

City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, February 21, 2024 at 6:00 p.m.
3rd Floor, City Hall, 31 S. Madison Street, Evansville, WI 53536

MINUTES

1. Call to Order. Stephans called the meeting to order at 6:00 pm

2. Roll Call:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Colette Spranger, Community Development Director
Vice-chair Gene Lewis	P	Ben and Amy Corridon, Residents
Aimee Stano	A	Tim Magee, Contractor
Katie Sacker	P	Richard and Denise Frey
Norman Barker	P	Chris Keaveny, Contractor
Cheryl Doerfer	P	
Steve Christens	P	

3. Motion to approve the agenda by Christens, second by Doerfer. Motion carried unanimously.

4. Motion to waive the reading of the minutes from the November 15 meeting and approve them with action item 7 B being moved to the discussion section. Motion by Christens, seconded by Barker, motion carried unanimously.

5. Civility Reminder. Stephans noted the City's commitment to civil discourse.

6. Citizen appearances and Public Presentations.

Ben and Amy Corridon

7. Applications – Action Items:

A. 339 W Liberty St – Repair Garage (HPC-2024-01)

Contractor Tim Magee described the state of the garage and the proposed work.

Motion to approve the application as printed. Motion by Christens, seconded by Lewis, motion carried unanimously.

8. Discussion Items

A. 31 Mill St – CBDG loan and Certificate of Appropriateness Administration

Contractor Chris Keaveny present. Keaveny discussed the extent of the project and his experience with lead abatement. Spranger discussed the economic hardship component required for CBDG and inquired how that applies to economic hardship within the Historic

District. The commissioners advised that final application with pictures of proposed materials will be required prior to review. Stephans advised that the lead paint would have to be removed without removing the original fabric of the building. Stephans stated that mitigation would need to be done if original material was allowed to be replaced or covered due to economic hardship. A special meeting will be held on site for the commission to meet with Keaveny to see the property firsthand on Wednesday 02/28/2024 at 6:00 PM.

B. 403 W Main St – Demolish Garage (HPC-2023-0177)

Applicant not present. The garage is not structurally sound, was neglected by previous owner, and has been uninsurable since purchase. The garage is on a lot all by itself which would not be allowable by zoning code. This application will be placed on the next agenda to remove it from the table to take action on it.

9. Report of the Community Development Director

A. Update on Certified Local Government Grant Application

The grant was applied for for creation of design guidelines, but we were not selected for the grant.

B. Update on Building Inspection and Permitting Services

The contract for the new building inspection services will be starting next week. City staff will continue to check for applications within the district.

C. Proposed 2024 Outreach

Spranger discussed having someone from the state come down to explain to residents how to take advantage of tax credits within the district.

10. Correspondence, Comments and Concerns

11. Next Meeting Date: March 20, 2024 @ 6:00 p.m.

12. Motion to Adjourn by Christens, second by Sacker. Motion carried unanimously.