

## Edwardsville Historic Preservation Commission

### April Meeting Minutes

Date: Wednesday, April 10, 2019

Time: 7pm

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

#### I. CALL TO ORDER

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

#### II. ROLL CALL

Present: Joe Hutton, Kurt Ackerman, Ryan Downey, Tom May, Kerry Smith and Casey Weeks (excused absences: Jeanne Coyle, Bob Nickrent, Jennifer Wilkins)

#### III. CITIZENS WISHING TO ADDRESS HPC

None

#### IV. COA DESIGN REVIEW

- a. **COA #1: 420 N. Main (within St. Louis Street Historic District).** Owner: Main Street Investing LLC. Demolition of former house belonging to Dr. Nash. Greg Sutterfield (architect) and Matt Pfund (contractor) spoke. Area where house is located would be used to create green space next to new law firm build. Pfund said he spent some time with Habitat for Humanity to try to explore where to move the house, but they weren't able to find a suitable lot nearby. Joe Hutton said he knows Walt Williams has made attempts (re: finding a location nearby to move the home to) but has not been successful. Kurt Ackerman and Hutton asked if the home's original materials (trim package, architectural millwork, etc.) might be preserved. Pfund said yes, he would definitely try to preserve these materials prior to demolition. Motion to accept COA: Casey Weeks made the motion, Kerry seconded it. Roll call vote: Kurt (no), Ryan (yes), Joe (yes), Kerry (yes), Casey (no), Tom (yes). Motion passed 4-2.
- b. **COA #2: 507 N. Main (within St. Louis Street Historic District).** Owner: EGG Development. Motion to accept COA: Joe Hutton moved, Casey Weeks seconded. Hutton said this home isn't in nearly as good of condition as the Dr. Nash home is (at 420 N. Main). And this (507 N. Main) area is already zoned as B-2. This part of town is already zoned to be transformed (this property is next to the former dry cleaners, which was condemned due to chemical contamination). Matt Pfund said there is asbestos contamination in the building Greg Sutterfield said preliminary plans call for a mixed-use (office/retail) footprint that is planned. Walt Williams said the contractor is planning on doing demo work in May. Hutton said there's already an auto tire place and gas station on this corridor of North Main. Hutton recommends going in and reclaiming the pieces that are salvageable. Casey Weeks and Tom May said the plans of what's proposed should be presented first (before approving a COA for demolition). Williams said that with the Manny Jackson Center, only a schematic was provided before that COA was approved. May cited page 54-b-5. 7.1 (of HPC guidelines).

Krissy Howard, who represents the building owner (Randy Gori), said people have been living in the basement of 518 Hillsboro, and others have been living in the former Wayne's Dry Cleaners. Another issue to consider with these buildings is that they are inhabitable, Howard said. Roll call vote: Kurt (no), Ryan (yes), Joe (yes), Kerry (yes), Casey (no), Tom (yes) Motion passed 4-2.

- c. **COA #3: 839 Madison Avenue (within Leclaire Historic District).** Owner: Frank Spohr. Damaged siding from a weather event that occurred two years ago. The old siding tested positive for lead. Homeowner said the insurance company will not cover abatement but will approve vinyl siding. Motion to accept COA #2: Casey Weeks made the motion, Ryan Downey seconded. Kurt Ackerman and Joe Hutton recommended to Spohr that he get a metal paint scraper to take aluminum off of his house to achieve the best look. Kurt Ackerman recited the HPC guidelines (page 9) to Spohr. Ackerman added that the required process is to take the aluminum siding off, remove the lead, reattach the original siding and repaint the home. Ackerman and Hutton provided their contact info for Spohr in case he had additional questions. Roll call vote: Kurt (no), Ryan (no), Joe (no), Kerry (no), Tom (no), Casey (no). Motion to approve the COA failed 0-6.
- d. **COA #4: 837 Holyoake (within Leclaire Historic District).** Owner: Tyler Lowe. Storm damage to windows and siding. Additional damage from water that needs replacing. (18-inch asbestos siding is on there at this time). Owner wants to replace it with vinyl siding. Casey Weeks made the motion, Kerry Smith seconded. Joe Hutton read the section of the HPC guidelines regarding windows. Hutton articulated that HPC requires photographs of the home's existing conditions – photos of each window and an estimate from a restoration contractor. Hutton also advised Spohr to check EPA's guidelines. Roll call: Kurt (no), Ryan (no), Joe (no), Kerry (no), Tom (no), Casey (no). Motion to approve the COA failed 0-6.
- e. **COA #5: 1025 St. Louis Street (within St. Louis Street Historic District).** Owners: Joshua & Rebecca Young. Casey Weeks made the motion, Kurt seconded. Homeowners said they need to replace the crumbling block under the foundation but can't repair the masonry. Their preference is to replace the broken foundation and cover it with local gray cut limestone (so it resembles many of the other homes on St. Louis Street). Homeowners proposed keeping the porch floor which is concrete (and repairing the cracks). Owners report that the porch was added on at least 20 years after the house was built. Their garage is not part of this COA – it will be presented at a future meeting as a separate COA. The Youngs would like to make their home's exterior look like four-square homes built in 1918. Roll call vote: Kurt (yes), Ryan (yes), Joe (yes), Kerry (yes), Casey (yes), Tom (yes). Vote to approve the COA passed unanimously, 6-0.

**V. APPROVAL OF MARCH MINUTES OF HPC** – March minutes were approved as submitted. (Kurt Ackerman motioned, Joe Hutton seconded.)

**VI. FINANCIAL REPORT** – None. HPC's FY 2019 budget was approved at the increased level. Walt Williams reported.

**VII. CORRESPONDENCE** – None.

**VIII. COMMITTEE REPORTS**

- a. Atta-boy letters – None.
- b. Historic districts and landmarks updates – none

**IX. OLD BUSINESS** – None.

**X. NEW BUSINESS**

- a. Preservation & Design Awards (first year to do this): Ryan Downey says Bin 51 (118 North Main) and the home at 302 Jefferson Street are the HPC's first two award nominees. These award winners, if approved by HPC tonight, will be presented at a city council meeting on Tuesday, May 21. Jen Wilkins and Ryan Downey proposed the award design. Roll call vote on Bin 51: unanimous (6-0). Roll call on residential 302 Jefferson: unanimous (6-0).
- b. 2019-2020 HPC Proposed Officers; Chair Tom May, Vice Chair Jen Wilkins, Recording Secretary Kerry Smith. Kurt Ackerman motioned, Casey Weeks seconded. Unanimous approval (6-0) of slate of new officers for the coming year (beginning in May 2019).
- c. Joe Hutton talked about the zoning workshop last week at the Wildey Theater. He distributed a Zoning & Permitting Process handout.
- d. Casey Weeks said City Councilman Will Krause recommended putting out a call for additional HPC commission members via HPC's Facebook page
- e. Walt Williams reported that Randy Gori has offered to pay for the sections of the mural affixed to the former City Public Safety Building. (Williams said Gori has a system where contractors will peel back the tile, ground the mortar off and reset a limited number of tiles within a steel frame.) The transported tiles will then be given back to the city. The city will help bear the cost.

**ADJOURNMENT:** Our next regular HPC meeting is May 8, 2019. Meeting adjourned at 8:47pm. Joe Hutton motioned, Tom May seconded.

Minutes respectfully recorded and submitted by Kerry Smith

