

City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, March 15, 2023 at 6:00 p.m.
W.H.H. Johnson House, 224 W Church 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	Colette Spranger, Community Development Director
Vice-chair Gene Lewis	P	Joel Tomlin, Applicant
Aimee Stano	P	Ahmed Faouzi, Applicant
Katie Sacker	P	Pat Carr, Owner/Host of 224 W Church
Norman Barker	P	Roger Berg
Cheryl Doerfer	P	Jean Peterson
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 February 15, 2023 meeting and approve them as printed Motion by Christens, seconded by Lewis. 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. 30 Railroad – Build New Garage - HPC-2023-0060. Applicant Joel Tomlin was present. The request is to construct a garage on a property within the historic district. Commissions asked Tomlin about his plans for painting, doors, and windows on the new structure. The proposed garage will be very simple, with one side door and one side window. Siding will be vinyl. Stephans noted that restoration smooth vinyl was to be used. Stephans noted that typically the Commission does not allow driveways to be widened within the historic district. Per Zoning Code, the applicant would be allowed to expand the driveway from 17' to 20'. Given the location and relatively short length of the driveway, Stephans conceded widening would be appropriate in this instance. Spranger noted that the garage will have to be outside the front yard area. However – front yard setbacks for new structures can be calculated using the average of setback lengths on the street. In this case, that would be eight feet from the property

line. Applicant will be going to Plan Commission in April for Conditional Use Permit approval.

Motion to approve the application by Lewis, seconded by Doerfer. Motion carried unanimously.

- B. 20 Mill – Economic Hardship Claim.** Homeowner Ahmed Faouzi was present. Spranger began the discussion stating that upon helping the applicant with his application for the 0% interest CBDG home improvement loan, she believes he would qualify to apply for economic hardship. The applicant is seeking to replace original material windows in his home but states the windows are in poor repair and a contractor has deemed them irreparable. Stephens restated the Commission’s order of preference for windows needing work: repair if possible, replace in kind, then replacement with other materials. He also stated that the use of the hardship claim would be to use the criteria from Chapter 62 along with an application to replace the original windows. Spranger replied that she would follow up with the contractor who Mr. Faouzi contacted and continue to assist him in getting the CBDG loan. No action taken.

8. Discussion Items

- A. Solar in the Historic District.** Spranger noted that she had been asked by two residents regarding rules on the placement of solar panels within the historic district and wondered if the Municipal Code could be edited to include stronger language about placement preference within historic districts. She included language from another city’s design guidelines for work in the historic district. General consensus of the group was that any solar panel should not be able to be seen from the street.

9. Report of the Community Development Director

- A. Annual Certified Local Government Report.** Spranger reported that the yearly report to the state has been made.

10. Correspondence, Comments and Concerns

11. Next Meeting Date: April 17, 2023 @ 6:00 p.m.

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