

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

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday November 14, 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:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Roger Berg, Applicant
Vice-chair Steve Culbertson	P	John Decker, Applicant
Secretary Betsy Ahner	A	
Ald. Joy Morrison	P	
Matt Koser	P	
Cheryl Doerfer	P	
Steve Christens	P	

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

4. Motion to waive the reading of the minutes from the September 19, 2018 meeting and approve them as printed by Culbertson, seconded by Christens. 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. 137 E Main – Construct New Accessory Structure (Application HPC-2018-38).

Commission discussed application noting the design does not match other structures found in the downtown. The commission liked that the location being to the side and setback from street to screen structure's design. **Motion to approve the application by Culbertson, seconded by Koser. Approved unanimously.**

B. 20 Railroad – Demolish and Construct New Building (Application HPC-2018-40 and 41).

Commission discussed application highlighting the importance of seeing a replacement building at the same time as the demolish request is submitted. Berg shared the building would cost 180,000 dollars to bring to code. Sergeant informed committee that the buildings condition is representative of the importance of code enforcement and upkeep on historic properties **Motion to approve HPC-2018-40 with the added conditions detailed trimwork added under porch eaves, porch depth increased to at least 5'-0", wide trim board added under soffits, and demolition delayed until Dec 4th, or earlier if state of WI waives waiting period to raze, by Culbertson, seconded by Koser. Approved unanimously.**

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Motion to approve HPC-2018-41, by Culbertson, seconded by Christens. Approved unanimously.

Stephans stepped down and joined audience

- C. 17 W Main – Restore and Reconstruct Storefront and add Signage (Application HPC-2018-43).** 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.**

Stephans returned to commission

- D. 24 E Main – Add Exterior Door (Application HPC-2018-44).** Decker wants to add a door to the exterior stores, based on building investigation, it is thought that a door was originally on the stairway. **Motion to approve the application by Koser, seconded by Doerfer. Approved unanimously.**

8. New Business

- A. Discussion regarding State Law Changes.** Commission discussed the recent law changes including approvals of future materials. Sergeant shared that vinyl siding and windows seemed to be hardest to approve going forward. Commission discussed creating a new checklist for state compliance and identifying areas of concern. Discussion concluded with the importance of verifying that original fabric cannot be restored before allowing replacement.
- B. Approve 2019 Meeting Dates. Motion to approve by Stephans, second by Culbertson, approved unanimously.**
- C. Review and Possible Action on Lake Leota Park Analysis.** Stephans summarized the report noting many areas needed attention. **Motion to recommend to Park Board for review and comment by Doerfer, seconded by Morrison. Approved unanimously.**

9. Old Business

- A. Lake Leota Park – Misc. Projects Updates.** Stephans asked if the time capsule replaced the ball on top of the historic flag pole. Commission was unsure of status.

10. Report of the Community Development Director.

- A. Staff Issued certificates of appropriateness. Roofs replaced.**

11. Correspondence, Comments and Concerns. None

12. Education and News. None

13. Motion to Adjourn by Koser, seconded by Doerfer. Approved unanimously.

Next Meeting Dates: Wednesday 12/19/2018 at 6:30 p.m.