

**TOWN OF NEWBURGH
HISTORIC PRESERVATION COMMISSION
MINUTES JUNE 11, 2015**

MEMBERS PRESENT: Phillip Field; Jeff Cox; Steve Shoemaker; Chris Lunn; Troy Wells; David Wills

ADVISORY BOARD PRESENT: Sue Morrison

ADMINISTRATIVE PRESENT: Anne Rust Aurand (substituting for Tonya McGuire), Town Council Liaison; Lori Buehlman, Town Manager; Kristen Head, Attorney; Chris Wischer, Town Attorney

PETITIONERS: C. Larry and Debbie Rhodes, 224 West Jennings St.; Rebecca Edwards, 126 W. Jennings St.; Amy and Edward Sharpe, 25 W. Main Street

CALL TO ORDER

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

MINUTES

Mr. Shoemaker moved to adopt the March 2015 minutes as presented. Mr. Wells seconded and the motion carried.

REPORTS

Town Council Liaison

Mrs. Aurand reminded the Commission that the Williams' property rezoning petition is on the agenda for the June 24 meeting. Those wanting to attend should contact Ms. Buehlman so she can reserve seats. The Planning Commission twice voted unanimously to send a negative recommendation on the application to the Town Council.

Staff

Ms. Buehlman also on the June 24 agenda is the proposed rezoning of 2 Gray Street from C1 to R1. Town Council initiated the rezoning.

She said paving and sidewalks are being done this summer and many building permits have been granted. The sidewalks and paving should be complete by the end of September, she said.

Two sets of COAs are on the agenda. Another COA application came in this afternoon and will be addressed in comments.

NEW BUSINESS

COA for the Old Country Store, 224 W. Jennings Street/Mr. and Mrs. Rhodes

Ms. Buehlman presented the staff report for the application. She said this property is listed as Notable in the Preservation Guidelines. She included a brief history of the building.

She can issue building permits for the interior. There are eight sections in the COA application.

The building was constructed in 1865 as the original St. John the Baptist Roman Catholic Church. After three additions, St. John's outgrew the building and relocated.

When Kurt Krueger bought the structure in 1965, he remodeled the interior and removed most of the historical elements.

Mr. Rhodes said there are some structural issues with the building that he needs to address before they can begin to work on the interior. Storm water from Main Street runs into the building and the air quality in the crawl space is poor. It has a wood floor.

He plans to tuck point, with a reddish brick, and would like to reposition dirt under the building to get the water in the crawl space to a sump pump so it can be removed.

The foundation needs some restoration and the sign board is rotted. They plan to replace it with Mrs. Rhodes' business sign, "Recreation Design Studio," same size and location. The business going in the building is operated by Mrs. Rhodes and their daughter. They refurbish and repurpose old furnishings. They plan to leave the Country Store Sign up, as it is a community icon.

Mr. Rhodes said he does not want to alter the exterior of the building, except what is needed to stabilize the structure. For instance, he said there are no gutters on the east side of the building. He said the arched windows are bricked over. He asked permission to add another layer of brick on the exterior to match the other windows. The arch shape will remain but the wood frame on the outside is rotten.

The metal roof is in good shape, Mr. Rhodes said, so painting it will not be necessary at this time. He would, however, like to remove the wooden section of the tower above the aluminum. The aluminum structure up there will serve as attic venting.

He also needs to remove the chimney on the north side of the building. Part of it has already been replaced, but Mr. Rhodes said it is pulling away from the building. It is not visible from the street, he said. Nothing is vented into it.

Mr. Field objected to the removal of the wooden tower portion. He suggested replacing/repairing it. Mr. Rhodes said he needs to make the building weather and water tight. He said it would be easier to replace it with aluminum. The cedar shake shingles over the windows will be replaced with the same type of materials, Ms. Buehlman said.

Mr. Rhodes said he plans to remove the old wood board that is covering up the St. John's sign on the building.

He spoke to the woman who owns the property next door. She agreed to let him remove an old maple tree that was in danger of falling on his building. She will not sell the property to him, he said. He said that the 1997 Historic Preservation Guidelines are not being enforced. That building is not in good shape, he said.

Mr. Wills made some comments about the proposed COAs. He told Mr. Rhodes the requests he made were not typically approved in a COA. He asked that the indentation of the windows remain intact with the bricking of the openings. Mr. Wills said he agreed with the approach outlined, after Mr. Rhodes explained it.

And, he said he doesn't object to the proposal to remove the wood part of the tower, since it is not original. He urged Mr. Rhodes to hire someone who is experienced and competent to tuck point the bricks. He also expressed concern about closing the crawl space.

Mr. Rhodes said they want it to be a "conditioned space." It needs to be closed to keep out animals. One has already not only moved the wood, but some of the brick wall, too.

Mr. Rhodes continued to explain his proposals. He noted that the window on the east side is not stained glass but some of the panels are broken and one is missing. That window and a wood door, he would like to remove. There is a bathroom on the northeast corner of the building with a 1945 toilet that will not shut off. The door and the window are in the bathroom. The door in question is blocked off and serves no purpose for exit. It was where the priests stood in the old church.

