

NOTICE

A meeting of the City of Evansville Historic Preservation Commission will be held on the date and at the time stated below. Notice is further given that members of the City Council might be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advance notice as possible. Please silence cell phones and electronic devices during the meeting. Due to COVID-19, this meeting will provide the option to participate virtually. To participate via video, go to: meet.google/amx-jnqp-vqu or by phone, dial: 323-886-1792 and enter PIN: 691 131 856# when prompted

City of Evansville Historic Preservation Commission
Regular Meeting
City Hall, 31 S Madison St. Evansville, WI 53536
Wednesday, March 16, 2022, 6:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the February 16, 2022 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
 - A. 360 Burr Jones Circle – Demolish Aquatic Center, Install Splash Pad (HPC-2022-0052)
8. Discussion Items
 - A. Historic Home Obligations
 - B. Diverting Heavy Vehicles Off Historic Brick Main Street
 - i. Possible action on a Resolution for Maintaining Truck Route Signage to Preserve Historic Downtown Streets
9. Report of the Community Development Director
 - A. Staff Issued Certificates of Appropriateness
 - i. 1 East Main – Replacement of Non-Original Vinyl Windows (HPC-2022-0027)
 - ii. 137 West Main – Replace Roofing Shingles (HPC-2022-2028)
 - B. Website Updates
 - C. Application Updates
10. Correspondence, Comments and Concerns
 - A. 32 North Second Street – Compliance Issues
 - B. Commission Assistance and Mentoring Program (CAMP) – April 6 and 7
11. Next Meeting Date: *April 20, 2022, 6:00 p.m.*
12. Motion to Adjourn.

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

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, February 16, 2022 at 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. Call to Order. Stephans called the meeting to order at 6:01 pm

2. Roll Call:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Colette Spranger, Comm. Development Dir.
Vice-chair Gene Lewis	P	James Schoenenberger, Applicant
Steve Culbertson	P	Scott and JoAn Smith, Applicants
Katie Sacker	P	Josh Listerud, TruHome, Inc.
Norman Barker	P	
Cheryl Doerfer	A	
Steve Christens	P	

3. Motion to approve the agenda by Christens, seconded by Culbertson. Motion carried unanimously.

4. Motion to waive the reading of the minutes from the January 19, 2022 meeting and approve them as printed by Christens, seconded by Culbertson. Motion carried unanimously.

5. Civility Reminder. Stephans noted the City's commitment to civil discourse.

6. Citizen appearances and Public Presentations.

7. Applications – Action Items:

A. 113 E Main – Replace Windows (HPC-2022-0020)

Applicant was present. Would like to replace two windows that have rotted wood sills. One is double hung and the other is a picture window. Stephans would like to see an example of the window before it is approved. **Motion to approve Application HPC 2022-0020, subject to submittal of examples prior to installation** by Christens, second by Culbertson. Motion carried unanimously.

8. Discussion Items:

A. 246 W Liberty – Replace Wood Windows (HPC-2022-0030)

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

Applicants were present. Spranger explained the history of the Smiths and their application since their initial appearance at the Commission's October 2021 meeting. The original request was for repairs to a roof, a back door, and replacing their 246 Liberty Street home's original wooden windows with vinyl windows. The Historic Preservation Commission approved the repairs to the roof and back door, but denied their request for vinyl windows, citing the City's standards for preserving original wood windows. Some of the windows have some unique stained glass features. The Historic Preservation Commission directed them to come back with a separate application for preserving the wood windows.

At the same time, the City has been slowly transitioning to an online permitting system, called iWorq. For Historic Preservation Commission applications, a building permit gets issued after Historic Preservation Commission approval. The building permit card gets printed from the information City staff puts into iWorq, which reflects the paper applications the City has always used.

The issue with this particular application is that the initial request was for a roof, a back door, and windows. That summary of the application -- "roof, back door, and windows" -- was what was getting printed on the building card. The actual approval was only for roof and a back door, but this wasn't reflected on the building permit card. The Smiths received a signed building permit card stating approval for roof, back door, and windows. Understandably, though confused, they assumed this gave them permission to proceed with their plan for vinyl windows. They ordered the windows, and came back to the Historic Preservation Commission with an application to replace the windows, noting they'd been given permission via the building permit card.

Commission members agreed that they weren't at fault or at risk of penalty/citation for ordering the windows, as they have received a signed building permit from the City. Unknowingly, the City issued a permit against the verdict of the Historic Preservation Commission.

