

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, June 19, 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	Elliot Samuel-Lamm
Vacant		Marissa Cimorelli
Katie Sacker	P	Joel Tomlin
Norman Barker	P	
Amy Corridon	P	
Steve Christens	P	

3. Motion to approve the agenda by Christens, second by Barker. Motion carried unanimously.

4. Motion to waive the reading of the minutes from the May 15th, 2024 meeting and approve them as printed. Motion by Sacker, seconded by Christens, motion carried unanimously.

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

6. Citizen appearances and Public Presentations.

A. Elliot Samuel-Lamm asked about appropriate fencing materials for a home he intends to purchase on Third Street. Is considering wood, would like to hear what is appropriate. Commission advised on a wooden or steel fence; Spranger commented that she would follow up with other fence regulations with regard to zoning and setbacks.

7. Applications – Action Items:

A. 33 N First – Replace Wooden Garage Door with Steel (HPC-2024-10)

Discussion among commissioners regarding how to best replicate the design of the garage door, which is repeated on other properties on this street. Commission stated a preference for the applicant to try and replicate the 16 panel door with the second row from the top being windows, but is not requiring it as a condition of approval.

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

B. 30 Railroad – Replace Original Siding (HPC-2024-20)

Joel Tomlin presented his case for replacing horizontal siding with vinyl to match his existing garage. A previous application had been denied because no contractor estimates or quotes had been gathered. Tomlin reported that the home had last been painted in 2005, when it was owned by his uncle. His uncle, who is 80, still lives at the residence but is now owned by Mr. Tomlin. The home houses Mr. Tomlin's uncle and another family member, both of whom are on limited budgets and pay marginal amounts of rent toward upkeep of the property. Costs to repair the siding using more common historically appropriate materials exceeded \$50,000; state historic tax credits cap out at \$40,000 per project and would only reimburse Mr. Tomlin \$10,000 through a tax credit. The option to use restoration smooth vinyl comes out to \$24,500. Commission Chairperson Stephans met with Mr. Tomlin on site to discuss how alternative materials could be installed to maintain the detail vertical detail work, which surrounds the window framing and is present at most corners of the house. Stephans maintained that the millwork corners can be maintained with a smooth plank and similar overlap to what is currently on the structure. He does not believe it will be noticeable. The decorative corners will be maintained, and in Stephans opinion that is a defining characteristic of the home. Commission members discussed the appropriateness of approving vinyl outright when replacing original material. Pros towards allowing this application include the overall maintenance of the structure, which is not currently weatherproofed between the siding and frame. Mold is beginning to be an issue, which could jeopardize the integrity of the structure and needs to be done. This is a residence that, while not Mr. Tomlin's primary residence, does not produce income that could offset maintenance costs. Commission members wanted to ensure this did not set a precedent for future applications to have vinyl approved outright. Spranger brought up that the request was to match the siding approved by the Commission on a separate application for the new garage that is on the property. Such a request would be difficult to do on other homes with original siding. Commission members also noted that the applicant was aiming to save and restore details on the home that gave it its signature character, and was confident it could be done without producing a noticeable difference between the wood details and vinyl siding.

Motion to approve the application with the following conditions and comments:

1. Only horizontal shiplap siding shall to be replaced with restoration quality, smooth texture shiplap siding to match existing garage, color and texture

2. Historic wood Vertical features, including vertical wooden corners, all and window framing and trim details, and all decorative woodwork at bay windows and other historic features shall to be preserved.

3. This residence provides low income housing; vinyl siding has been approved, as an exception, because of the above conditions and in effort to offset maintenance costs and financial burden due to economic hardship of the owner. Tax credits fail to adequately offset the additional cost of replacing the unrepairable cedar siding with new cedar siding.

Motion by Barker, seconded by Corridon. Motion carried 5-1 with Christens dissenting.

8. Discussion Item

9. Report of the Community Development Director

A. Staff Approved Certificates of Approval

- i.** 226 W Liberty – Replace Vinyl Windows with same (HPC-2024-13)
- ii.** 27 Garfield – Reroof, replace soffit/fascia with same materials (HPC-2024-14)
- iii.** 262 W Church Street – Reroof (HPC-2024-15) (fined for doing work w/o permit)
- iv.** 21 Garfield – Reroof with same materials (HPC-2024-16)
- v.** 340 W Main – Reroof house and garage with same materials (HPC-2024-18)

10. Correspondence, Comments and Concerns

11. Next Meeting Date: June 19, 2024 @ 6:00 p.m.

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