

**Evansville Historic Preservation Commission  
Minutes  
Wednesday, September 16, 2015, 6:30 P.M.  
Evansville City Hall**

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

**Absent:** None.

**Also Present:** Community Development Director Jason Sergeant, citizens Greg Helgesen and Aimee Stano.

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

**Approval of minutes.**

*Christens moved to waive the reading and to approve the minutes of the August 19 meeting of the Commission, as submitted. Culbertson seconded. Approved by unanimous voice vote.*

**Applications**

**18 E. Main Street** – *Ahner moved to approve the application for a recommendation to the zoning administrator with respect to installation of an awning on the front façade, use of a 2' x 2' sandwich board on the premises, and installation of a 4' x 4' sign, not bearing the name of the business, on the east façade. Christens seconded.* The property is a contributing resource within the Evansville Historic District with AHI Reference #84974 – Historic Jud Calkins Store Building – Commercial Vernacular.

Approved by 6-1 voice vote.

**242 W. Church Street** – *Decker moved to approve the application for replacement of six windows and replacement of roof shingles. Christens seconded.* The property is a contributing resource within the Evansville Historic District with AHI Reference #85054 – Italianate House.

Approved by unanimous voice vote.

**268 W. Liberty Street** – Greg Helgesen appeared in support of a request to recommend to the Plan Commission the final design of the new duplex residence proposed to be built on the site. Community Development Director Sergeant advised that the plan commission had approved a conditional use permit for the project, subject to conditions, including a final review of the design by the Historic Preservation Commission. *Decker moved to recommend the final design, as presented, with the addition described orally by Mr. Helgesen of 4-over-4 rather than 1-over-1 double hung windows on the east (right) and north (rear) facades. Christens seconded.*

Approved by 6-0 voice vote. The Commission thanked Mr. Helgesen for his courtesy and cooperation throughout the review process.

**41 Antes Drive** – Aimee Stano appeared in support of a proposal to construct two “dugouts” on the site. The South Baseball Diamond is a contributing resource within Leonard-Leota Park, a City-owned property listed

on the National Register of Historic Places with AHI Reference # 171401 – South Baseball Diamond – playing field – 1925/1933.

*Decker moved to recommend to the City Council the option of providing portable structures for dugouts that may be removed and installed as needed. Culbertson seconded.*

Community Development Director presented a completed Request for SHPO Review and Comment on a Local Unit of Government Action that he had signed on July 10, 2015. This document had not previously been shared with the Evansville Historic Preservation Commission. Sergeant also presented a copy of a September 15, 2015 memo to him from Chip Brown, the legal counsel to the State Historic Preservation Officer. The memo advised that each of the three alternative dugout designs proposed in the Request for Review and Comment would constitute an adverse effect as to the historical character of the park.

The memo further stated:

“Two options not discussed here are: 1) leaving the ballfield free of dugouts or 2) providing portable structures for dugouts that may be removed and installed as needed. Neither of these options would result in an adverse effect to the Leonard-Leota Park property.”

Stano advised that the ad hoc baseball parents group she represents strongly prefers the option of a permanent dugout constructed of concrete and brick because it would best match the new backstop having the same construction. Decker stated that the backstop design had never been presented to the Evansville Historic Preservation Commission and had not been forwarded to the State Historic Preservation Officer for review and comment, and might itself be viewed as an adverse effect on review. He also noted that the unauthorized demolition of the scoreboard already had an adverse effect on the park property in his opinion.

Lewis located photos of commercially-available portable dugouts through a web site, and displayed them to the Commission.

The motion was approved by 4-2 voice vote.

### **New business.**

Community Development Director’s Report. Sergeant reported that he had submitted a Request for SHPO Review and Comment on a Local Unit of Government Action in connection with restoration of the Duck House within the West Lagoon at Leonard-Leota Park. A draft of the Smart Growth Comprehensive Plan Update is available on the City web site, and will be an action item on the City Council’s October meeting agenda.

### **Old Business.**

Grove Society Report. Ahner reported that the museum at the Baker Office Building is open for scheduled hours on Saturdays and on additional days, and attendance has been good. The Grove Society annual meeting will be held on October 20, and a program on Jonathan Wilde’s artwork will be held on September 29. The Library is having listening sessions on the design of the library addition on September 17 at Creekside Place. The annual meeting and program of the Wisconsin Association of Historic Preservation Commissions will be held on April 22-23 at the Historic Union Hotel in De Pere and at the Heritage Hill Historic Site in Green Bay, with Bill Schmickle of the Annapolis, MD Historic Preservation Commission as the main presenter.

HP ordinance revisions. Decker circulated a second draft of revisions, based on input from the City Attorney. The revised draft was circulated by email to Commission members, and contains several additional definitions, a more extensive and revised administrative appeal process, demolition-by-neglect provisions based on the

recent revisions to the Madison ordinances, and revised provisions pertaining to historic preservation easements, also based on the Madison ordinance.

Chair's comments. Modaff suggested the Commission's priorities should be the Smart Growth Comprehensive Plan Update, the revisions to the HP ordinances, and a better system of tracking building permit approvals.

**Adjournment.**

*Koser moved to adjourn. Culbertson seconded. Approved by voice vote at 8:35 PM.*

Respectfully submitted,

John Decker  
Secretary

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