

**Edwardsville Historic Preservation Commission**  
**February Meeting Minutes**

**Date: Wednesday, February 12, 2020**

**Time: 7:00 pm**

**Place: Council Chambers, City of Edwardsville City Hall, 118 Hillsboro Avenue, Edwardsville, IL 62025**

**I. CALL TO ORDER**

Commission Chairman Tom May called the meeting to order at 7:01 pm.

**II. ROLL CALL (present)**

Present: Brandon Adair, Joe Hutton, Tom May, Bob Nickrent, Reggie Resper, Kerry Smith and Jennifer Plocher Wilkins

(Excused absences: Ryan Downey, John Hackett) (Absent: Stephanie Lantz)

**III. CITIZENS WISHING TO ADDRESS HPC: none**

**IV. CERTIFICATE OF APPROPRIATENESS**

**a. COA #1: 821 Troy Road (within Leclaire Historic District)**

**Property Owner: Milford Marshall**

Project: Adding an additional parking area, and a paving driveway extension in the form of a parking pad. Public works went out to inspect and determined that it's not appropriate. City will not allow a curb cut. Location of requested parking area does not comply with HPC guidelines.

Moved by Reggie Resper and seconded by Bob Nickrent to accept COA #1 for discussion. Bob Nickrent made motion to approve, Brandon Adair seconded. Roll call vote: Brandon Adair no, Joe Hutton no, Bob Nickrent no, Reggie Resper no, Kerry Smith no, Jennifer Plocher Wilkins no, Tom May no. Unanimous approval to bring discussion to the floor. Roll call vote was unanimous (7-0) to deny COA #1.

**b. COA #2: 219 McKinley Avenue (within Leclaire Historic District)**

**Property Owner: Amanda Grippi**

Project: Backyard fence. Dog-eared cedar fence. Proposed height is four feet. Not visible from street. Bob Nickrent made motion to accept for discussion, Reggie Resper seconded. Jennifer Plocher Wilkins made motion, Bob Nickrent seconded to approve COA #2.

Roll call vote: unanimous (7-0) in favor of approving COA #2.

**c. COA #3: 1203 Emerson Street (within Leclaire Historic District)**

**Property Owner: Will Krause, Applicant Joe Hutton (Contractor)**

Project: 1) Remove one wooden double-hung window from 2<sup>nd</sup> floor bathroom; 2) Infill exterior wall with board siding; 3) Install 5'6" x 1' fixed fiberglass window; 4) Trim window in Azek 5/4 x 5 trim. Fiberglass was selected because interior of window is in the shower. Fixed window. Cantilever isn't changing...just the shape of the window is changing. Motion to accept and discuss: Bob Nickrent moved, Brandon Adair seconded. Window can be viewed from Franklin Avenue (back of the house view only). HPC's public view guideline makes it a question, but limited back-of-house view makes it allowable. Jennifer Plocher Wilkins made motion to approve COA, Bob Nickrent seconded.

Roll call vote: 6-0 I favor of approving COA #3. (Joe Hutton abstained.)

**d. COA #4: 915 St. Louis Street (within St. Louis Street Historic District)**

**Property Owner: Michael Walton/Amanda Thoron**

Project: Install an in-ground pool in back yard. Next door neighbor is Jeff Cooper, directly to the west; HPC approved a pool for that property. 915 St. Louis Street is a doubly deep lot that extends all the way to Randle Street. HPC even more recently approved another similar pool layout also along St. Louis Street. Deck already exists. Bob Nickrent moved to discuss, Reggie Resper seconded. Reggie Resper moved to accept COA #4, Joe Hutton seconded it.

Roll call vote: 7-0 to approve COA #4.

**e. COA #5: 1109 Lake Avenue (within LeClaire Historic District)**

**Property Owner: Thomas & Penny May**

Project: 1) Install 12' x 10' deck; 2) Stamped concrete pad. Will also add pavers to back area. Tom May and Jennifer Plocher Wilkins abstained from the voting. (Jennifer's husband is the contractor.) Bob Nickrent moved to discuss, Joe Hutton seconded. Reggie Resper moved, Bob Nickrent seconded to approve COA #5.

Roll call vote: 5-0 to approve COA #5.