Motion to acknowledge the City issued a building permit for a window replacement that was not appropriate and not compliant with the Certificate of Appropriateness approved by the Historic Preservation Commission in October 2021, and the Commission acknowledges non-appropriate windows will be installed at 246 Liberty Street, with the expectation that the applicants mitigate the loss of the original windows by preserving the stained glass portions of the windows that have them by Stephens. seconded by Sacker. Motion carried 5-0 with Lewis abstaining.

B. Historic Home Obligations

Ongoing discussion by Commission members regarding how to better educate and prepare homeowners in the Historic District from what to expect during the renovation process to how to best prepare applicants for submitting their plans to the SHPO in order to qualify for state and federal tax credits. Stephens listed appropriate reference materials for rehabilitation standards, including the "Trust for Historic Preservation, Madison Trust for Historic Preservation, and technical briefs from the National Park Service on a wide variety of topics. Sacker expressed a desire for clearer example materials of what the applicant intends to approve, noting that the photos submitted sometimes leave out parts of the whole or are otherwise incomplete. Group discussion continued on whether or not a city statute with financial penalties for failure to maintain structures would prevent demolition by neglect. Christens noted that the property for 20 Mill Street

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was on the market, and expressed concern that a potential buyer would not be aware of the limitations imposed on the structure. Prior owners of that property have attempted to seek demolition approval from the Commission and have been denied. Spranger noted that she would pursue updates to the website and COA application as a start to address some of these concerns, and asked if anyone with connections with realtors in the area would have a conversation with them about how to educate potential new homeowners in the historic district.

C. Diverting Heavy Vehicles Off Historic Brick Main Street

Commission members noted that the official truck route diverting large/heavy truck traffic from Main Street is only posted in one direction. They would like to issue a resolution to Common Council that we maintain a clearly marked truck route in order to preserve downtown's brick streets.

9. Correspondence, Comments and Concerns.

Stephans updated the Commission on the downtown historic mural project. The lead artist for that project was seriously injured in an automobile accident. Any progress on those murals is presumed to be on hold until we hear otherwise.

10. Next Meeting Date: March 16, 2022 @ 6:00 p.m.

11. Motion to Adjourn by Barker, seconded by Sacker. Motion carried.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION
31 S. Madison St, PO Box 529, Evansville, WI 53536

\$0.00
Application
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Colette Spranger, at: (608)-882-2263 or colette.spranger@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<u>CITY OF EVANSVILLE</u>	<u>321, 340, 360 Burr Jones Circ.</u>
	Applicant Mailing Address:	Evansville, WI 53536
	<u>P.O. Box 529</u>	The following information is available on the property's tax bill:
	<u>EVANSVILLE, WI 53536</u>	Parcel Tax ID Number: 222 <u>063085</u>
	Applicant Phone: <u>608 882 2285</u>	Parcel Number: 6-27- <u>839</u>
	Applicant Email: <u>jason.sergeant@ci.</u>	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	If different from above, please provide:	
	Owner Name: _____	
	Owner Address: _____	Historic Property Name:
<u>jasonsergeant@ci.evansville.wi.gov</u>	<u>Leota Park Family Aquatic Center</u>	
Owner Phone: _____	AHI Number: <u>171741</u>	
Owner Email: _____	Contributing: Y or <u>(N)</u>	

INSTRUCTIONS: Complete this entire form and submit by mail or email the following:

1. Application Form with attachments (as outlined in Section 3C and 5):

- Clear photo(s) of every portion of the property that will be affected by the work
- Historic photograph(s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Samples or specifications of proposed materials
- If Section 3B applies, evidence of un-reparability
- Site plan (if applicable)
- Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org

2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)

All applications are to be submitted and deemed complete at least 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person.

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: _____ **DATE:** _____
Owner or Applicant Signature

SECTION		PROPOSED WORK CHECKLIST
<h1>2</h1>		Please check all boxes that apply and provide more detail in Sections 3 and 4:
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input checked="" type="checkbox"/> Sidewalk or paving	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: <u>Replace Parking/Drives, New Walks/Patios & Landscaping.</u>
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input checked="" type="checkbox"/> Other: <u>New Splash Pad.</u>
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> <u>Complete Removal of Existing Aquatics Facility.</u>

SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>See attached preliminary drawings. Replace parking/drives, new walks/patios & landscaping: Lake overlook patios, tables and benches, landscaping with relocated stone wall, new site pole light (security lighting). New Splash Pad: Flow-Through Concrete sloped pad with geyser features, bolder accents, cut stone perimeter accent benches. Complete Removal of Existing Aquatics Facility and regrading and seeding of hillside. 1974 pool facility is not expected to be of historical significance to the Park.</p>
	<p>design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p>No building work included.</p> <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>If the existing Aquatic Center is not considered historical, the only existing items perceived to be impacted will be the drives, parking and sidewalk in front of the existing "Park Store" building.</p> <p>1. Regarding Driveways: Proposed driveway is in a similar configuration to that of the original and mimics/maintains the circular turnaround at the westerly "Y" in the roadways.</p> <p>2. Regarding Parking Lot: Proposed lakeside parking area is in a similar configuration to that of the historical parking in that area.</p> <p>3. The proposed slightly terraced outdoor water play area with auxiliary seating patios and the added "Park Store" patio orient towards the lake & will be an integrated natural feeling feature to functionally & aesthetically enhance the area. The patio at the "Park Store" will enhance the building primary facade and building appearance as well as improving ongoing use serving the park users</p>
	<p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.)</p> <p><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p> <p>The historic character of a property shall be retained and preserved.</p> <p>Site improvements are not expected to destroy historic materials that characterizes the property. The new work shall be differentiated from the old and shall be aesthetically compatible to protect the historic integrity of the property and its environment.</p> <p>New adjacent site construction shall be undertaken in a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p>
<p>4C Have you submitted this project for state or federal tax credits?</p> <p>.....</p>	

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary. Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2. Historic photograph (if available)3. Exterior elevations or sketches of existing conditions and proposed work4. Samples or specifications of proposed materials5. If Section 3B applies, evidence of un-reparability6. Site plan (if applicable)7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org8. Additional attachments that may assist in understanding the proposed work

See Attached.



EXISTING

EXHIBIT: _____

PROJECT SCHEDULE

WEST SIDE PARK & LEONARD-LEOTA PARK IMPROVEMENTS

CITY OF EVANSVILLE

FEBRUARY 28, 2022

MSA #: 09342007



I. Schematic Design Phase

Start
Complete

2021
August
January 20

II. Design Development Phase

Start
Design Development (DD) Kick-Off Mtg - Bldg & Aquatics
DD Kick-Off Meeting – Site Civil/LA
Aquatics Amenities and Play Features
Food Service Kick-Off Meeting
40% Progress DD drawings to MSA (Noon)
Virtual Meeting - Topical discussions
100% Design Team drawings to MSA (Noon)
Complete

January 21
January 21
Week of Jan 24
Week of Jan 24 or 31
February 15
February 9
February 18
March 2
January 20

III. Construction Document Phase

Start
Finance Committee
Virtual Meeting - Topical discussions
City Council
Historical Preservation Commission Meeting
40% Progress CD drawings to MSA (Noon)
Virtual Meeting - Topical discussions
90% Progress CD drawings to MSA (Noon)
Final Comments to Design Team
Virtual Meeting - Topical discussions (approval to release)
Design Team Submittal (FINAL drawings & Specs)
Complete
Building Plan Submittal (City or State)

2022
March 3
March 3
March 4
March 8
March 16
March 18
March 18
March 29
March 31
April 4
April 9
April 10
April 11

IV. Bidding & Award Phase

Early Advertisements (2)
Documents released to bidders
Bids Due (1pm)
City Council Award
Releases of Notice of Award & Contracts
Construction Contracts returned from General Contractor
Releases Notice to Proceed

May
April 11
May 4
May 10
May 11
May 26
May 31

IV. Construction Phase

Pre-Construction Conference Early June
Mobilize/Start Work - West Side Park June

LL Park

Pool Closed & Moved Out August 26 (TBD)
Mobilize/Start Work - Leonard-Leota Park August 29 (TBD)

West Side Park Athletic Fields & Impacting Amenities (planted)

Goal: establish the start of growth in 2022

Substantial Completion Fall 2022 (date TBD)
Project Review TBD

Veteran's Memorial Aquatic Center

Start-Up/Commissioning **2023**
Furniture Delivery Early-May
State Inspection Mid-May
Late-May
Substantial Completion May 24
Project Review May 25
Park & Rec begins move-in takes occupancy May 26
Pool Open (Staff/City to determine) Early to Mid-June

West Side Park Work and LL Park/Splash Pad

Substantial Completion June 28 (may consider extending this)
Project Review June 29
Park & Rec begins move-in takes occupancy June 30
Splash Pad Open (Staff/City to determine) Early July

