

## NOTICE

A meeting of the City of Evansville Historic Preservation Commission will be held on the date and at the time stated below in City Hall, 31 South Madison Street, Evansville, Wisconsin 53536. 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.

### City of Evansville **Historic Preservation Commission**

#### Regular Meeting

Wednesday, June 19, 2019, 6:00 p.m.

City Hall (Third Floor), 31 South Madison Street

### AGENDA

1. Call to Order.
2. Roll Call.
3. Motion to approve the agenda.
4. Motion to waive the reading of the May 29, 2019 minutes and approve them as printed.
5. Civility reminder.
6. Citizen appearances.
7. Applications.
  - A. 42 W Church – Replace Windows (Application HPC-2019-19)
  - B. 45 N First – Restore Original Siding (Application HPC-2019-22)
  - C. 341 W Main – Replace Windows (Application HPC-2019-24)
  - D. 124 Highland – Repair Siding (Application HPC-2019-25)
8. New Business.
9. Old Business.
  - A. Lake Leota Park – Misc. Project updates
10. Report of the Community Development Director.
  - A. Staff issued Certificates of Appropriateness – Rear Egress Stair Reconstruction at 246 W Church (Application HPC-2019-23)
11. Correspondence, Comments or Concerns
12. Education and News: [www.wisconsinhistory.org](http://www.wisconsinhistory.org), “Selecting an Appropriate Replacement Window for Your Historic Building”
13. Motion to Adjourn.

Next Meeting Dates: *Wednesday, July 17, 2019 at 6:00pm*

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

**City of Evansville Historic Preservation Commission  
Regular Meeting  
Wednesday May 29, 2019 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 6:00 pm
2. **Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P	Community Development Dir. Jason Sergeant
Vice-chair Steve Culbertson	P	Roger Berg, Applicant
Gene Lewis	P	
Ald. Joy Morrison	P	
Matt Koser	P	
Cheryl Doerfer	A	
Steve Christens	P	

3. **Motion to approve the agenda by Koser, seconded by Morrison. Approved unanimously.**
4. **Motion to waive the reading of the minutes from the May 15, 2019 meeting and approve them as printed by Culbertson, seconded by Lewis. Approved unanimously.**
5. **Civility Reminder.** Stephans noted the City’s commitment to civil discourse.
6. **Citizen appearances.** None other than those appearing for agenda items.
7. **Applications**
  - A. **257-259 W Liberty – Rebuild Portion of Home with new Garage (Application HPC-2019-17).** Berg explained the proposal and Sergeant summarized revisions in the design since the last application. Commission discussed the importance to maintain the existing porch railing height and recladding the home in a new siding material. **Motion to approve the application with the conditions the applicant submits remaining information requested by staff, maintain existing porch railing height, and smart-side or cement based siding w 4”-5” exposure and 4”-5” trim the proposal would have an adverse effect on the site and district by Lewis, seconded by Culbertson. Approved unanimously.**
8. **Motion to Adjourn by Koser, seconded by Christens. Approved unanimously.**

**Next Meeting Dates:** Wednesday, June 19, 2019 at 6:00 p.m.



## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, PO Box 76, 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 City of Evansville as a historic building or historic site. Complete all sections of this form, it is used to determine if staff approval of work can be done, or if it requires commission review. Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant name: <u>Casey Farnum</u> <u>Amber Farnum</u>	Date received: <u>5/10/2019</u>
	AHI number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ): <u>85040</u>	Parcel Tax ID Number: <u>222 00105</u>
	Historic property address: <u>49 West Church Street</u> <u>Evansville WI 53536</u>	Parcel Number: <u>6-27-106</u>
		Phone:
		Email: <u>KCFarnum@gmail.com</u> <u>KCFARNUM</u>
	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:

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

- o Clear photo(s) of any 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 Samples or specifications of proposed materials
- o Site plan (if applicable)

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

**C. Sign Application (if applicable)**

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.

