

**City of Evansville Historic Preservation Commission**  
**Regular Meeting**  
**Wednesday August 16, 2017 6:30 p.m.**  
**City Hall (Third Floor), 31 South Madison Street**

**MINUTES**

**1. Call to Order,** Chair Dan Stephans at 6:30 pm

**2. Roll Call:**

<b>Members</b>	<b>Present</b>	<b>Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P		Community Development Dir. Jason Sergeant
Vice-chair Steve Culbertson	P		
Secretary Betsy Ahner	P		
Ald. Gene Lewis	P		
Matt Koser	P		
Cheryl Doerfer	A		
Steve Christens	A		

**3. Motion to approve the agenda:** Motion by Koser, Seconded by Culbertson. Approved Unanimously

**4.** Motion to waive the reading of the minutes from the July 19, 2017 meeting and approve them as printed by Culbertson, seconded by Lewis. Approved unanimously.

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

**6. Citizen appearances other than agenda items listed.** None.

**7. Applications**

- a.** 15 E. Main Street – Reconstruct exterior wall (Application 2017-22). The applicant was not present. Sergeant explained that the exposed wall on the east side of the building was never meant to be an exterior wall and it is absorbing water and creating interior problems for the building owner. The insurance company is requiring that a new wall with a parapet be constructed as soon as possible. A discussion was held on the need to protect the remaining foundation wall of 19 E. Main from further deterioration by the installation of a concrete cap. Motion by Koser, seconded by Culbertson to approve the application with the condition that an angled cap of concrete be constructed to prevent water seepage and further deterioration of the remainder of the retaining wall. Approved unanimously.

**8. New Business**

- a.** Discussion of Veterans Memorial Aquatic Center Concepts. The current entrance and shower building is not listed as a contributing building in the historic designation of the

park but the park store is. The three concepts all include increased utilization of the park store building. The information has been forwarded to the State Historical Society and the City is waiting for comments. Stephans stated that he personally likes to see new developments in the park because they serve to keep it alive and in use. This contributes to good maintenance of the facilities.

- b. Discussion of demolition at 19 E. Main – the lot needs cleaning up so the fencing can come down. In the past all demolition projects have required complete removal of all surfaces and utilities and the restoration of a grassy surface. In this case the City is trying to maintain the impervious area and utilities for future building use. The brick, block and sandstone that remain have been compromised by the fire and have limited value as landscaping materials and none as building materials. Stephans recommended that if possible the rear (south) wall be removed to curb height to create a barrier that would discourage parking in the building area and keep it from being an eyesore. Some of the back wall on the west side is acting as a retaining wall and it may need work to increase safety and the attractiveness of the area.
- c. Discussion of meeting in September – a budget meeting has been scheduled on the third Wednesday of September. It was decided to meet on September 27 instead.

## **9. Old Business**

- a. Continuation of discussion of protection of individual properties – the city has designated four properties outside of the historic districts. Stephans suggested the HPC develop a policy of recognizing significant historic properties with two levels that owners could apply for, 1) recognition only with no protection, 2) recognition with protection provided by local zoning laws as if it were in an historic district. These properties would not be eligible for tax credits unless they were placed on the National Historic Register. It would be like putting a building in a conservancy and would require a deed restriction. He has asked the Madison Landmarks Commission for a copy of their application form to use as a starting point in designing an application for Evansville.
- b. Lake Leota Park – No update on the proposed scoreboard.
- c. Updates regarding 15, 17 and 19 E. Main St. This has been covered under 8b.

## **10. Report of the Community Development Director.**

- a. Staff Issued certificates of appropriateness for a new roof on the house just south of City Hall and for the rebuilding of a wall at 15 E. Main St.
- b. 15 Mill Street – no update to report

## **11. Correspondence, Comments and Concerns.** None

## **12. Education and News** – None to report

## **13. Motion to Adjourn at 7:15 pm. Motion by Culbertson, seconded by Koser. Approved unanimously.**

**Next Meeting Dates: Wednesday 9/27/2017, and Wednesday 10/18/2017 and Wednesday 11/15/2017**