Evansville Historic Preservation Commission

**Minutes**

**Wednesday, July 15, 2015, 6:30 P.M.**

**Evansville City Hall**

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

**Absent:** None.

**Also Present:**  Community Development Director Jason Sergeant, Citizens George DeBroux, Andrea Lewis, and Tim Magee.

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

Motion by Culbertson to waive the reading of the June 17, 2015 minutes and approve them as printed. Second by Ahner. Motion carried.

**Reorganization items.**

Citizen appearances other than on agenda items listed:

Tim Magee appeared to inquire about the status of a building permit application that evidently had not been presented to the Historic Preservation Commission. He expressed concern because part of the proposed work included repairs to an active roof leak. Commissioners advised Mr. Magee that the building inspector had authority to issue a building permit for such repairs without having the matter presented to the Historic Preservation Commission, and that he should contact the building inspector accordingly. The chairperson promised to look into the status of the application in other respects and to promptly contact Mr. Magee.

**Applications**

18 E. Main Street. –George DeBroux appeared in support of the application to apply business lettering around the perimeters (top, bottom, and sides) of the storefront windows in a manner similar to that done at the Firefly Restaurant in Oregon. The property is a contributing resource in the Evansville Historic District, with AHI reference #84974 (Historic Jud Calkins Store Building). Motion by Ahner to accept the application. Second by Lewis. Mr. DeBroux is working with Community Development Director Sergeant on design of additional signage, and he expects to return to the Commission when those proposals are finalized. Commissioners noted that the Commission’s action with respect to signage in the Historic District constitutes a recommendation to the Zoning Administrator, who has the final approval authority as to signs. Approved by voice vote.

26 Garfield Avenue. – Andrea Lewison appeared in support of the application to install a prefabricated sectional wooden privacy fence with lattice work upper sections from a corner of the detached garage to a point on the house adjacent to the cellar door. The property is a contributing resource within the Evansville Historic District, with AHI reference #85228 (Historic Annie Gibbs House). Culbertson moved to accept the application. Seconded by Koser. The fence is compatible with other, similar back yard privacy fences in the Historic District, and would not have an adverse effect on the historical character of the site. Approved by voice vote.

268 W. Liberty Street. – Jason Sergeant appeared to advise the Commission on the further development of construction drawings for a single family residence to replace the historic structure at this address that was destroyed by fire. The property was a contributing resource within the Evansville Historic District, with an AHI reference #85113. Mr. Sergeant advised that he has recommended to the owner the addition of one dormer on the Liberty Street side of the dwelling, and two dormers on the Third Street side, and has suggested moving the gable-end details on the Liberty Street façade from the end to the center of the structure so as to provide a covered porch at the principal entry. These design alterations are intended to make the project more compatible with adjacent properties within the Historic District.

114 N. Second Street – No appearance was made on behalf of an application to install a fence. To permit discussion, Culbertson moved to accept the application. Seconded by Koser. Decker observed that the property is not within the Historic District, but the proposed fence evidently would abut the property at 106 N. Second Street, which is a contributing resource with AHI reference #85013. The application materials were unclear as to the setback of the proposed fence from the sidewalk. Culbertson and Koser requested leave to withdraw their motion to permit clarification of the application. Motion withdrawn.

**New business**

1. Community Development Director’s report. Mr. Sergeant is working with Amy Stano to provide the information needed for a Request for State Historic Preservation Officer Review of the additional proposed work at the South Baseball Diamond in Leonard-Leota Park. Design alternatives are being developed for proposed “dugouts” and information also is being assembled relative to a proposed electronic scoreboard.

City Hall is in the process of having the exterior wood and trim painted.

1. 2014 year-end report. Culbertson moved to approve the 2014 year-end report prepared by the secretary and to have it submitted to the City Council and to the Wisconsin Historical Society. Seconded by Lewis. Approved by voice vote. (Copy attached.)
2. Proposed amendments to the city’s historic preservation ordinances. A second draft proposal was submitted to the Commission by Decker which incorporates the changes suggested at the June 17 meeting, namely a reorganization of the “Commission powers” subsection and the addition of a Stop Work Order provision, similar to that used by the Madison Landmarks Commission, for cases where owners fail to apply for a Certificate of Appropriateness or a Demolition Permit, or fail to adhere to the requirements of those documents after issuance. An appendix has been added to set forth the Secretary of the Interior’s Standards, and a second appendix contains the Commission’s previously-adopted procedures for gathering information needed for a Request for State Historic Preservation Officer Review of proposed projects on City-owned property listed on the State or national Registers of Historic Places. Culbertson moved to recommend the proposed ordinance revisions, as submitted, for adoption by the City Council. Koser seconded. Approved by unanimous voice vote. Decker advised he will ask Alders Lewis and Ladick to sponsor an ordinance to adopt the proposed revisions. (Copy attached.)

**Old business**

1. Baker Building Museum – Ahner advised that it has been determined that the Antes Cabin has not been conveyed to the Grove Society, and remains City property. The Baker Building and appurtenances are the property of the Grove Society.
2. Grove Society meetings – Ahner reported that the annual meeting of the Grove Society will be held in October, and that Ruth Ann Montgomery will be the speaker. Additional programs have been scheduled for August and September.
3. Landmark & historic district discussions – Decker reported that he has asked Union Bank & Trust Company to review and comment upon the mortgage coordination provisions in the Commission’s historic preservation easement documents.

**Adjournment**

Koser moved to adjourn. Seconded by Culbertson. Approved by voice vote at 7:45 PM.

Respectfully submitted,

John Decker

Secretary

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