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

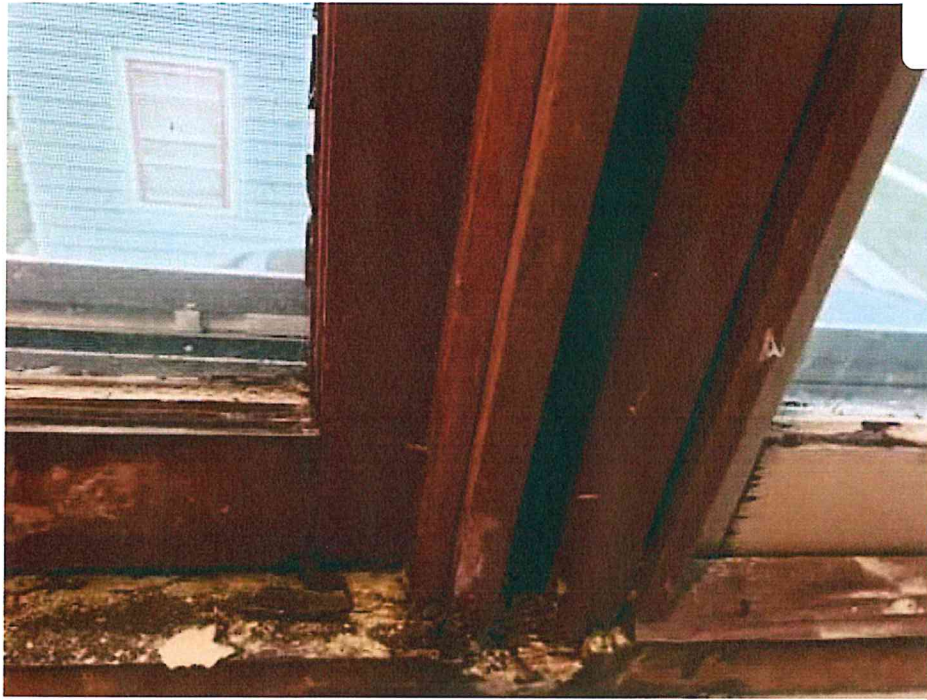
SUBMITTED BY: *Casey Farnum*  
Owner/Applicant Signature

