

**TOWN OF NEWBURGH
HISTORIC PRESERVATION COMMISSION
MINUTES JULY 9, 2015**

MEMBERS PRESENT: Steve Shoemaker, David Wills, Troy Wells, Chris Lunn

ADVISORY BOARD PRESENT: Sue Morrison

ADMINISTRATIVE PRESENT: Lori Buehlman, Town Manager; Kristen Head, Attorney; Tonya McGuire, Town Council Liaison

CALL TO ORDER

Mr. Shoemaker called the meeting to order at 5:45 p.m., noting a quorum was seated.

MINUTES

Mr. Wills moved to adopt the minutes as presented. Mr. Wells seconded and the motion carried.

REPORTS

Town Council Liaison

Mrs. McGuire said two members of the HPC have resigned: Lynda Browne and Phillip Field.

The sidewalk and streets projects are progressing. Of concern with the sidewalk project, at the Whiteheads' house at Madison and Jennings, the slate steps leading to the front door were scheduled to be removed for the new sidewalk. They want to keep the steps intact. Mrs. McGuire said the town is working with the contractor to save the steps.

The rezoning application for the Williams' property, i.e., Wal-Mart grocery, was approved and the Planning Commission resigned. The Town Council has appointed a new Planning Commission and one of its first goals is to update the town's Master Plan, Mrs. McGuire said.

Mr. Shoemaker asked Mrs. Head if the HPC is an advisory body. She said the HPC members are appointed by the Town Council and answer to that body. The HPC recommends to the Council expanding the Historic District or naming scattered sites as historic districts. The HPC grants Certificates of Appropriateness, (COAs) she said.

Mr. Shoemaker said the HPC is the only body that reviews COAs.

Staff

Ms. Buehlman said she is doing the Certified Local Governments report that is due every July. This year, an audit is being conducted and she will have a letter for HPC to sign.

NEW BUSINESS

COA 2015-HPC-06 101 State Street

New windows, new awnings, replace a door with another window

Jeremy Martin represented the new owners of the property. He asked the HPC to consider approval of window awnings and additional windows.

Mrs. McGuire furnished a photo of the building as it was in the 1800s. Mr. Martin said he has found structural issues with one of the building's walls.

Mr. Shoemaker remembered that wall being in the street at one time.

Mr. Martin asked for permission to install new windows with the wall repair. He proposed vinyl double hung windows the same profile as the original windows and brought along a sample. The windows will be the same size as the current windows in different parts of the building, so the front and side will have a similar appearance, he said. The lower windows currently do not have black trim, but they would like to add that and put it on the other windows, too. The window installer said the trim is weather-safe. He asked where on the building the windows will be. Mr. Martin said he would like to wait to do the layout until after the wall is restored. Mr. Lunn noted the photo showed windows staggered across the front of the building.

Mr. Wills asked about the composition of the wall. They want to check for trusses and joists before they decide on the layout. He didn't know if that constitutes a structural change in the building, which would need state approval.

Mrs. McGuire said the Site Review and the State Plan Review are being looked at by the Town Site Review Committee but they are not sure at this point if state approval is needed.

Mr. Wells asked if the awnings will be similar to the ones there now. Mr. Martin said they will be similar to the ones there now, but with the name changed. The store name will also be on the windows, he said.

He also asked for approval to open a door up to make a window. Mrs. McGuire said it would be similar to what Mr. Lunn and his wife did at the House of White.

Mr. Shoemaker noted that the building in question is one of the cornerstones of the downtown, and thus, the HPC is likely to spend more time on any restoration or remodeling that is proposed.

Mr. Wills moved to approve the COA contingent on verification of the State Review(if it is needed or not) and provision of a sketch of head height and spacing when the windows are more defined. Mr. Wells seconded the motion.

In discussion, Mr. Shoemaker reiterated the HPC will want to see how the windows are going to look before they are installed. Mrs. McGuire said they must be pictured when they submit an application for a building permit.

The motion carried 4-0.

COA 2015-HPC-07 for 224 W. Jennings Street

Staff report

Ms. Buehlman said they are here tonight for signage, demolition and reconstruction of the garage, the roof and a security fence to the east.

C. Larry Rhodes and his daughter, Ashley White discussed the progress being made on restoration of the Old Country Store building. Mrs. White said they plan to use the Country Store sign frame and install their aluminum store logo over the present sign. It will hang in the same place. The sign will be black letters on a white background and will be two-sided.

Mr. Rhodes added there is currently lighting above it and that will remain.

Mr. Lunn moved to approve the signage request. Mr. Wells seconded the motion and it carried 4-0.

Mr. Rhodes also reported that he has rerouted the storm water flow around the building and is installing an ADA-approved restroom on the main level.

About the roof, Mr. Rhodes said at first he was just going to repaint the roof, but the roofer said it will cost more to repair it and repaint it than it will to install a new one. He would like a more modern-looking flat black roof, he said. It will be the same style metal roof, he said; just a different color.

Mrs. McGuire said the guidelines allow staff to approve metal roof to metal roof, but Ms. Buehlman felt the proposed roof is enough different that it would not be like for like.

Mr. Wills said, environmentally, nobody's doing black roofs because of heat gain. Mr. Rhodes said he plans to install ventilation.

Mr. Wills noted that a metal roof is not the same as a standing seam metal roof. He said he could only approve the kind that is up there now, not a pre-engineered construction. He also noted the color on the roof now can be duplicated.

