

**TOWN OF NEWBURGH
HISTORIC PRESERVATION COMMISSION
MINUTES APRIL 14, 2016**

MEMBERS PRESENT: Brent Grafe; Chris Lunn; Jim Renne; Steve Shoemaker; David Wills

ADVISORY BOARD PRESENT: Sue Morrison

ADMINISTRATIVE PRESENT: Stacie Krieger, Town Council Liaison; Chris Wischer, Attorney; Tavi Wydicks, Acting Zoning Administrator

CALL TO ORDER

Mr. Shoemaker called the meeting to order.

MINUTES

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

REPORTS

Staff

Ms. Wydicks stated that there has been two staff issued COA's since the last meeting. Ms. Wydicks stated that the addendum for the windows at 101 State Street was filed with the state on 4/8/2016, and once she receives the release for the addendum, she will issue the permit for the windows.

NEW BUSINESS

Lance Leithliter – 11 State Street

Ms. Wydicks stated that Mr. Leithliter recently purchased the property at the southeast corner of State and Jennings and would like to speak to the commission regarding possible renovations to the existing structure and the addition of a new structure. Mr. Leithliter stated that the existing building currently has a hot mop roof and it is pulling away from the brick, allowing water to get in the building. Mr. Leithliter stated that he has spoken with a contractor and they recommended an aluminum/vinyl roof and that the old roof would have to be removed down to the wood. Ms. Wydicks stated that the guidelines state that a flat roof that is not visible from the ground may be replaced with any roofing material allowed by Town Code, provided it remains obscure from view. Mr. Leithliter stated that the caps would need to be removed, and that would be the only portion visible from the ground. Mr. Wills stated that if the caps and changed and visible, then HPC approval would be required unless that material used is like for like. Mr. Leithliter asked the commission if approval is required to repaint the section of the building that is currently painted, and the commission responded no. Mr. Leithliter questioned if the brick at the back of the building could be painted, and Ms. Wydicks stated that the guidelines state that unpainted masonry buildings and features should remain unpainted. Mr. Shoemaker clarified that if the brick was in poor condition and needed to be painted, it would require HPC approval. Mr. Renne stated that Mr. Leithliter should check with Historic Preservationist because he believes painting the brick could damage the historical rating. Mr. Leithliter presented a new construction plan to the commission and stated that it was the plan Mr. Seibert had drawn up, and he was wondering if the plan had already been approved. Mr. Wischer stated that no plans had been approved, just the rezoning of the property. Mr. Leithliter stated that the existing plans were a little smaller than what he had in mind, and he would be working with the engineer to get the plans updated. Ms. Wydicks advised Mr. Leithliter that he would need to decide if he wants a commercial or residential structure, because a commercial structure would require a rezoning. Mr. Wischer stated that the plans would need to be submitted for review and Mr. Leithliter would need to speak to Plan Commission and HPC regarding the approval of the new build. Mr. Leithliter stated that he would get the updated plans together and contact Ms. Wydicks on how to proceed.

Carol Schaefer – Historic Preservation Week

Mrs. Schaefer reminded the commission that the Preservation Party is May 12th, from 5:00 p.m. to 7:30 p.m. at the Refinery. Mrs. Schaefer stated that HNI would be providing snacks and that HPC is to provide the refreshments. Mrs. Schaefer asked the commission to arrive at the party about thirty minutes early

to get the refreshments set up. Mrs. Schaefer stated that at the March HPC meeting, the commission discussed adding a guest speaker, and the invitations are almost complete and she would like to know if a guest speaker should be added to the invitation. The commission discussed this and Mr. Wills suggested that Mr. Wischer should present information regarding what it means to be part of a historic district and the legal side of expanding the historic district. Mr. Wills stated that with the commission's plans to expand the district, it may be a good idea to get this information out ahead of time. The commission agreed and Mr. Wischer agreed to speak.

UNFINISHED BUSINESS

Expanding the Historic District

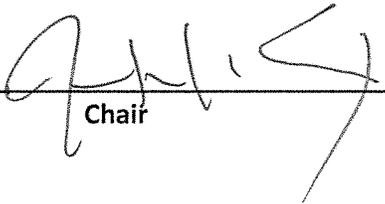
Ms. Wydicks stated that each commission member received three lists; one is the list of current historic properties, one is the list of properties listed in the SHAARD database that are not currently in the historic district, and one is the list of properties from the 2009 Interim Report with update information. Ms. Wydicks presented a map showing historic properties already in the Town's historic district and historic properties from the SHAARD database. The commission agreed that they would each like a .pdf copy of the map to work from. Mr. Wills stated that he would scan the map and get the scan to Ms. Wydicks by tomorrow morning. The commission agreed to work from their .pdf maps and have recommendations by the next meeting.

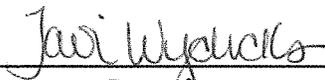
Little Red House

Mr. Renne stated that he and Mr. Cox had spoken briefly about creating a sub-committee of HPC to begin fund raising efforts to move the little red house. Mr. Wischer stated that he has some concerns with the committee being part of HPC due to the fact that the Town Council has remained neutral in this situation, only offering to find land for the house. The commission asked Mrs. Schaefer if HNI would want to head the committee, and Mrs. Schaefer responded and said that HNI does not have the time, but would offer as much support as possible. Mrs. Schaefer stated that HNI will serve as the pass through for the donations that are collected. The commission agreed that the committee should not be part of HPC, and Mr. Renne stated that he would contact Mr. Oliver about starting a committee. Mr. Renne stated that he has begun receiving quotes for moving the house; \$28,000.00 to move the house and \$20,000.00 to prep the new land where the house will be placed. Mr. Renne stated that he is still working on getting the quotes to move the utilities.

ADJOURN

Mr. Wills moved to adjourn the meeting. Mr. Grafe seconded the motion and the motion carried.


Chair


Recorder