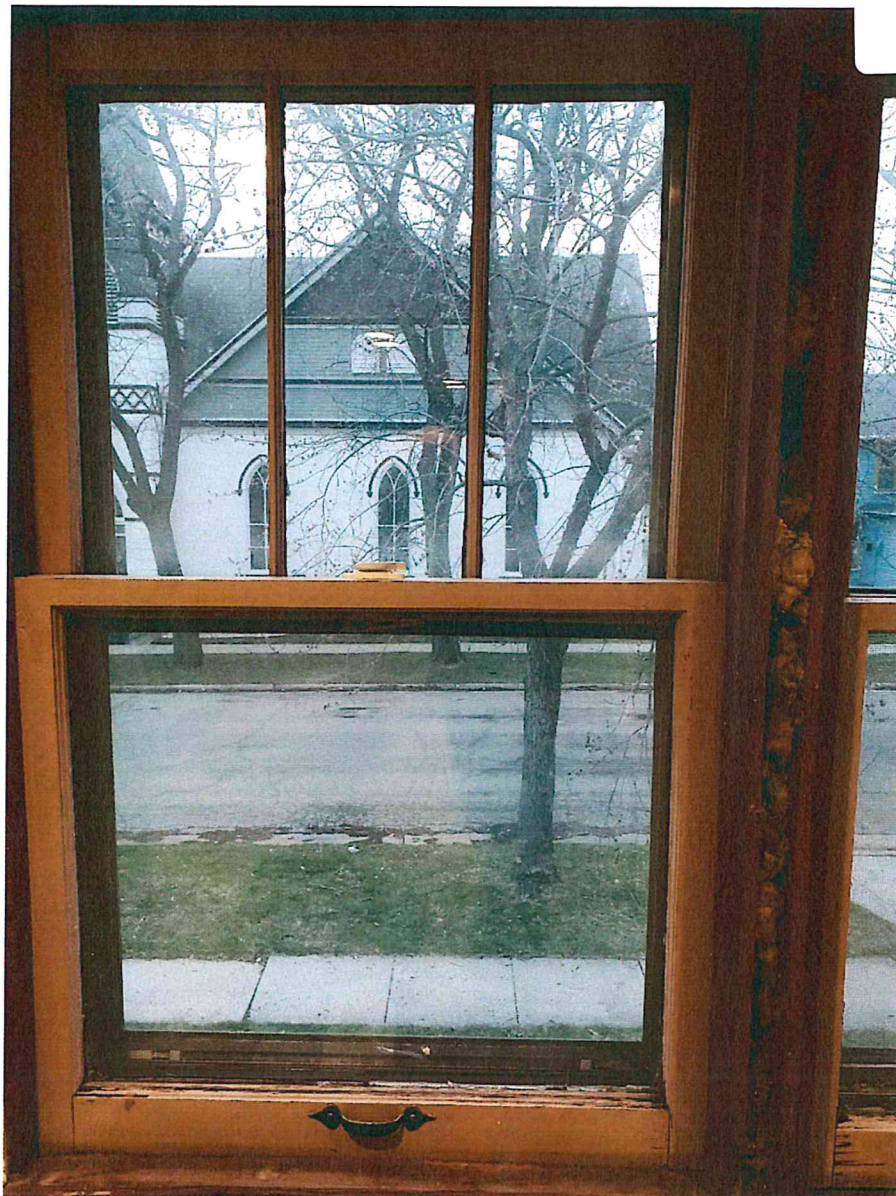
DATE: 5/15/19

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 <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> 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 checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in Dimension or location (Height, Length) <input checked="" 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 type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input 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 type="checkbox"/> Signage and Exterior Lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Please also complete and attach a sign application.</u></b> <input type="checkbox"/> New Alternative Materials <input type="checkbox"/> Matching Existing Materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input 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"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>For each Item that was checked in Section 2, please summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p>
	<p>Replacing upstairs 2nd Floor windows to match 1<sup>st</sup> Floor windows. Windows will be the same color and material as First Floor windows</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>No, the replacement windows will not change anything about the architectural design.</p>
	<p>Please 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 <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)</p>
	<p><b>Adherence to the Standards and Guidelines will help assure your property will be eligible for the certification required for available state and federal tax credits.</b></p>













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42 W CHURCH ST

Architecture and History Inventory

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NAMES

Historic Name: FORREST BRIGHAM HOUSE

Other Name:

Contributing: Yes

Reference Number: 85040

PROPERTY LOCATION

Location (Address): 42 W CHURCH ST

County: Rock

City: Evansville

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: 1940

Additions:

Survey Date: 2006

Historic Use: house

Architectural Style: Tudor Revival

Structural System:

Wall Material: Brick

Architect:

Other Buildings On Site: 0

Demolished?: No

Demolished Date:

DESIGNATIONS

National/State Register Listing Name: Evansville Historic District

National Register Listing Date: 11/16/1978 12:00:00 AM

State Register Listing Date: 1/1/1989 12:00:00 AM

National Register Multiple Property Name:

RESOURCE DESCRIPTIONS

About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

RELATED ARTICLES

Is Your Property Eligible for the National Register or State Register of Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

Related products from our Online Store:

Votes for Women Mug



Price: \$25.95

An 1860's Spanferkel (German Pig Roast) - 08/17/2019

NOTES ▶

Additional Information:

Bibliographic References: SANBORN-PERRIS FIRE INSURANCE MAPS OF EVANSVILLE. 1928 (1936), 1928 (1949). EVANSVILLE REVIEW. JULY 4, 1940.

