

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

**City of Evansville Historic Preservation Commission  
Regular Meeting  
Wednesday October 17, 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 6:31 pm
2. **Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P	Jason Sergeant
Vice-chair Steve Culbertson	A	Laura Gorces
Secretary Betsy Ahner	P	Justin Carroll – Paul Davis Restoration
Ald. Joy Morrison	P	Chris & Amy Hionis
Matt Koser	P	
Cheryl Doerfer	P	
Steve Christens	A	

3. **Motion to approve the agenda by Koser, seconded by Morrison. Approved unanimously.**
4. **Motion to waive the reading of the minutes from the September 19, 2018 meeting and approve them as printed by Doerfer, seconded by Morrison. Approved unanimously.**
5. **Civility Reminder.** Stephans noted the City’s commitment to civil discourse.
6. **Citizen appearances.** None other than those appearing for agenda items.
7. **Applications**
  - A. **110 Garfield Street – Restore Fire Damaged Home (Application HPC-2018-31).**  
 Laura Gorces and Justin Carroll explained the project; asbestos siding is being removed and trim affected by the asbestos removal will be restored and replaced with a wood or wood look product. The rear porch will be rebuilt to the same size as before the fire and will match the profile of the house. On the front porch spindles will be spaced to meet the current codes. **Motion to approve the application by Koser, seconded by Doerfer. Approved unanimously.**
  - B. **3 W Liberty – Replace Front Porch (Application HPC-2018-32).** Chris and Amy Hionis were present to answer questions about the project. Chris explained they would like to replace the porch deck, frame and stairs and will use wood. The foundation for the front posts will be replaced and the top portion of the posts will be retained. It was noted the application Work Checklist indicates modern materials will be used and that is an error, no plastic or vinyl will be used. Stephans recommended the foundation footings be placed 4 ft. below grade. **Motion to approve the application with the correction on materials, by Koser, seconded by Doerfer. Approved unanimously.**

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- C. **15 E. Main – Replace Exterior Stair (Application HPC-2018-33).** Sergeant explained this is an in-kind replacement ordered by the building inspector to bring tread rise up to code and to provide a landing in the stairway. The stairway serves apartments in two buildings. The building inspector will approve the final design. **Motion to approve the application by Doerfer, seconded by Koser. Approved unanimously.**
  - D. **15 Mill Street – Replace Roof, Windows and Doors (Application HPC-2018-34).** The items to be replaced are non-original to the building. The goal is to make the building weather tight and the owner has agreed to repair the building and not demolish it. The windows will be simple casement double hung of the same size as currently in building. The roof has already been approved. The detached garage needs a new door. Koser asked if the Commission has the authority to regulate doors and was told yes because the property is in a historic district. **Motion to approve the application by Ahner, with the condition staff approves the doors on the house and garage, seconded by Morrison. Approved unanimously.**
  - E. **20 Railroad Street – Demolish and Construct New Structure** – this project is not yet ready to be presented for consideration.
- 8. New Business**
- A. **Discussion regarding November meeting date.** The third Wednesday of November is Thanksgiving eve. **Motion to move the November meeting to November 14, the second Wednesday by Stephans, second by Morrison. Approved unanimously.**
- 9. Old Business**
- A. **Lake Leota Park – Misc. Projects Updates.** The double fireplace is nearly done and is only waiting for the grates. Morrison commended Urban Landscaping for a job well done.
- 10. Report of the Community Development Director.**
- A. **Staff Issued certificates of appropriateness.** Two roofs on South First Street were approved and the police have replaced doors on their building. Staff approved window changes. The front door on City Hall has been repaired.
  - B. **Other updates.** The Evansville Jays would like a new storage shed in the park in 2019.
- 11. Correspondence, Comments and Concerns.**
- A. Mr. Elmer was sent a letter by regular mail informing him he has 30 days to appeal the denial of his roof project. To date he has not replied.
  - B. HPC meetings will be shifted to 6 p.m. in 2019.
  - C. Three enforcement cases brought by the building inspector are going well so far.
  - D. Ahner asked a question on the suitability of the middle school for reuse rather than demolition.
- 12. Education and News** – Stephans is doing two presentations at the upcoming Historic Preservation Workshop in Elkhart Lake.
- 13. Motion to Adjourn at 7:53 pm by Koser, seconded by Doerfer. Approved unanimously.**

**Next Meeting Dates:** Wednesday 11/14/18, Wednesday 12/19/2018 at 6:30 p.m.