

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

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, March 20, 2024 at 6:00 p.m.
3rd Floor, City Hall, 31 S. Madison Street, Evansville, WI 53536**

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	Colette Spranger, Community Development Director
Vice-chair Gene Lewis	P	Derek Bahr, Residents
Vacant	A	Troy Zahn, Resident
Katie Sacker	P	Ryan Kopp, Resident
Norman Barker	A	Chris Keaveny, Contractor
Cheryl Doerfer	P	
Steve Christens	A	

3. Motion to approve the agenda by Doerfer, second by Lewis. Motion carried unanimously.

4. Motion to waive the reading of the minutes from the February 21 meeting and approve them as printed. Motion by Lewis, seconded by Sacker, motion carried unanimously.

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

6. Citizen appearances and Public Presentations.

7. Applications – Action Items:

A. 403 W Main St – Demolish Garage (HPC-2023-0177)

Motion to remove from table. Motion by Doerfer, seconded by Sacker, motion carried unanimously.

Applicant not present. Spranger and commissioners discussed that demolition is allowable without a replacement as current code does not allow garages to be constructed on properties without a principal structure.

Motion to approve the application as printed with it noted that demolition is being allowed to clean up the property without a house as the garage is out of context to the house and doesn’t relate to the neighborhood. Motion by Doerfer, seconded by Sacker, motion carried unanimously.

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B. 31 Mill St – Replace Wood Siding Containing Lead Paint with Vinyl (HPC-2024-02)

Contractor Chris Keaveny present. Keaveny stated his intention is to remove materials from the building in order to remove the lead paint thoroughly and as encapsulation would make strange presentations. Five “unused openings” (windows and doors/prior windows and doors) would be removed, some of which are not original.

No action taken.

C. 40 Mill St – Demolish and Replace Garage (HPC-2024-03)

Applicant Derek Bahr present. Bahr expressed that the existing garage was not useful for him due to the size. Commissioners expressed that the garage was not original. The existing building has vinyl siding. Bahr would use standing seam metal roof and shiplap style vinyl siding, if windows are used they will be one over one double hung windows to match house.

Motion to approve the application in kind but with a metal roof. Applicant to bring samples of materials to Community Development Director for approval. Motion by Sacker, seconded by Doerfer, motion carried unanimously.

D. 20 S Third St – Garage Addition (HPC-2024-04)

Applicant Ryan Kopp present. Spranger discussed the maximum size of a garage on the property and the limit for impermeable surfaces. Kopp described the project, involving adding to the east of the garage following the existing roof line and siding.

Motion to approve the application as printed. Motion by Sacker, seconded by Doerfer, motion carried unanimously.

8. Discussion Items

9. Report of the Community Development Director

A. Code Enforcement

Staff are working on code enforcement regarding flashing signs in use in the historic district in violation of code.

10. Correspondence, Comments and Concerns

11. Next Meeting Date: April 17, 2024 @ 6:00 p.m.

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