RECORD LOCATION ▶

Wisconsin Architecture and History Inventory, Division of Historic Preservation, Wisconsin Historical Society, Madison, Wisconsin

Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

joe.derose@wisconsinhistory.org

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

How to Cite

For the purposes of a bibliography entry or footnote, follow this model:

Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".

CONTACT US

HPC-2019-19



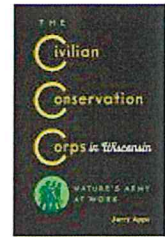
Price: \$50.00

Suffragists 1920 Mug



Price: \$25.95

The Civilian Conservation Corps in Wisconsin: Nature's Army at Work



Price: \$18.95

Wisconsin Places - Frosted Glasses - Set of Four!



Price: \$57.50

Wisconsin Wine Tasting - 05/24/2019



Price: \$40.00



Supplemental Information Submitted 5/15/2019, Agenda Item 7D

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

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## HPC-2019-19 Information Needed

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Casey Farnum <kcfarnum@gmail.com>

Wed, May 15, 2019 at 2:10 PM

To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Hi Jason,

Thank you for your guidance with this. The answers to my questions were very helpful. I have provided more information below with pictures and I have also attached an updated first page of the COA application with my signature. Also, you will find attached a building permit request. I was provided an estimate from Custom Quality windows which was estimated at 2,700 dollars for labor and material. I would provide this document to you but I have misplaced it. Hopefully I can move along with the approval process and provide this document when I get an updated estimate?

The window company that we have an agreement with for the windows is Custom Quality Windows. I have attached a picture that highlights what these windows are made out of. We would have the double hung windows. Our windows would NOT have the 6 window panes and would be a dark brown instead of the basic white. The dark brown would match the first floor windows. I have attached a picture of the first floor windows to show what the new windows will look like after install.

Can this email and attachments be added to my initial application?

Thank you.

Casey

Windows will be the double hung option WITHOUT the 6 window panes:

Since 1997, Custom Quality Windows has manufactured their own vinyl windows. Custom Quality Windows has experienced steady upward growth, particularly in the replacement window market. Custom Quality Window, aware of the need to build quality windows, has introduced its Energy Star qualified window, which is part of the Series 1000.

We're not just another window company. We are an Energy Star partner with the Department of Energy/Environmental Protection Agency. We are also a member of the National Federation Rating Council.

### Double Hung Windows

This is our most popular window. It offers you versatility and appearance as well as great value.

- Sashes tilt in for easy cleaning of the outside of the window from inside the home.
- Full 7/8" insulated glass.
- Stainless steel coil balance system for years of trouble free operation.
- Sturdy all vinyl frames and sashes with mechanical construction.

