA as presented. Mr. Lunn seconded the motion.

Mr. Lunn asked if the siding meets the COA requirements. Mr. Shoemaker said concrete board is one of the approved sidings. Mr. Field asked if the HPC tabled the application until November, how bad would it throw off Mr. Jost's schedule. Mr. Jost said he would like to start construction in two weeks.

Mr. Lunn defended the application, saying that he has seen Mr. Jost's prior work and Ms. Frazer is now a business owner in town. Mrs. Browne agreed with Mr. Lunn that Mr. Jost does excellent work, but also agreed with Mr. Wills and Mr. Field that the drawing is difficult to conceptualize.

Mr. Field said approving this COA without additional information is opening the door to future problems.

Mr. Wischer asked what other information the Commission would request from the owners.

Mr. Wills said he would like to see a three-dimensional rendering of the proposed addition.

Mr. Wischer cautioned the Commission not to approve if they are not comfortable with it meeting the requirements.

The motion carried 5-1, with Mr. Field voting nay.

Mrs. Morrison mentioned that people in New Harmony painted structures a "disappearing green" if it was something they did not want noticed. She said that is a forest green hue.

Sign Application for 8 W. Jennings Street

Ms. Buehlman said Stephanie Gerhart has applied for approval of a sign for her business. She said it is the same sign she used at her previous location. It will hang from the support used by the previous occupant. Her business, Cielo's, is a shoe and accessory boutique.

Mr. Shoemaker welcomed her to the downtown. Her shop was previously farther west on Jennings Street.

Mr. Field moved approval of the sign. Mrs. Browne seconded the motion and it carried.

Ms. Buehlman said sign requests were approved by permit for the shop's upstairs neighbor, Mistletoe and Ivy, and the Mary Lene shop in the previously occupied by Sprouts building, but both will need a COA since they are in the historic district, she said. She will try to get those on the November meeting agenda.

COMMENTS

Mr. Field said he would still like for the HPC to discuss future plans for Newburgh. He suggested making a list of what the HPC would like to keep and what should go away. He said he would not limit that to businesses. Mr. Shoemaker said that proposal fits with the HPC consideration of expanding the historic district. Leanna Hughes said she had tried to organize an Ambassadors Committee four years ago to propose what kinds of businesses would fit well in Newburgh and then recruit operators to locate here. Mr. Field said it probably needs to be through another group, since that would not be within the HPC authority.

Ruth Brinkley, who owns the duplex diagonally across from Town Hall, asked the HPC to consider her proposed permanent sign for her rental property. She said she rents furnished units by the week or month. She said she would use the same name as on her web site: Newburgh Guest House.

She would like a brick and wooden sign. Mr. Wills said he does not favor a permanent sign.

Mr. Shoemaker advised her to meet with Ms. Buehlman about requirements for a COA and meeting the sign ordinance. He said the HPC will consider her application.

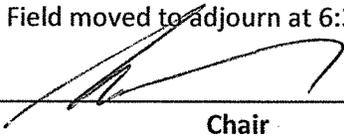
Mr. Lunn asked if guidelines are available to give to applicants so they know what to bring to an HPC meeting. Mr. Wischer said those are written and he will find them. Mr. Shoemaker said that information is needed for considering applications.

Mr. Wischer said there is a fine line between being accommodating to applicants and being rushed into decisions. He suggested having a paperwork deadline two days ahead of the HPC meeting in order to give members a chance to look at applications ahead of time. He said in Evansville, such an application could take 45 days to get consideration.

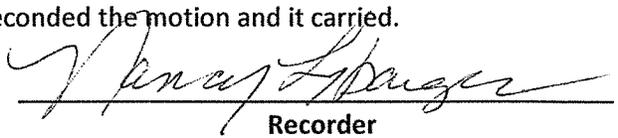
Mr. Shoemaker said it is helpful, if like Mrs. Brinkley did, to appear with suggestions and get ideas before making the COA application and getting on the meeting agenda. She can bring sign specs and materials examples when she appears before the HPC.

ADJOURN

Mr. Field moved to adjourn at 6:36 p.m. Mr. Wells seconded the motion and it carried.



Chair



Recorder