Mr. Rhodes plans to move the restroom to the main floor on the northeast side of the building, making it ADA compliant. If approved, the room, where the door and window are now, will be used for storage. He would like to install a nine-panel glass door in place of the wood door.

Closing that door will still leave two exits from the building on the main level. One of the other doors is steel and can be sanded and repainted. Mr. Shoemaker said he has metal doors and windows at his house like the ones Mr. Rhodes wants to replace. Mr. Rhodes said he would look into that possibility and would agree to it if it's feasible. The HPC would prefer he replace the door with one like it. The door in question is not visible from the street. (Mr. Wischer said if the door is not visible from the street, the HPC cannot require a certain model.)

Mr. Rhodes said he wants to replace the window next to the door with a double hung window. Mr. Lunn said they have four-panel Pella windows in their business building like the old ones that Mr. Rhodes wants to replace. He said he would look at the Pella windows. Mrs. Morrison said the stained glass in question is not original to the building.

Four lights need to be addressed on the exterior, Mr. Rhodes said – two on the front window and two over the entry door. He said the current lights have issues and the proposed lights will be safer. The retaining wall on the north side of the building also needs to be stabilized, he said. When the church was expanded, the building was moved farther back into the hillside. The one-story sanctuary has a short concrete retaining wall. Mr. Rhodes asked to raise that three blocks higher and route stormwater to the parking lot, where he proposed to install drainage pipes before paving it. Mr. Rhodes is willing to absorb the cost of paving in that area and installing two 6-inch pipes to an existing drainage pipe under the sidewalk that has not been built yet. He said the pipes and the higher retaining wall should prevent water from getting into the building.

Mr. Rhodes said the property includes three parcels of land, including the parking lot and a garage, going north to Main Street. He may need to demolish the garage because of its condition. However, he asked to table action on the garage, pending how it cleans up and if the water issue can be solved with a curb on Main Street.

Mr. Shoemaker offered to consult with Mr. Rhodes on the water issue.

Mr. Cox informed Mr. Rhodes that garage demolition will require another meeting.

Mr. Wills moved to approve COAs for tuck pointing the brick, the signs, the guttering, bricking the windows, gutters, removal of the tower portion, the chimney removal and the lights. Mr. Wells seconded the motion and it unanimously carried.

Ms. Buehlman said the HPC will need to approve any signs for the building, since it is in the Historic District.

COA for Rebecca Edwards, 126 W. Jennings

Ms. Buehlman said the HPC needs to consider COA for the low-profile deck, because this building is within the Historic District. Ms. Buehlman said the staff report has been submitted. Ms. Edwards would like to install an 18x16 foot low profile deck in the side yard. She said the yard is visible from the street, but the deck will be only five to six inches from the ground. It will only be visible from Monroe Street, she said.

Mr. Wills moved to approve the COA. Mr. Wells seconded and it carried.

Ms. Edwards further requested approval to replace a window to the left of the chimney with a double swing French door. She said it will match the windows through the rest of the house.

Mr. Cox said he would like to see a photo of the proposed window and door. Mr. Wischer said the HPC can waive the application procedure and consider the request without an application. Ms. Edwards had photos of the door.

Mr. Shoemaker moved to approve the door. Mr. Wells seconded the motion and it carried, with a no vote from Mr. Field, who said he had no problem with the door, but did not approve of the process.

PETITIONS AND COMMENTS FROM CITIZENS PRESENT

Ms. Buehlman asked the Commission to consider a COA request from Edward and Amy Sharpe, 25 W. Main. They would like to replace steel casement windows with double hung. Mrs. Sharpe said they moved into the house in October 2014. They are concerned about the safety of the family, because the old windows will not open. She said they plan to retain the colonial grid pattern for the street side of the home. They would be replacing steel with vinyl. Mrs. Sharpe said their neighbors told them the other three houses in the neighborhood used to have casement windows, but all have been replaced with double hung ones. She said the window professionals could not verify if the windows are original to the home.

The old windows have permanent storm windows, she said, but without the storm windows, air leaks around the windows.

Mr. Lunn said he prefers the white on the front windows with the grids. Mr. Wills asked if the windows shouldn't have the mullions exposed. Mrs. Sharpe said they are trying to stick with the current design, but they are open to suggestions.

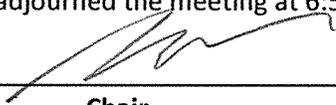
Mrs. Aurand said she remembers when the brick was put on the house. Mrs. Sharpe said they hope to paint it a different color than the red that it is now. They would like to have white windows, not the red as they are now.

Mr. Wills suggested that rather than picking vinyl windows that look historic, just put in new windows.

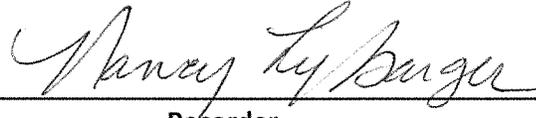
Mr. Wills moved to approve the request for windows. Mr. Wells seconded the motion and it carried.

ADJOURN

Mr. Cox adjourned the meeting at 6:50 p.m.



Chair



Recorder