

**TOWN OF NEWBURGH
HISTORIC PRESERVATION COMMISSION
MINUTES DECEMBER 13, 2012**

MEMBERS PRESENT: Steve Shoemaker; David Wills; Lynda Browne; Jeff Cox; Phillip Field

ADVISORY BOARD PRESENT: Ken Hughes; Sue Morrison; Jim Seibert

ADMINISTRATIVE PRESENT: Cynthia Burger, Town Manager; Chris Wischer, Attorney; Lori Buehlman, Town Manager to-be

CALL TO ORDER

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

MINUTES

Mr. Cox moved to adopt the minutes as presented. Mrs. Browne seconded the motion and it carried.

REPORTS

Staff

Ms. Buehlman said she and other town officials met with the new owner of the properties at 19 and 21 E. Water Street. The Town has received the \$6,000 from the bank for the street work performed after it was discerned the condo driveway encroached on the street. She is researching what needs to be done to the property and what permits are needed before it can be sold.

Some items that need to be addressed are the guttering, fascia and the roof. Ms. Buehlman said she hopes to have more information at the January HPC meeting.

Old Lock and Dam Park

Ms. Buehlman said Ms. Burger will have most of the paperwork finished on the project before she retires in January. The work remaining to be done is waiting on Vectren to move the gas line.

At this point, a celebration of completion is scheduled for January 16 in the Old Lock and Dam Building, since the cottages may not be finished by then.

2 E. Gray Street

Ms. Buehlman said she is monitoring progress at the house. She has left messages for the owners but has not heard anything from them.

UNFINISHED BUSINESS

Committee Report -- Education and Outreach

Mr. Cox said he and Carol Schaefer, Historic Newburgh, Inc. Director, are working on Preservation Week activities.

NEW BUSINESS

COA for 100 Monroe Street

Staff Report

A COA request was submitted by George and Ruth Brinkley to replace windows and a storm door on the rental property at 100 Monroe Street, a non-historic home in the Historic District. Since the replacement windows and the new door are not like for like, the matter comes before the HPC.

Ms. Buehlman reviewed the Rehabilitation Guidelines under windows, appropriate replacement.

Historic windows should not be replaced unless it is necessary.

Ms. Buehlman said the proposed windows appear to match the existing windows in size, dimension, shape and design.

The COA application also includes adding a wood storm door to the front of the residence. Property owner indicated to staff the door will be custom made.

The staff report noted the petition indicates the use of materials comparable to those in the existing building.

Mr. Field asked if the same rules apply in the guidelines for windows that are not easily visible to the public. Ms. Burger and Mr. Wischer indicated the guidelines are more concerned with that which is highly visible.

Mrs. Brinkley told the Commission the four stationary windows in the front of the house are deteriorated. They currently are wood/aluminum clad on the outside and do not open for air flow. The bedroom windows are wood with grids and storm windows. They also are deteriorated and need replacement. She asked that they be allowed to replace the old windows with vinyl, energy efficient, low maintenance windows.

The ranch style home was built in the 1970s. From all appearances, she said, the windows would look the same as the old ones, except for a thicker piece in the middle that would open for air flow, and no exterior storm windows.

The storm door was described as a full-view wooden structure. Mrs. Brinkley said there is no storm door at the present. The proposed structure comes with a glass and a screen.

Mr. Shoemaker asked the Commission to separately consider the windows and the door. He asked if the house is historically significant. Ms. Buehlman indicated it is not.

Mr. Cox said the HPC has approved similar COAs.

Ms. Burger noted the guidelines do not indicate vinyl windows as inappropriate, just vinyl siding. Mr. Wills said vinyl windows are not appropriate in national historic guidelines, but the local HPC chose to remove that restriction when the guidelines were written.

Mr. Seibert said he does not object, but cautioned about the vinyl windows. He said he has not been pleased with the performance of the ones he has had installed in his building.

Mr. Wills moved to approve the windows application. Mr. Cox seconded the motion and it carried. There were no additional comments on the proposed door. Mr. Field moved to approve the door request. Mr. Cox seconded the motion and it carried.

Ms. Buehlman will issue the COA for the windows and the door.

ANNOUNCEMENTS

Mrs. Morrison said, as is her tradition, Sunburst Stained Glass will be closed the week of Christmas.

Mr. Shoemaker noted the Bridal Shop is open. "We agonized over the bridal shop, but it looks great," he said.

Mr. Shoemaker also asked the Commission to schedule a future meeting to discuss priorities for 2013 and plan on it lasting at least an hour.

Mr. Wills offered a comment on the front and back of houses, as controlled by the guidelines. He said the Commission is to look at Districts, not how one particular house looks. Priority is given to the appearance from the street. He asked Mr. Wischer to bring to the next meeting the Indiana Historic Preservation rules. Mr. Wischer said he would, but he believes that if it is not visible from the street, changes to structures are not a concern for the HPC.

Mr. Seibert mentioned the Condos on Water Street in the earlier Staff Report. He said since it is clearly obvious the condos have been built for residential occupation and not business, he thinks they will be difficult to fill with a business concern. He recommended rezoning them to R1, residential. Ms. Burger said the Town Council is the deciding body on that matter.

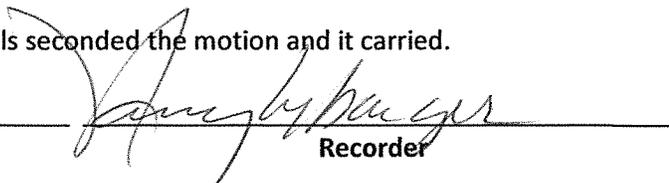
Mr. Shoemaker said the HPC can talk later, but the Town needs to face the reality of the situation.

ADJOURN

Mr. Cox moved to adjourn at 6:08 p.m. Mr. Wills seconded the motion and it carried.



Chair



Recorder