### Casement Window

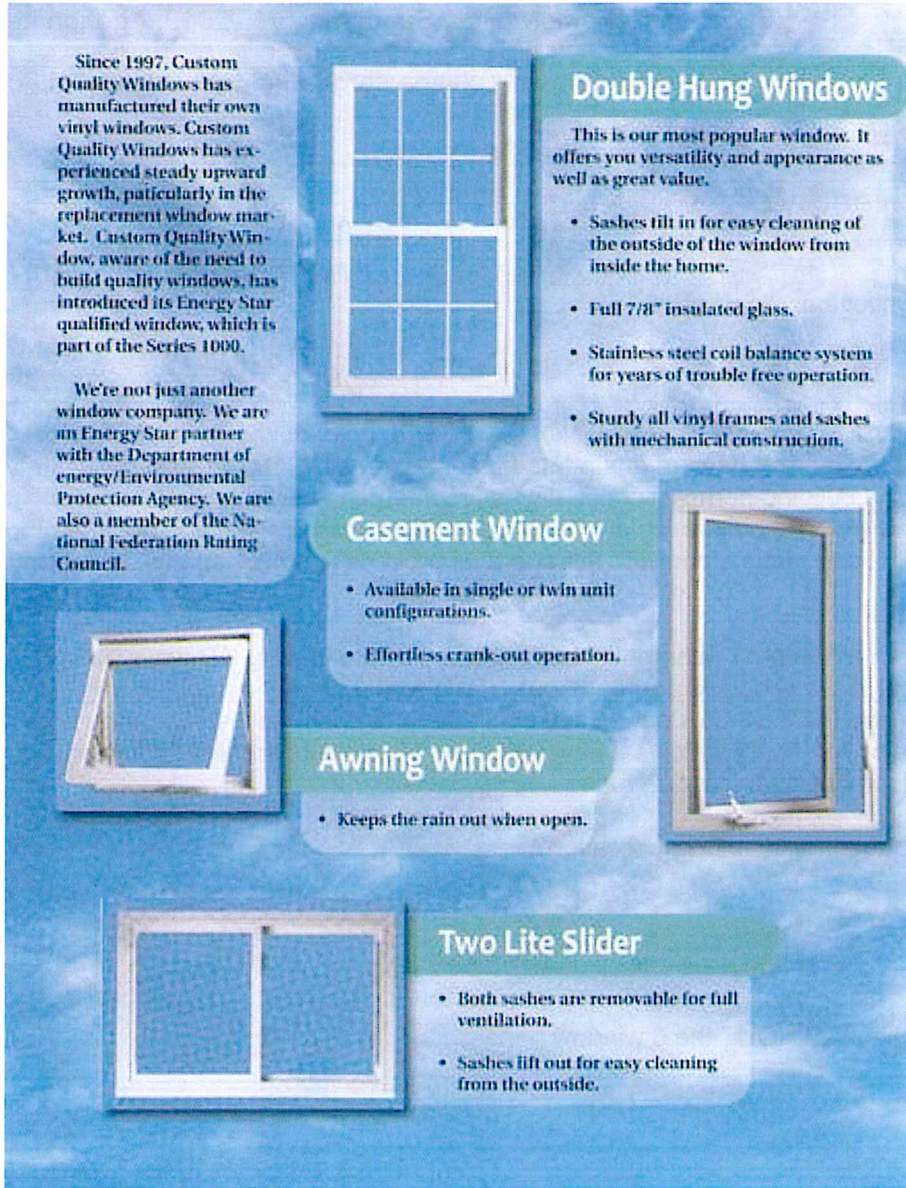
- Available in single or twin unit configurations.
- Effortless crank-out operation.