**V. APPROVAL OF MINUTES OF HPC MEETING IN JANUARY**

HPC board members present, with a voice vote, unanimously (7-0) approved the January 8, 2020 minutes of Edwardsville HPC meeting as submitted.

**VI. FINANCIAL REPORT:** none

**VII. CORRESPONDENCE**

**VIII. COMMITTEE REPORTS**

**a.** Attaboy Letters – 1231 Lindenwood (Ferguson Construction). Walter Williams will send letter to homeowner on 2/13/2020. Walter Williams will also send a letter to Pfund Construction for the Ink House (former Edwardsville Intelligencer building).

**b.** Historic Districts and Landmarks Updates

1. Stephenson House
2. Brick Streets

3. Downtown
4. Leclaire
5. St. Louis Street

**IX. OLD BUSINESS**

Brandon Adair asked about whether HPC had decided to include Tom May's recorded timeline of work being done at 409 Franklin Avenue with the HPC minutes from October 2019. Tom May said he did speak with the city clerk about inserting it with the HPC agenda if needed. Jennifer Plocher Wilkins' concern and other HPC members is that if we insert a timeline, there may be the expectation that HPC will be monitoring the work and that's not something we do (HPC is not charged with overseeing property owners' processes). Tom May had seen 409 Franklin's work every day. But since the COA and its appeal failed, the homeowner has done additional scraping and painting. After more discussion, HPC agreed not to include Tom May's October 2019 notes in the official HPC records.

**X. NEW BUSINESS:**

**a. Cara Lane Presentation on the History of Leclaire & N.O. Nelson** – Leclaire resident and former HPC member Cara Lane presented a summary version of her master's degree thesis specific to her American Culture Studies degree earned in May 2019 from Washington University in St. Louis. Cara teaches history at Edwardsville High School. Her presentation detailed the significance of company town founder, visionary and Leclaire business leader N.O. Nelson.

**b. Historical Properties Recognition: Jennifer Plocher Wilkins**

Nominated properties for 2020

1. RESIDENTIAL: 923 Grand Avenue (Dippold House, Local Landmark) (2018 COA) @ Grand and Elm, doors in back are still boarded up. Joe Hutton says the integrity of the house is good.
2. RESIDENTIAL: 1107 Lake Avenue (2015 COA), completely restored/rebuilt porch to its original beauty, based upon a photo. Former elderly homeowner passed away years ago, but her son rehabbed it (beginning in early 2016). Award would be limited to porch only.
3. RESIDENTIAL 1231 Lindenwood Avenue (2017 & 2018 COAs). Major exterior transformation.
4. RESIDENTIAL 1333 St. Louis Street. Modern, new construction, but sound design. This project could make a nice future award winner (next year or beyond).
5. RESIDENTIAL 1025 St. Louis Street. Completely rebuilt porch and newly built garage.
6. COMMERCIAL – The Lodge – 231 North Main Street (Downtown Historic District). Conversion of a deteriorating façade into one that fits its environment. Comprehensive renovation. (2019 completion)
7. COMMERCIAL – 131 Hillsboro Avenue. Two COAs, one for church sign, and one for wheelchair-accessible ramp in 2018. Trailhead Church (Downtown Historic District)

**c. North Main Street Contributing Property Report:** Consultant Michael Allen will present this report at the 2/27/2020 meeting of the Administrative & Community Services (ACS) Committee, beginning at 5:30pm.

- d. **HPC Invitation from Greater Gateway Association of Realtors CEO Kyle Anderson:** HPC members are invited to give a short presentation and facilitate a Q&A with attendees at GGAR's quarterly managing brokers meeting on 4/23/2020 beginning at 9am in GGAR's office.
  - e. **5 Governors' Plaques Bios** – in final proofing and being prepared for installation sometime this spring in the plaza in front of the new law enforcement building.
  - f. **Historical Marker Applications (Illinois Historical Society applications have been submitted)**
    - 1. The Pogue Store
    - 2. The Poor Farm
- XI. **ADJOURNMENT: Next HPC Meeting is Wednesday, March 11, 2020. Chairman Tom May adjourned the February 12, 2020 meeting at 8:34pm.**

Minutes respectfully recorded and submitted 2/15/2020 by Kerry Smith, HPC Secretary