

**Evansville Historic Preservation Commission
Minutes
Wednesday, August 20, 2015, 6:30 P.M.
Evansville City Hall**

Present: Rich Modaff, Ald. Gene Lewis, Steve Christens, Steve Culbertson, and John Decker.

Absent: Betsy Ahner, Matt Koser.

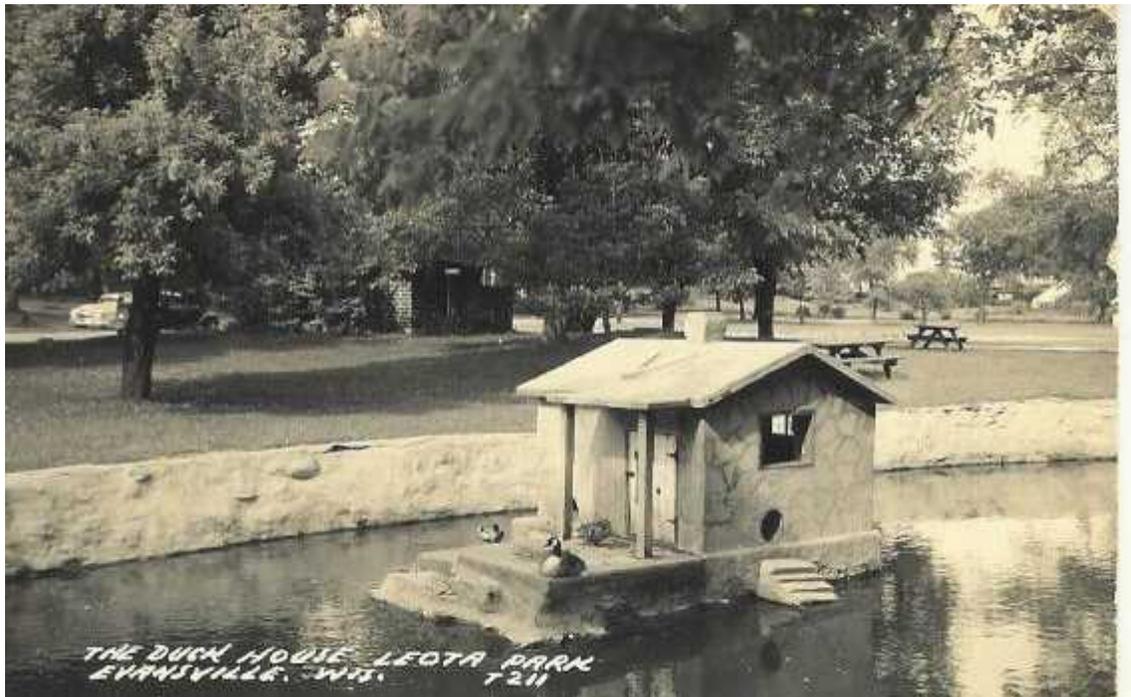
Also Present: Community Development Director Jason Sergeant, citizens Kendall Wethal, Roger Berg, Greg Helgesen, Mary Koehl, and Dan Emery.

The meeting was called to order at 6:30 PM by Chair Richard Modaff.

Citizen appearances

Kendall Wethal appeared in support of a proposal by the Evansville Park & Recreation Board to attempt a repair of the duck house located within the West Horseshoe Lagoon at Leonard-Leota Park. The concrete roof has cracked in two, and is not repairable. The original concrete and rubble walls deteriorated long ago, and were shored up by the construction of a surrounding concrete wall, which has deteriorated due to uneven settlement of the foundation.

The duck house is noted in the descriptions of the West Horseshoe Lagoon Bridges, AHI Reference Numbers 203941 and 203981, and is shown in a historic photograph found on Ruth Ann Montgomery's web site:



Decker and Wethal will work next week with Community Development Director Sergeant to prepare a Request for SHPO Review and Comment in connection with the proposal.

Approval of minutes.

Culbertson moved to waive the reading and to approve the minutes of the July 15, July 30, and August 4 minutes of the Commission, as submitted. Lewis seconded. Approved by unanimous voice vote.

Applications

137 W. Main Street – *Christens moved to approve the application for replacement of the wood sash of 25 windows with wood and vinyl clad window sash of the same design (double hung one-over-one) and dimensions as the originals. Decker seconded. The application noted that all original wood trim will be retained.*

The property is within the Evansville Historic District, listed on the National Register of Historic Places, and is deemed to be a contributing resource with reference AHI #61076 (Lillian D. & George L. Pullen House).

Approved by 4-1 voice vote.

109 S. First Street – *Decker moved to approve the application for replacement of deteriorated concrete steps with steps and railings to be constructed of treated wood at the front entry. Lewis seconded. The application noted that the original steps encroach on the sidewalk and are in deteriorated condition. The owner's insurer has insisted upon replacement of the original steps due to safety concerns.*

The property is within the Evansville Historic District, listed on the National Register of Historic Places, and is deemed to be a contributing resource with reference AHI #84979.

Approved by unanimous voice vote.