Overall

Final Completion (Punch list wrap-up) September 25
Project Review September 26
Winterization by Contractors September/October
Constructor Start-Up May 2024
Final Warranty Review Mid-May 2024

Optional Schedule for Later Aquatic Center Completion

Approach Overview (more detail to follow if this option will be allowed)

LL Park Splash Pad

Substantial Completion May 17, 2023
Splash Pad Open to Public May 27, 2023

Veteran's Memorial Aquatic Center

Substantial Completion Fall 2023
Spring Start-up Early May 2024
Owner Moves-in Early May 2024
Pool Open Early June 2024

Lake Leota Park

Evansville, WI
02.23.2022

Proposed Site Plan



SCALE
0' 10' 20' 40'
CONTOUR INTERVAL = 1'-0"





APPLICATION FOR DEMOLISHING A HISTORIC STRUCTURE

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION
31 S. Madison St, PO Box 529, Evansville, WI 53536

\$0.00
Application
Fee

This is a request for approval by the Historic Preservation Commission (HPC) to demolish a historic structure in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form. No historic building may be demolished unless and until the Wisconsin Historical Society (WHS) is given 30 days' notice of the order, application or intent to demolish such building, as outlined in Wisconsin State Statutes 66.0413(3). This notice is sent by the City after HPC approval. **Please contact the Community Development Director, Colette Spranger, at: (608)-882-2263 or colette.spranger@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted: 3/4/2022
	CITY OF EVANSVILLE	
	AHI Number (available at www.wisconsinhistory.org):	
	171741	Parcel Tax ID Number: 222 063085
	Historic Property Address:	Parcel Number: 6-27- 839
	360 BURR JONES CIR	Phone: 608-882-2285
		Email: jason.sergeant@ci.evansville.wi.gov
	Owner Name (if different from above):	Owner Phone (if different):
	—	
	Owner Address (if different from above):	Owner Email (if different):
—		

INSTRUCTIONS: Complete this entire form and submit to City Hall the following:

1. Application Form with attachments (as outlined in Section 5):

- o Clear photo(s) of every portion of the property that will be affected by the work
- o Historic photograph(s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Site plan (if applicable)
- o Copy of demolition notice sent to state

2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)

3. COA Application for proposed work

All applications are to be submitted 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

Per Wis. Stat. sec. 943.014., Demolition of a historic building without a City-issued permit is a criminal offense.

SUBMITTED BY: _____ **DATE:** _____

Owner/Applicant Signature

SECTION	REASON FOR DEMOLITION QUESTIONS
2	Describe the portion or portions of the structure to be demolished: Bath house, pool tub, maintenance facility to be demolished.
	No changes to adjacent Lake Leota Bath-House (aka Boy Scout House) or Lake Leota Park Shore building.
	Why is demolition of the structure necessary? Voters supported replacing & relocating the pool in its 2020 referendum.
	How long have you owned the property? 1974 - built by city

SECTION	ABILITY TO AVOID DEMOLITION QUESTIONS
4	During the last six (6) years, what have you spent to repair or maintain the property? (Note: the HPC may require you to provide documentary evidence of such expenditures) Between 2016-2019, \$88,000 was budgeted for repairs. During that same time period, \$102,561 was spent on pool repairs.
	What alternatives to demolition have you considered? Repairing ongoing problems (i.e. leaks) Replacing current structure in same location:
	What is the assessed value of the building divided the ratio of the assessed value to the recommended value as last published by the City of Evansville? Insured value: \$334,269 (2020-2021) (Property is not taxed and is therefore not assessed.)
	What is the cost, as estimated by the building inspector, to make repairs that are necessary to comply with applicable building codes, or other ordinances or regulations governing repair or renovation of a historic building? [Note: If the estimated cost of repairs is less than 85% of the adjusted assessed value, the cost of repairs will be presumed to be reasonable. See Wis. Stat. sec. 66.0413(3)(a) 1 and (3)(d).] Estimated cost of repairs was \$12.6 million in 2020.

COVID-19 Updates: For the most up-to-date information on accessing our services [learn more here](#).



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PROPERTY RECORD

360 BURR W JONES CR

Architecture and History Inventory

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NAMES

Historic Name: **LEOTA PARK FAMILY AQUATIC CENTER**

Other Name:

Contributing: **No**

Reference Number: **171741**

PROPERTY LOCATION

Location (Address): **360 BURR W JONES CR**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1974**
Additions:
Survey Date: **2010**
Historic Use: **bath house**
Architectural Style: **Contemporary**
Structural System:
Wall Material: **Concrete Block**
Architect:
Other Buildings On Site: **1**
Demolished?: **No**
Demolished Date:

DESIGNATIONS

National/State Register Listing Name: **Leonard-Leota Park**
National Register Listing Date: **9/4/2012**
State Register Listing Date: **8/19/2011**
National Register Multiple Property Name:

NOTES

Additional Information: .