Mr. Rhodes said he is trying to maintain the integrity of the building. He reported the windows have been filled in as approved by the HPC; the brick has been tuck pointed and dirt from the crawl space moved away from the floor joists.

Mrs. Morrison said she had faced the same problem with the roof at 14 W. Jennings but she was able to find a match for the 100-year-old material. She objected to a black roof because it will look too modern.

Mr. Wills moved to approve the COA for the roof to match the profile, shape and type of the current roof. Mr. Lunn seconded the motion and it carried 4-0.

Mr. Rhodes said he plans to repaint the east side metal door and add drainage underground until it passed that door. He wants to build a 6-foot, dog-eared fence to keep people from going around behind the building between the two structures. On the north side of the door, there will be a gate in the fence. It will be barely visible from the street and it will run 30 feet from the building to the back. Mr. Wells noted that it will be so far back from the building, it will not be noticeable.

Mr. Wills moved to approve the COA for the fence. Mr. Wells seconded and the motion carried 4-0.

Mr. Rhodes said the property has three lots and the garage is at 200 W. Jennings. He said it was built in the 1980s.

He would like to build with concrete block on three sides and cover it with mastic and paint it – on the same footprint as the old garage. He also would like to move the service door to the side and install two garage doors in front. He plans a black metal roof, gutters and downspouts.

Mr. Lunn moved to approve garage demolition. Mr. Wells seconded and the motion carried 4-0. Mr. Wills commented on the proposed new garage. He said he had no objection to the black roof there and would truly recommend a black fence. He said it would visually disappear. Mrs. Morrison said dark green is also a good color for disappearing. She said it is less harsh than black and blends in with foliage. She would like the garage roof to match the main building roof. Mr. Wells moved to approve the COA for new garage construction. Mr. Wills seconded the motion. In discussion, Mr. Wells said the idea of covered concrete block did not appeal to him, but since the garage is not visible from the street, he would not vote against it. Mr. Rhodes said the garage is visible from the parking lot. Ms. Buehlman said the front of the building between the garage doors will also be concrete block. Mr. Rhodes said he plans to install fiberglass shakes above the doors. The motion carried 4-0.

ANNOUNCEMENTS

Ms. Buehlman told the Commission that the gate structure between the buildings at the old Vecchios is not a permanent structure, but an art piece, she was told by the owners. Mrs. McGuire said it looks like a gate and it swings like a gate. Mr. Wells said it seems a logical place for something and it may offer security. He said he glanced through the guidelines and could not find anything that would prohibit it. Mr. Wills said, regardless, the issue should have come before the HPC for review before it was installed. Anything that is visible in the District comes under the auspices of the HPC, he said.

Mr. Shoemaker asked Mrs. Head to review the guidelines and return a legal opinion at the next meeting. Mr. Wells said sometimes property owners are not aware that they need permits and COAs to do things to their buildings.

Mr. Shoemaker said he doesn't believe it meets the guidelines criteria for those buildings. Mrs. McGuire agreed that the appearance is too modern for the District. Mr. Shoemaker said if the owners had asked the HPC, a compromise could have been worked out.

Mr. Wills also noted that the guidelines cover not just building protection but anything that affects the environment of the downtown.

Mr. Lunn said this is the first time he's heard of someone who did something without permission. He defended their actions, noting they are maintaining the buildings and the HPC should not give them a hard time when they do not demand other properties in town be maintained to high standards.

Mrs. McGuire noted that the HPC has some unpleasant history with Misty Fraser, but she did agree that the HPC needs to have a discussion about properties that are deteriorating in town.

Mr. Wills said not getting permission before changing properties in the District will set a precedent.

Mr. Shoemaker replied that members of the Commission may come at preservation from several different directions. He said he believes that the HPC is not acting in a vindictive manner when they insist that such changes be discussed and approved. He agreed with Mr. Wells that the town does not inform owners well enough of guidelines, etc. He suggested again that the HPC get with realtors and inform potential owners that historic buildings are subject to standards set in the guidelines.

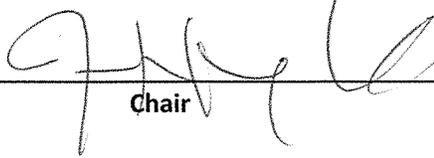
Ms. Buehlman said she would ask Aaron Jost to attend the next HPC meeting and discuss the issue.

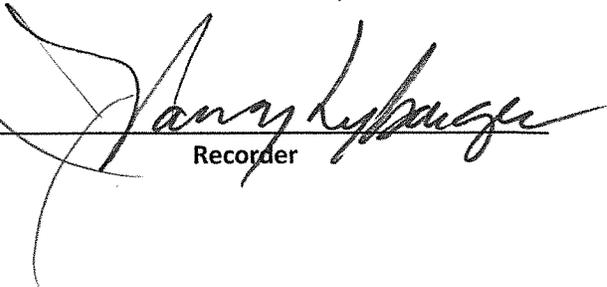
Mr. Shoemaker said two new members are now needed to fill the Commission. He said Mr. Wills and himself are willing to renew when their terms expire. He recommended Brent Grafe, who lives on East Jennings. He encouraged Commission members to think of prospective members who might bring a new perspective and diversity to the HPC. Ms. Buehlman reminded the Commission that an Advisory Board slot is also open with the passing of Jim Seibert.

Mrs. Morrison announced that Sunburst Stained Glass has completed the stained glass for the Greyhound Station restoration in Evansville with the Greyhound logo.

ADJOURN

Mr. Shoemaker adjourned the meeting at 7:12 p.m.


Chair


Recorder