### Awning Window

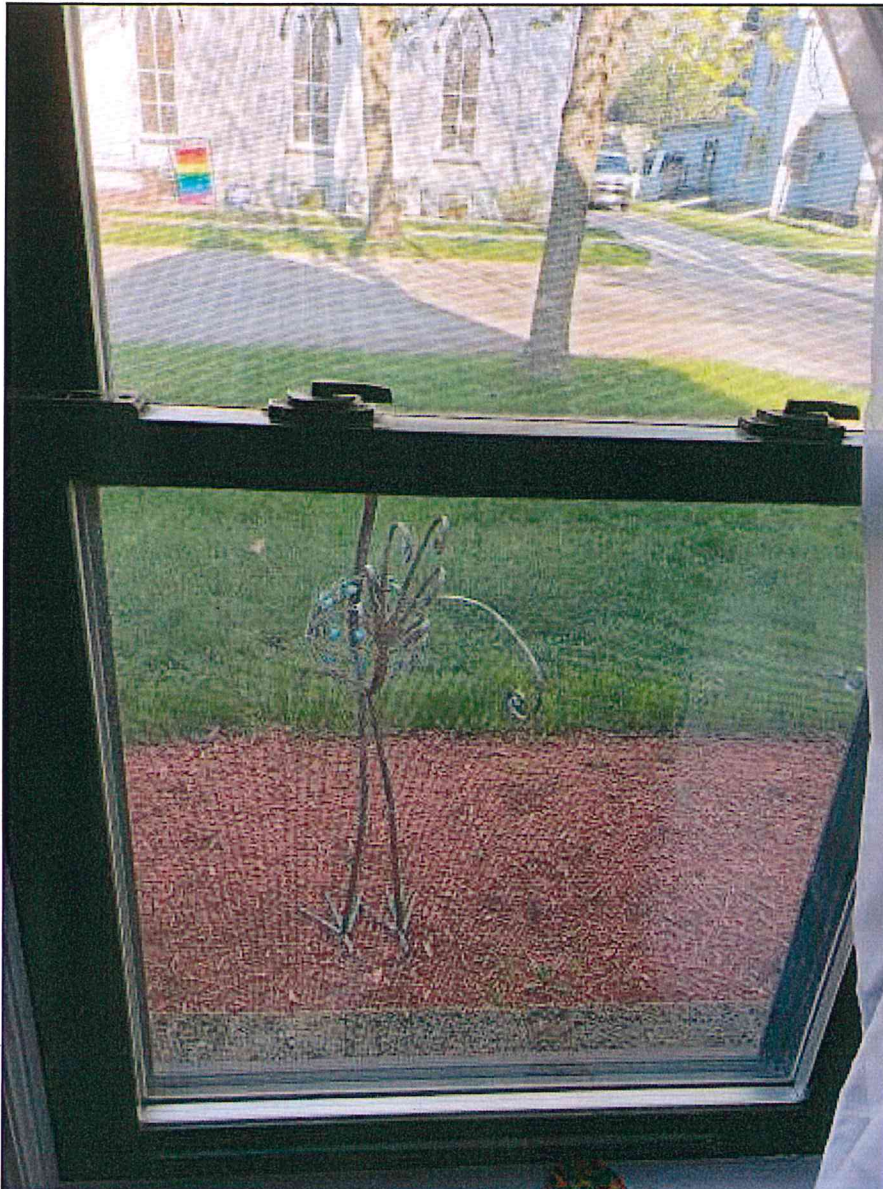
- Keeps the rain out when open.

### Two Lite Slider

- Both sashes are removable for full ventilation.
- Sashes lift out for easy cleaning from the outside.



Dark Brown will be the color of the windows:



[Quoted text hidden]

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**2 attachments**

 **Building Permit Application 5.15.19.pdf**  
38K

 **COA with CF signature 5.15.19.pdf**  
42K



**DECISION FORM FOR  
 CERTIFICATE OF APPROPRIATENESS**  
 CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
 31 S. Madison St, Evansville, WI 53536

This decision form will be completed by the chair of the HPC or the Community Development Director.

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- The proposed work does not have an adverse effect on the immediate site
- The proposed work does not have an adverse effect on adjacent properties
- The proposed work does not have an adverse effect on the entire district
- Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- Original material is severely or significantly deteriorated as defined by the N.P.S.
- Contractor estimate demonstrates the un-repairability of original materials
- Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

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**Certificate of Appropriateness is hereby (check one):**

Approved,  Not approved, or  Approved with the following conditions:

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Approved by: \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

Date: \_\_\_\_\_

**HISTORIC PROPERTY INFORMATION**

Historic Property Address:	42 W Church	Tax ID Number: 222 001105
Historic Property AHI Number:	85040	Parcel Number: 6-27-106



Jason Sergeant &lt;jason.sergeant@ci.evansville.wi.gov&gt;

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**HPC Meeting Wednesday 5/15 at 6pm**

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**Jason Sergeant** <jason.sergeant@ci.evansville.wi.gov>  
To: Casey Farnum <kcfarnum@gmail.com>

Thu, May 23, 2019 at 11:12 PM

Casey,

Thanks for the email. State law requires the replacement windows, if needed, to be "similar in appearance, architectural style, etc." to the original windows. In this case, the windows would have to have the same divided lites, 3 over 1 and be double hung. Per my notes from the meeting, a sample of the windows and/or a specifications sheet showing the window design as well as contractor estimate to repair the windows was requested by the commission. These should be submitted no later than June 9, 2019 to be reviewed at the June 19 meeting.

