

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

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, January 18, 2023 at 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

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	Dean & Denise Balmer
Vice-chair Gene Lewis	P	Sue Farnsworth
Amiee Stano	P	Ahmed Faouzi
Katie Sacker	P	
Norman Barker	P	
Cheryl Doerfer	P	
Steve Christens	P	

3. Motion to approve the agenda with corrections made regarding the year at the top and bottom of the agenda and adding discussion item A **by Barker, second by Christens. Motion carried unanimously.**

4. Motion to waive the reading of the minutes from the November 16, 2022 meeting and approve them as printed Stephans asked for a correction to section 7. C. to remove word composite as the materials are wooden. **Motion by Barker, seconded by Doerfer, motion carried unanimously.**

5. Motion to waive the reading of the minutes from the December 14, 2022 meeting and approve them as printed by Lewis, seconded by Doerfer, motion carried unanimously.

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

7. Citizen appearances and Public Presentations.

8. Applications – Action Items:

A. 209 W Liberty – Replace Wood Windows with Vinyl (HPC-2022-0317)

Motion to remove the application from the table, by Sacker, seconded by Barker, motion carried unanimously. Applicant Denise Strand present. Spranger described the project and the contacts she has had with the applicant and the contractor regarding the project. The installer had expressed that he is replacing the windows the same size in the existing openings. The installer sent photos of what the windows would look like. Sacker asked for clarification on whether they had obtained an estimate on

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replacing the windows with wooden windows. Stephans noted that the home already had some vinyl windows so approving the application would mean the windows would match. **Motion to approve the application as printed with a note in the file that this does not set a precedent as it is to match the windows and that the windows will not be wrapped with aluminum by Doerfer, seconded by Lewis???**
Motion carried unanimously.

B. 245 W Liberty – Rebuild Chimney (HPC-2023-0004)

Applicant Dean Balmer present. Balmer explained the intent is to deconstruct the whole chimney and rebuild using the existing brick as able. Stephans recommended that any new brick that needed to be used be placed at the lowest elevations to make any differences in appearance less noticeable. Stephans asked if Balmer planned on putting the stone back in that is currently on the chimney, Balmer clarified that he did not. Commissioners discussed whether they wished to require stone to be used in the rebuild. Stephans stated he would recommend it but would not require it. Barker recommended the use of historic mortar as opposed to cement in the rebuild.

Motion to approve the application as printed, by Christens, second by Doerfer. Motion carried unanimously.

C. 103/105 S Madison – Add Mullions to Vinyl Windows, Restore Porch, Restore 3rd floor Window (HPC-2023-0020)

Applicant not present. Spranger discussed the application and the discussions that had occurred when she and Stephans had met with the applicant in December. It had been discussed that the arches above upper windows be restored as well as mullions where there had previously been some as well as restoring the porch. This work is proposed as mitigation for original windows which were replaced with vinyl without approval from the commission. The replacements of the arched windows would restore the appearance of the arch to be more correct but would change the dimensions of the window.

Motion to approve the mitigation to include reopening the porch, adding spindles, adding mullions, repairing the mason work around the entirety of the building, and replacing the arched windows on the third floor with wood windows with the following conditions:

- *that Hurley obtains a building permit no later than April, 2023*
- *That all work be completed by 12/31/2023*
- *That the commission approves of all materials before they are ordered*

Motion made by Sacker, second by Christens. Motion carried unanimously.

9. Discussion Items

A. Sign Permit – Stephans stated he felt the application could be approved by staff.

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B. 20 Mill St – Lead Windows, Structural Concerns

Applicant Ahmed Faouzi present. Spranger explained that Faouzi had come to her because a contractor he had contacted to replace the windows had informed him the windows were covered in lead. Spranger wished for herself, Building Inspector Larry Schalk, and Stephans to view the property in person to determine how much work needs to be done to figure out if it can be restored. Faouzi described the condition of the windows. Faouzi stated the estimate for the roof repair was \$50,000.

10. Report of the Community Development Director

A. Staff-Issued Certificates of Appropriateness

- i. 112 W Church (Evansville UCC) – Replace Entrance Doors In-Kind – HPC-2023-0021

The United Church of Christ is replacing their doors in kind.

- B.** In other news, a contractor who does wood windows contacted Spranger to get added to our list of wood window contractors.

11. Correspondence, Comments and Concerns

12. Next Meeting Date: February 15, 2023 @ 6:00 p.m.

13. Motion to Adjourn by Doerfer, second by Sacker. Motion carried unanimously.