Bibliographic References: Williams, B. Keith. Evansville City Parks: 1883-1986. Evansville, WI: Star Printing Co. 1987. Heggland, Timothy F. Leonard-Leota Park Historic District National Register of Historic Places Nomination Form. January 17, 2011.

RECORD LOCATION

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

Executive Summary

This report includes data collection from site visits and meetings with observations made by PFG and its specialty consultants. The following is a report of our observations; it shall not be construed to be a warranty or guarantee of the buildings, pool and/or its components. Field probing/testing and detailed engineering/design services were not conducted. Inasmuch as our survey was limited to visual observation, we have not attempted to address responses to latent defects that may appear. This report does not address building elements and/or systems not specifically reviewed herein. This report includes recommendations to comply with deficiencies and replacement of equipment that is beyond its useful life. The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. This summary page is provided to allow for a brief overview of the report. This page is not all-encompassing. Reading this page alone is not a substitute for reading the report in its entirety. Other significant improvements, outside the scope of this inspection, may also be necessary. The following is a summary of our observations and recommendations. Please refer to the body of this report for further details on these and other recommendations.

Pool, Deck, and Systems

The usual life of an outdoor pool in the Midwest is between 30-40 years, so this pool is considered antiquated at 60 years old. The original pool structure is in fair condition and will require repairs on a yearly basis. If the existing pool is kept it, is recommended that additional pools and amenities be added to Veterans Memorial Aquatic Center to maintain the value of this important summertime facility. Keeping the existing pool and associated piping with a new Bathhouse and Filter Building, means the difference in age of these systems will be nearly 60 years.

The money currently being utilized to patch, repair, and keep this pool facility up and running might be better utilized in constructing a new pool that meets current code and uses technological innovations that have occurred over the years. This would be beneficial for energy efficiency, public safety, and an overall visual improvement.

It is doubtful that the current filtration pump is capable of delivering the design flow rate due to the head loss through ten filters. Also, the backwash procedure for that many individual filters requires much more time than necessary if the number of filters were reduced to 2 or 3 larger models. A new above-grade pool mechanical room would allow for a more efficient filtration system and better access for the delivery of chemicals.

Bathhouse/Filter Building

The Bathhouse Building is in poor and deteriorated condition. The City has maintained the pool system and buildings for nearly 6 decades to the best of their ability. There are systems and features of the complex that are beyond repair and that have met their useful life. Building walls and floors are in poor condition with excessive deterioration. Water damage and freeze/thaw appears to be an ongoing problem with the structure. It appears there is little to no reinforcing of masonry walls. The roof structure is in fair condition; however, the shingles are in poor condition and may have compromised the original roof assembly. The building is not up to current code in accessibility, safety, mechanical and electrical systems, and bathrooms. The building has met its useful life, and it is best to demolish and construct a new Bath House, Manager's Office, First Aid Room, Admissions Office, Storage areas, Chemical Storage room, and Filter building.

Park Store/Concessions Building

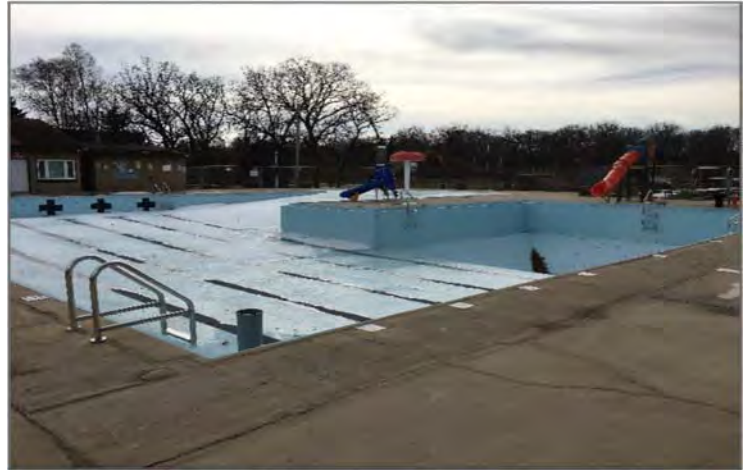
The Park Store building is in overall good condition and holds historical significance for the Community. With minor repairs and improvements, the building has many years of life left. However, with the concessions layout and current code deficiencies within this space, it is recommended that an interior renovation take place. Building walls and floors are in fair to good condition with very little deficiencies. Original mortar joints are intact with only minor areas in need of patching. Roof shingles were in need of replacement. It is recommended that the original mortar joints be patched in a few areas where needed, the roof be re-shingled, and the windows and doors be replaced.