21 Garfield Avenue – *Culbertson moved to approve the application to reroof the flat roofs on the dwelling, to cover soffits and fascia with aluminum, and to remove decorative wood trim at the gable ends. Christens seconded. Decker moved to amend the motion to withhold approval of removal of the wood trim at the gable ends. Christens seconded.*

The property is within the Evansville Historic District, listed on the National Register of Historic Places, and is deemed to be a contributing resource with reference AHI #85060.

The motion to amend was approved by voice vote, and the main motion, as amended, was approved by 4-1 voice vote.

268 W. Liberty Street – Greg Helgesen and Roger Berg appeared in support of a request to recommend to the Plan Commission the issuance of a conditional use permit for construction of a duplex rental dwelling on the site. Mary Koehl and Dan Emery appeared in opposition. Community Development Director Sergeant advised that the proposal to construct a single-family Colonial Revival or Cape Cod Style residence had been reviewed preliminarily by the Plan Commission, and had been referred to the Historic Preservation Commission for review and comment in accordance with chapter HC of the zoning code. The property owner has consulted with City staff to significantly revise the design of the proposed project to be a two story, two unit duplex.

Opponents contended that the proposed development of rental housing on the site would be contrary to sec. 130-1121, Purpose and intent, of the zoning code. The Historic Preservation Commission, however, is of the view that its proper scope of its review and comment is limited to the specific design criteria set forth in secs. 130-1123 and 130-1125 of the zoning code.

Following extended discussion, the Historic Preservation Commission makes the following findings and recommendations to the Plan Commission:

- A) Subject to the limitations and qualifications set forth below, the Historic Preservation Commission finds and advises that the plans submitted by the owner are compatible with the surrounding area, within the meaning of sec. 130-1145 of the zoning code. In this regard the Historic Preservation Commission notes that the newly-submitted plans depict an American Foursquare Style residence, of which fifteen residences of such style are presently found within the Evansville Historic District, including residences of such design on W. Liberty Street.
- B) The Historic Preservation Commission finds and advises that, within the meaning of sec. 130-1123 of the zoning code, the proposed new structure is visually compatible with the buildings and environment with which it would visually be related with respect to the following:

Height. [Sec.130-1123 (b)(1)]

Scale. [Sec. 130-1123 (b)(2)]

Rhythm of solids to voids. [Sec. 130-1123 (b)(5)]

Relationship of materials. [Sec. 130-1123 (b)(7)]

Relationship of textures. [Sec. 130-1123 (b)(8)]

Relationship of roofs. [Sec. 130-1123 (b)(9)]

Directional expression of front elevation. [Sec. 130-1123 (b)(11)].

- C) The Historic Preservation finds and recommends that the project proponent should work with the Community Development Director to refine the following items due to insufficiency of information in the following respects:

Rhythm of spacing. [Sec. 130-1123 (b)(6)], and

Landscaping. [Sec. 130-1123 (b)(10)].

- D) The Historic Preservation Commission finds and recommends that the project proponent should work with the Community Development Director to refine the following items in view of objections of opponents or concerns of Commissioners, namely:

Proportions of front facades. [Sec. 130-1123 (b)(3)]. Opponents of the project have stated that the proposed slab-on-grade foundation is incompatible with traditional construction with footings, basement wall foundations, and above-grade foundation wall construction. Proponents state that basements are not required by code and that such construction would render the project uneconomical. The Historic Preservation Commission is of the view that this issue is best addressed through rough grading, final grading, and landscaping plans, which should ameliorate concerns in this regard.

Proportion of openings. [Sec. 130-1123 (b)(4)]. Submitted drawings were unclear about the designs and details of the windows. The Historic Preservation Commission favorably considers double-hung windows, with four-over-four designs for second floor windows, and two-over-two designs for first floor windows on all facades, with the height of all windows, except for kitchen windows, to exceed their width. The HPC leaves the details thereof and placement of windows to further discussion with City staff.

Relationship of architectural details. [Sec. 130-1123 (b)(12)]. The owner proposes vinyl clapboard siding with a 4” reveal, which the Historic Preservation Commission finds to be appropriate. The width of window, door, horizontal, and vertical trim boards is not detailed on the drawings; this width should be wider than that of the siding, but the details should be worked out with City staff. The owner and City staff should further consider the design of front porch railing details, and should consider the addition of a railing on the roof of the porch to better coordinate with adjacent properties. Two of five Commissioners recommended the addition of decorative window shutters to help break up the horizontal aspects of the facades.

New business.

Proposed 2016 budget. *Culbertson moved to approve the following 2016 budget. Christens seconded.*

History Hunters program	\$ 250
Library collection support	\$ 100
WAHPC dues	\$ 40
State Historical Marker (Park)	\$1000
Mailings to HPC residents	\$ 150
Consultant fees	<u>\$1500</u>
Total	<u>\$3040</u>

Approved by unanimous voice vote.

Adjournment.

Decker moved to adjourn. Lewis seconded. Approved by voice vote at 8:20 PM.

Respectfully submitted,

John Decker
Secretary

The minutes of the Evansville Historic Preservation Commission are not official until approved by the Commission.