

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

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday June 20, 2018 6:30 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. Call to Order. Chair called the meeting to order at 6:30 pm

2. Roll Call:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Jason Sergeant, Jessica Jonas, Albert Kaether, Paula Yingst, Michelle Frey, Elizabeth Cyrus
Vice-chair Steve Culbertson	P	
Secretary Betsy Ahner	P	
Ald. Joy Morrison	A	
Matt Koser	P	
Cheryl Doerfer	P	
Steve Christens	P	

3. Motion to approve the agenda by Culbertson, Seconded by Koser. Approved unanimously.

4. Motion to waive the reading of the minutes from the May 16, 2018 meeting and approve them as printed by Doerfer, seconded by Christens. Approved unanimously.

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

6. Citizen appearances. None

7. Applications

A. 23 N First St. – New Windows, Gutters and Porch Columns (Application HPC-2018-16).

Applicant, Jessica Jonas, explained what the project included and that the historical character of the home will not be changed, although the frames of the vinyl windows will be a little wider than the current windows. Three beveled glass transom windows will not be removed. In response to a question by Stephans she stated that some of the windows are original and some are not. **Motion to approve the application by Koser, seconded by Culbertson. Approved unanimously.**

B. 123 S First St. – New Windows and Modify Front Porch (Application HPC-2018-17).

Applicant, Michelle Frey, explained that the windows would be replaced with the same size windows. The closed-in porch will be removed and a new porch will have the original design but with screens. This will greatly increase the curb appeal of the home. In response to a question by Stephans she stated that the windows are not original to the house. **Motion to approve the application by Culbertson, seconded by Doerfer. Approved unanimously.**

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- C. 113 W Church St. – New Windows (Application HPC-2018-18).** Applicant Elizabeth Cyrus explained that nine windows will be replaced and no changes will be made to the size. The picture window will not be replaced and none of the windows has leaded glass in them. She is looking forward to being able to open her windows. **Motion to approve the application by Koser, seconded by Doerfer. Approved unanimously.**

8. New Business

- A. Discussion and Possible Action Regarding 288 N Fourth St.** Sergeant explained the property is not in a historic district but it is a plaqued property, which the owner was not aware of when she purchased the property. The restrictive covenant was missing but in the process of dividing the property it has been discovered. The owner has asked if the covenant applies to the two lots that are being separated and if the covenant could be removed from the entire property. Stephans stated that this type of situation has never come up before and whatever the Commission does will be precedent setting. In 1980 the owner and HPC agreed the property was significant and we would be reversing their decision. Koser referred to #4 in the covenant which clearly states “structures”. Ahner agreed. **Motion that the subdivided lots #2 and #3, in the absence of structures, should be released from the restrictive covenant that continues to apply to the original parcel with structures, now labeled Lot #1, at 288 N Fourth St. by Stephans, second by Koser. Approved unanimously.**

It was noted that she has made improvements and the property looks very nice and well preserved which Commission members appreciate.

- B. Discussion Regarding Educational Letter** – Sergeant presented a letter which he would like to send to property owners in the historic districts. Commission members suggested several corrections and additions to the letter including a note that HPC agendas and meeting minutes are available on the City website.
- C. Discussion Regarding Landmark and Historic Preservation Easements Process** – a draft document was distributed for discussion at the next meeting. A question was raised about an application to plaque a house. Koser stated that he was sure one had been adopted in the past and he will review his old minutes to see if he can find it. (Secretary’s note: application adopted in minutes of September 19, 2007.) Stephans stated that a restrictive covenant and plaque on a building outside a district will help property owners place the building on the National Historic Register so they can receive the benefits attached to that.

9. Old Business

- A. Lake Leota Park – Misc. Projects.** Sergeant reported that he has not received a response from the State on the scoreboard or fireplace projects. The duck house has been removed and more pieces were found in the mud. Currently the pieces are not in a location where they will be kept dry and protected from the weather. Commission members wondered when it will be placed in a protected location. Stephans will draft a letter to the City Administrator to inquire about this. Ahner will review it before it is sent.

10. Report of the Community Development Director.

- A. Staff Issued certificates of appropriateness.** None

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11. Correspondence, Comments and Concerns. Covered under new business.

12. Education and News - none

13. Motion to Adjourn at 7:55 pm by Christens, seconded by Culbertson. Approved unanimously.

Next Meeting Dates: Wednesday 07/18/2018, Wednesday 08/15/2018 at 6:30 pm.