Pool and Pool Systems

Original Pool:

The Evansville Pool has a 25-meter, 6-lane lap area with an offset diving well. The original concrete structure is relatively sound and can remain for another 10 to 15 years with proper maintenance.



The top of the pool wall and gutter exhibit some deterioration. This should be monitored for future repairs (see photos below). The interior finish of the pool is paint. A new coat was installed this past spring after several repairs of concrete cracks and expansion joints. Repairs of this type will be required more frequently as the pool ages.



Pool and Pool Systems

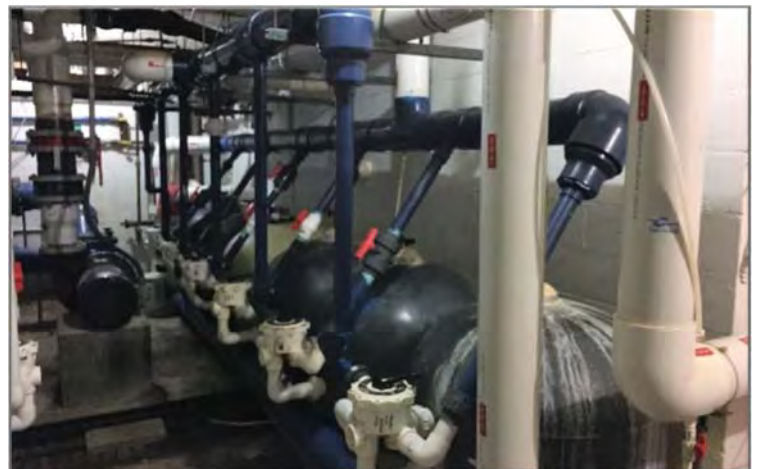
Zero-Edge Pool Addition:

About 12 years ago a zero-depth area was added on the west side of the shallow end of the pool. This included a kiddie slide and raindrop water feature. The adjoining concrete deck was also replaced. It is likely that new pool piping was installed at the addition while the existing pool piping remained in place.



Filtration System:

The original filtration system, before the zero-depth area was added, consisted of six (6), 36" diameter Pac-Fab Hi-rate sand filters. When the zero-depth area was constructed four additional 36" filters, now manufactured by Pentair, were installed. Last year one of the original Pac-Fab filters failed and was replaced with a Pentair filter. The remaining five (5) Pac-Fab filters are in fair to poor condition and could also fail at any time.



Pool and Pool Systems

Surge Tank:

The original concrete surge tank is located on the west side of the bathhouse. A secondary surge tank was installed adjacent to the original when the zero-depth entry was constructed. This newer surge tank appears to collect water from the zero-depth entry gutters. There is a pipe that connects both surge tanks.

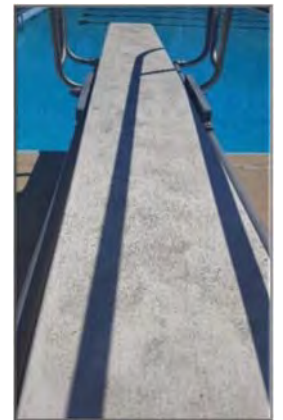


Pool Play Equipment

There is a small slide that exits into the deep end of the pool. The steel columns that support the slide platform exhibit extensive corrosion. At some point, consideration should be given to removing this slide.



There is also a one-meter diving stand at the deep end of the pool. The diving stand is in fair condition, but the diving board is in extremely poor condition and should be replaced.



The zero-depth area has a small slide and a raindrop play feature. Both items of equipment are in good condition.



Pool Decks

Original Pool Deck:

The older, original pool deck is in poor condition. There is settling showing evidence of possible water loss from the pool. Cracks from settlement have been caulked numerous times and are raised themselves, creating tripping hazards. There is also settlement between the pool deck and pool wall, causing a large gap in the joint. A pool grounding wire exposed in one location from this was observed. Some deck drains in these areas have been painted over and are partially blocked.



Pool Deck Addition:

The newer pool deck addition is in fair condition with minor settlement and cracks.



