



HISTORIC PRESERVATION
Department of Metropolitan Development

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A meeting of the Evansville Preservation Commission was held on Wednesday, December 1, 2010 at 5:30 p.m., in room 318 of the Civic Center Complex, Evansville, Indiana.

Attendance

Commission members: Pam Guthrie, Chris Brown, Eric Renschler, Matthew Rowe, Jody Phillips, and Charlene Williamson were in attendance. Christine Keck was absent as well as Mr. Tom Barnett Executive Director/Department of Metropolitan Development. Commission Attorney Mr. Joshua Mastison and Mr. Dennis Au Historic Preservation Officer/Department of Metropolitan Development were present.

Call to Order

Chairwoman Pam Guthrie called the meeting to order pronouncing a quorum present.

Approval of Minutes from September 1, 2010

Ms. Williamson made a motion to approve the minutes. Mr. Rowe seconded. The motion passed unanimously. The minutes are attached and made part of these minutes.

Applications

10-EPC-07 121—127 Chestnut St. Neuhoff Development, LLC

This resolution was tabled.

10-EPC-04 309-313 S.E. Second St. Ron and Connie Bosler (Continued)

This resolution was tabled.

10-EPC-08 301 S.E. First St. St. Paul's Episcopal Church

Ms. Guthrie stated that the church wishes to construct a black-matte, wrought iron railing around an exterior basement entrance. Also present in the design shall be Gothic-style arches. Ms. Guthrie stated it will be a great improvement for the church.

Mr. Rowe made a motion to approve the resolution. Mr. Phillips seconded. The motion passed unanimously.

10-EPC-09 304 S.E. 1st St. – Jerd Smith/Jon Chambers

Ms. Guthrie stated that the owners of the house wish to re-roof the house, repair box gutters, replace hanging gutters, replace slate on turret, repair historic chimney, and replace asphalt siding on exterior of 2nd floor. Ms Guthrie stated that most of these are “life for blight,” or

repair or replace, which doesn't necessarily need a permit.

She pointed out that the chimney on the right side of the house has more intricate brickwork. Ms. Jerd Smith, owner of the house, asked at this point to table the chimney issue as 2-3 different opinions suggested that the plan for the chimney may not work, but will provide drawings of future plans. Ms. Jerd also stated that two dark colors are being considered for the exterior trim of house, which is currently a "slate blue", and would complement the house's brick exterior.

Ms. Guthrie stated the garage is not historic; therefore razing it should not be an issue and could be approved tonight. However, she noted that should the garage remain, permission would be necessary to alter its exterior. She also pointed out the request to construct an 8 foot tall privacy fence. Ms. Guthrie stated that this aspect of the project would require a variance from the Area Plan Commission.

Ms. Smith stated that the fence would be painted to reflect the exterior of the house.

Mr. Au stated that he did not seek archival photographs of the house, but suggested that Willard Library or U.S.I. may possess them.

Mr. Renschler made a motion to approve the resolution. Ms. Williamson seconded. The motion passed unanimously.

10-EPC-10 809 S.E. Riverside Dr. Daniel Menser

Ms. Guthrie stated that the owner would like to install new porch railings and floor, and repaint house's exterior. She inquired about the materials to be used and the colors of the paint to be used.

Mr. Daniel Menser, the property owner, stated that the deck would be all wood and will be built to meet code. The porch railing will now be 4 feet tall and not 2 feet. He stated he has a four-color scheme for the paint, which he has already sent to Mr. Au.

Mr. Au stated that the Commission likes to know where on the house the colors are going, particularly by using a picture of the house with arrows drawn in to indicate color scheme.

Mr. Menser acknowledged that he would like to do the house right to live in. He further stated that he has been working with a housing inspector to get work done to prevent further fines from accumulating, but the recent cold weather has prevented the work from progressing quickly.

Ms. Guthrie advised Mr. Menser that he may leave off the ornate eagle from the house's exterior, as the project calls for removing the awning above the second floor balcony. She further advised Mr. Menser that he will need to provide details of what the balusters will look like, which he provided two different styles of.

Mr. Au informed Mr. Menser of code specifications requiring at least 4 inches between balusters, but Mr. Menser stated he will keep them between 2-3” apart, meeting code and historical requirements.

Ms. Guthrie further advised Mr. Menser that the balusters should be painted rather than painted in keeping with historical element of house. Any other changes must be called to Dennis.

Ms. Williamson made a motion to approve the resolution. Mr. Rowe seconded. The motion passed unanimously.

Old Business

Window Closure at 621 S.E. Riverside Dr.

Ms. Guthrie stated that this issue had been resolved. Mr. Au confirmed. There was no further action taken.

Streetlights

Ms. Guthrie stated that this project is still in progress with no changes from last month. No further action was taken.

Neighborhood Signage

Ms. Guthrie stated that there was nothing to report on this project. No further action was taken.

Demolition of 800 S. Kentucky

Mr. Au began by stating that according to city ordinance, the demolition application comes to him. He also stated that if a structure to be demolished is on a Historical Register of rated “outstanding” or “notable” on the interim report, it is then brought before the Historical Preservation Commission. Mr. Au stated that this is one of the “nicest, most significant” to come to his attention. He stated that at the previous meeting, under state statuette, Commission can halt demolitions and renovations pending action by the City Council. In fact, Mr. Au stated he would ask the Council to declare it a single site historical site, which usually takes 30 days. The owners allowed a tour of the structure which revealed a number of issues. Mr. Au stated that the worst features are dilapidated soffits which allow water to run right into house. Other needs noted by Mr. Au include roof, brick and mortar, interior electrical, interior windows and plaster, as well as an old boiler with asbestos which must be a priority. Overall, Mr. Au declared the structure sound despite needed maintenance. Lot is also important for its proximity to Bayard Park National Historic Registry.

Ms. Guthrie stated that maintenance is an ongoing process for older homes.

Mr. & Mrs. Thomas Lantz, property owners, were also in attendance. Mr. Lantz stated that they have lived next door to this property since 1996, acquiring it in August 2010. They bought the property for \$27,500 from the bank with plans to raze the structure and create landscaping over

the entire lot, including a wrought iron fence. Mr. Lantz further questioned the historical importance of the property, to which Mr. Au related it as being a result of the property's proximity to Bayard Park Neighborhood, which is a designated historical area. Mr. Lantz stated that he and his wife will not put needed dollars into the structure, which he put at \$200,000 to make it viable.

Ms. Guthrie inquired if the Lantz's would consider selling the house to owners committed to preserving it.

Mr. Lantz replied that though no one would be disappointed with the outcome of his plans for the property, he and his wife are concerned with drug dealers and other undesirables relocating in the house.

Ms. Guthrie inquired if Mr. Lantz had already spoken to contractors regarding razing the structure.

Mr. Lantz explained that it was through communication with a contractor that the Commission even found out about his plans to raze the structure because the contractor had inquired about the cost of a permit to demolish, which subsequently led to Mr. Au being informed. Mr. Lantz stated that demolition would not be considering demolition for at least 90 days, in which time the Commission may resort to finding acceptable buyers of the house. No further action was taken at this time.

New Business

No new business was brought before the Commission.

Adjournment

With no further business, the meeting was adjourned.