Evansville Historic Preservation Commission

**Minutes**

**Wednesday, June 17, 2015, 6:30 P.M.**

**Evansville City Hall**

**Present:** Steve Culbertson, Rich Modaff, Ald. Gene Lewis, Steve Christens, John Decker, and Betsy Ahner.

**Absent:** Matt Koser.

**Also Present:**  Community Development Director Jason Sergeant, Citizens Greg Helgesen, Sharon George, Mike Maves, and Amy Stano.

The meeting was called to order at 6:30 PM by Chair Richard Modaff.

Motion by Christens to waive the reading of the May 20, 2015 and September 17, 2014 minutes and approve them as printed. Second by Culbertson. Motion carried.

**Reorganization items.**

Citizen appearances other than on agenda items listed:

Greg Helgesen appeared to present elevation view drawings, prepared by Nelson-Young Lumber Company, of the four elevations of a proposed replacement structure at 268 W. Liberty Street. The principal façade would face Liberty Street, and the secondary façade would face Third Street. A covered porch and multiple gable ends are depicted for the principal façade and a 2-car attached garage and multiple gable ends above the living spaces are depicted for the secondary façade. The Commission urged Mr. Helgesen to work with the Community Development Director to further develop the design, which will require conditional use approval by the Planning Commission, in addition to further review by the Historic Preservation Commission.

**Applications**

138 W. Church Street. – Motion by Decker to accept the application. Second by Ahner. The property is a contributing resource in the Evansville Historic District, with AHI reference #85045. The application submitted in support of the request to perform a historic restoration of the existing detached garage was found by the Commission to be complete and thoroughly detailed. Motion carried unanimously. The Commission congratulated Ms. Otto on her efforts to retain the authenticity of the structure and site.

41 Antes Drive. – Mr. Maves and Ms. Stano appeared on behalf of a proposal to construct “dugouts”, or three-sided, above-grade structures to enclose the team benches along both sidelines of the South Baseball Diamond. The property is a contributing site within Leonard-Leota Park, with AHI reference #171401. Lewis moved to table consideration due to insufficiency of the information furnished by the applicants. Culbertson seconded. The Commission furnished the applicants with another copy of the Commission’s procedures for collecting the information required to be submitted by the City to the State Historic Preservation Officer in advance of construction on City-owned property within a National Register Historic District, and urged them to work with the Community Development Director to produce the needed information. The Commission noted that relocated sideline fences and relocated benches had been recommended by the Commission a year ago, that a request for SHPO review for those proposed rehabilitation items had been submitted, and that no objection had been received. However, the new concrete and brick backstop was constructed on the site without making an application specifying the type of design or construction to be used, and without furnishing the information needed for SHPO review of such construction.

341 W. Main Street. – Ms. George appeared in support of the application to apply vinyl siding over the existing wood clapboard siding on the four elevations of the structure that are not already covered with vinyl siding. The property is a contributing resource within the Evansville Historic District, with AHI reference #85228. Ahner moved to accept the application. Seconded by Decker. Ms. George stated that a portion of the street-facing façade already has been clad in vinyl, that she would not alter any of the original doors or windows, that she would retain all wood trim in place on all elevations, and that the existing wood siding would not be removed. Approved by voice vote.

227 W. Church Street. – [Erroneously listed as 235 W. Liberty Street in the Notice and Agenda.] A written application and certain sample materials were submitted, but no appearance was made by the property owner. The property is a contributing resource within the Evansville Historic District, with an AHI reference #61079. Mr. Sergeant provided the following information. The property owner advised that he was scheduled to be out of town at the time of the Commission’s consideration of the application. The restoration work on the property was brought to Mr. Sergeant’s attention by way of a resident complaint to the effect that the original siding was being removed on a weekend. A building permit had been obtained, but only for interior work. Mr. Sergeant dispatched members of the Evansville Police Department to the site to inform the owner and contractor that work was being done without a valid building permit. All of the original wood clapboard siding has been removed from the building and from the site, and the owner proposes to replace it with a Hardie Board product having a raised wood grain appearance. The owner also proposes to replace original diagonal siding at the gable ends with a Hardie Board product having a vertical batten appearance. The Commission suggested that the owner be put in contact with a preservation architect at the Wisconsin Historical Society to see what, if anything, might be done to mitigate the loss to the building’s authenticity. Culbertson moved to table consideration of the application to permit the owner to meet with the Commission, and to conduct a special meeting at the owner’s convenience and expense, if requested. Seconded by Ahner. Approved by voice vote.

**New Business**

1. Community Development Director’s Report. Jason reported that work continues on the required update to the Smart Growth Comprehensive Plan and that a review is being done of zoning code provisions, including those pertaining to the Historic Preservation Overlay zoning.
2. Annual report. Due to the press of other business, this matter was not taken up.
3. Proposed amendments to historic preservation ordinances. Decker circulated a preliminary draft, and entertained questions and suggestions for additions and revisions. A second draft will be circulated and discussed at a future meeting.

**Old Business**

1. Baker Building Museum. Ahner advised that the building will be open for tours during the Independence Day activities at the park.
2. Plaque program. Decker will have additional discussion with home owners on possible interest in donation of historic preservation easements.

**Other Business**

None presented.

**Adjournment**

Ahner moved to adjourn. Second by Christens. Motion carried at 8:25 PM.

Respectfully submitted,

John Decker

Secretary

The minutes of the Evansville Historic Preservation Commission are not official until approved by the Commission.