Recommendations:

Full replacement of pool decks is recommended as the older decking area has met its useful life.



Walkways and Fencing

Walkways:

Walkways up to and surrounding the pool have settled enough to cause tripping hazards. The walkway up to admissions is in poor condition. The asphalt ramp to the sidewalk is deteriorated and uneven, there are major cracks in the concrete sidewalk, and the exhaust vent for the concessions kitchen is protruding into the path. This sidewalk does not meet ADA standards. Slope, handrails, and landings are the items that do not conform to current ADA codes.



Fencing:

The existing galvanized chain-link perimeter fence is in fair condition with some rust and corrosion throughout.



Recommendations:

It is recommended that all walkways be replaced and reworked for safer use and future development access.

Bathhouse

Walls:

The concrete masonry unit (CMU) walls, particularly the exterior or those exposed to the elements, are in poor condition. CMU walls are deteriorating, paint is peeling, and an excessive number of joints have been filled with caulk to remedy water damage in the walls. CMU walls appear to be hollow and improperly reinforced structurally. Damage to the East exterior wall has occurred and may indicate little to no reinforcement within the wall. Exterior block walls do not appear to be flashed properly and are without weep holes and drip edges.



Floors:

Concrete floors are spalling and settling. Filling of flooring voids is failing and creating tripping hazards. Settling is creating tripping hazards throughout, particularly at various building entrances. Carpet in manager's office and admissions is in poor condition and improperly installed, creating multiple tripping hazards.



**A RESOLUTION FOR MAINTAINING PROPER TRUCK ROUTE
SIGNAGE TO PRESERVE HISTORIC DOWNTOWN STREETS**

Will bring paper copies of proposed resolution for discussion at the 3/16 meeting.

Was still working on verbiage when the packet needed to get out! - CHS

colette.spranger@ci.evansville.wi.gov

From: Steve Christens <sjchristens@gmail.com>
Sent: Thursday, March 3, 2022 6:44 PM
To: colette.spranger@ci.evansville.wi.gov
Cc: Jason Sergeant
Subject: 34 N 2nd Street

Flag Status: Flagged

Hi Colette,

I am on the Historic Preservation Committee and I noticed that the owner of 34 N. 2nd St. is moving window openings and replacing windows on the driveway side. I don't remember approving of these very noticeable changes. I thought you may want to have Larry look into this issue. Please let me know if you have any questions.

Thank you,
Steve Christens



Building Inspection & Code Enforcement

City of Evansville

www.ci.evansville.wi.gov
31 S Madison St
PO Box 529
Evansville, WI 53536
(608) 882-2266

INSPECTION REPORT

March 10, 2022

DYNAMITE INVESTMENTS LLC
102 DEANNA DRIVE
EVANSVILLE WI 53536

RE: 34 N SECOND ST – NO PERMITS OR HISTORIC PRESERVATION APPROVAL

Dear: DAVE DENT

After a recent inspection regarding the property at: 34 N SECOND ST the following violations were found. Your voluntary compliance is requested in correcting the violations within 5 days. This report is issued pursuant to City of Evansville Chapter 46 Environment and Property Maintenance and/or Chapter 18 Buildings & Building Regulations and/or Wisconsin Administrative Code SPS 316 and SPS 320-325:
SEC. 18-3 (b) 2 – BUILDING PERMIT REQUIRED

SEC. 62-36 (10) – HISTORIC PRESERVATION APPROVAL REQUIRED

A reinspection of this property will be conducted on MAR. 18 2022, or if you have the corrections made sooner than 5 days, please contact our office to arrange a reinspection.

The findings of inspection contained herein are intended to report conditions of non-compliance with code standards that are readily apparent at the time of inspection. The inspection does not involve a detailed examination of the mechanical systems or the closed structural and nonstructural elements of the building and premises. No warranty of the operation, use, or durability of equipment and materials not specifically cited herein is expressed or implied.

If you have any questions about these violations, please contact our office at (608) 490-3100, larry.schalk@ci.evansville.wi.gov. Thank you for your anticipated cooperation in resolving this matter.


Larry Schalk
Building Inspection & Code Enforcement
City of Evansville



City of Evansville

Community Development Department

www.ci.evansville.wi.gov
31 S Madison St
PO Box 529
Evansville, WI 53536
(608) 882-2266

March 14, 2022

Dave Dent
34 N. Second Street
Evansville, WI 53536

Re: Application for a Lot Line Adjustment for 34 N. Second Street/125 Garfield Ave

Dear Mr. Dent,

I recently received your application for a lot line adjustment between your property at 34 N. Second Street and your neighbor's property at 125 Garfield Avenue. 14

At the same time, my department was made aware of renovations being done at the 34 N. Second Street property without the required approvals and permit. First, approval from the Historic Preservation Commission is required. Once obtained, a building permit issued by our Building Inspector, Larry Schalk, can be granted. Larry notified you of these violations in a letter dated March 10, 2022.

I have attached to this correspondence an application for the Historic Preservation Commission's Certificate of Appropriateness, along with the historic record for the property. The next Historic Preservation Commission meeting is Wednesday, April 20th. I will need your application by April 8th. Once you receive approval from the Commission, Larry will be able to issue you a building permit.

Until I receive a completed application for the Certificate of Appropriateness, I will refrain from processing the check and application for the lot line adjustment sent to me by Sheila Swain at Combs & Associates.

Thank you for your prompt attention to this matter.

Colette Spranger
Community Development Director

Enclosures: *Application for Certificate of Appropriateness
Wisconsin Architecture and History Inventory Record for 34 N. Second Street*

CC: *Larry Schalk, City Building Inspector
Dan Stephans, Historic Preservation Commission Chair
Sheila Swain, Combs & Associates
Paula R. Yingst Rev. Living Trust (sent via U.S. Mail)*

colette.spranger@ci.evansville.wi.gov

From: Jason L Tish <jason.tish@wisconsinhistory.org>
Sent: Wednesday, March 9, 2022 3:21 PM
To: Jason L Tish
Subject: Free professional training for historic preservation staff and commissions - CAMP

Flag Status: Flagged

Hi CLG folks-

I'd like to personally encourage you and your HP commissioners to attend our CAMP training, coming up in early April.

It's free and online. It will take place over 2 half-days: Thursday and Friday April 6 and 7. Sessions will be recorded and available after the live session, but you'll need to register to get links to the recorded sessions.

CAMP training is especially helpful for new commissioners and staff, new CLGs, and communities looking to revitalize their HP commissions. It's also a great refresher for experienced commissioners and staff.

If you're planning to apply for a CLG grant, trainings like this will boost your application score.

CAMP is a training program developed by the National Alliance of Preservation Commission, and is presented by experienced, professional planners, lawyers, and historic preservation staff.

Please consider attending the training. I'd love to see a representative from each of our 74 CLG communities.

-- See below for details and registration link --

-Jason

JASON TISH
CERTIFIED LOCAL GOVERNMENT
COORDINATOR
PRESERVATION EDUCATION COORDINATOR
Wisconsin Historical Society
816 State Street, Rm. 305
Madison, WI 53706
[608.264.6512](tel:608.264.6512)

E-mail not displaying properly? [View in browser.](#)



WISCONSIN HISTORICAL SOCIETY

STATE HISTORIC PRESERVATION OFFICE



Free Historic Preservation Commission Training

COMMISSION ASSISTANCE AND MENTORING PROGRAM (CAMP®)

April 6, 2022 from 12:00 pm – 3:45 pm

April 7, 2022 from 9:00 am – 12:45 pm

Sessions will be presented by the National Association of Preservation Commissions via Zoom. Join us for an engaging and informative training event designed especially for Wisconsin Historic Preservation Commissioners and staff hosted by the Wisconsin State Historic Preservation Office.

Wednesday 12:00-3:45 pm:

Legal Basics
Standards and Guidelines for Design Review
Envisioning Infill Design

Thursday 9:00 am-12:45 pm:

Meeting Procedures

Preservation Planning for Local Commissions
Building Public Support for Preservation

Detailed descriptions for each session are available on our [website](#).

Sessions will be recorded and available for on-demand viewing for registered attendees should these dates not work with your schedule.

Registration is required. Zoom links will be provided after registration.

For assistance or questions, contact Jason Tish at 608-264-6512 or jason.tish@wisconsinhistory.org.

Register now for CAMP



[CAMP](#) is a specialized training program for preservation-related boards, commissions, and staff. This event will offer presentations, group discussions, networking, and mentoring via live training sessions.

CAMP is coordinated by the [National Alliance of Preservation Commission](#) (NAPC) and taught by experienced preservation commissioners, attorneys, and consultants. The program is designed to build the proficiency of local historic preservation staff and commissioners.



WISCONSIN
HISTORICAL
SOCIETY

wisconsinhistory.org

Sent to: jason.tish@wisconsinhistory.org