Thanks - Jason

[Quoted text hidden]





# 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 City of Evansville as a historic building or historic site. Complete all sections of this form – it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name: <u>Tim Magee</u>	Date Submitted: <u>6/6/19</u>
		<div style="border: 1px solid blue; padding: 2px; color: blue; font-weight: bold;">RECEIVED</div>
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ) : <u>84992</u>	Parcel Tax ID Number: <u>222 012 009</u>
	Historic Property Address: <u>45 N 1st St</u>	Parcel Number: <u>6-27-325</u>
		Phone: <u>608-931-7510</u>
		Email: <u>magee.construction@sbcglobal.net</u>
	Owner Name (if different from above): <u>Vicki Nontow</u>	Owner Phone (if different): <u>920-217-4361</u>
	Owner Address (if different from above): <u>45 N FIRST</u> <u>EVANSVILLE, WI 53536</u>	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):**

- 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
- Site plan (if applicable)

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

**3. Sign Application (if applicable)**

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.

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: Timothy M Magee

Owner/Applicant Signature

DATE: 6/6/19

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 <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input checked="" type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input checked="" 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 type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input 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 type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Please also complete and attach a sign application.</u></b> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input 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"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>For each Item that was checked in the left-hand column of Section 2, briefly summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p>
	<p>Vicki would like to remove all existing vinyl siding and aluminum soffit/fascia and expose existing wood siding. Then insulate and follow up with new paint for all areas - open up porch</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>this will actually bring back the historic architectural details</p>
<p>Please 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 <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)</p> <p><b>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</b></p>	
<p>will bring back the original look of the home</p>	


SECTION	REQUIRED ATTACHMENTS
<p style="font-size: 48pt; font-weight: bold;">5</p>	<p>Please attach the following required items using the space below or additional sheets as necessary, <b>Each attachment should be marked with an exhibit number:</b></p> <ol style="list-style-type: none"> <li>1. Clear photo(s) of every portion of the property affected by the work</li> <li>2. Historic photograph (if available)</li> <li>3. Site plan (if applicable)</li> <li>4. Exterior elevations or sketches of existing conditions and proposed work</li> <li>5. Samples or specifications of proposed materials</li> <li>6. Additional attachments that may assist in understanding the proposed work</li> </ol>

TUS

**PROPERTY RECORD**  
**45 N 1ST ST**

**Architecture and History Inventory**

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**NAMES** >

Historic Name: **Charles H. Wilder House**  
 Other Name: **Victoria Norton House**  
 Contributing: **Yes**  
 Reference Number: **84992**

**PROPERTY LOCATION** >

Location (Address): **45 N 1ST ST**  
 County: **Rock**  
 City: **Evansville**  
 Township/Village:  
 Unincorporated Community:  
 Town:  
 Parishes:  
 Direction:  
 Section:  
 Quarter Section:  
 Quarter/Quarter Section:

**PROPERTY FEATURES** >

Year Built: **1895**  
 Additions:  
 Survey Date: **2006**  
 Historic Use: **house**  
 Architectural Style: **Queen Anne**  
 Structural System:  
 Wall Material: **Aluminum/Vinyl Siding**  
 Architect:  
 Other Buildings On Site:  
 Demolished?: **No**  
 Demolished Date:

**DESIGNATIONS** >

National/State Register Listing Name: **Evansville Historic District**  
 National Register Listing Date: **11/16/1978 12:00:00 AM**  
 State Register Listing Date: **1/1/1989 12:00:00 AM**  
 National Register Multiple Property Name:

**NOTES** >

**Additional Information:**  
**Bibliographic References:** EVANSVILLE BADGER, OCTOBER 19, 1895, ADDRESS FILES, LEONARD F. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY.

**RECORD LOCATION** >

**Wisconsin Architecture and History Inventory, Division of Historic Preservation, Wisconsin Historical Society, Madison, Wisconsin**

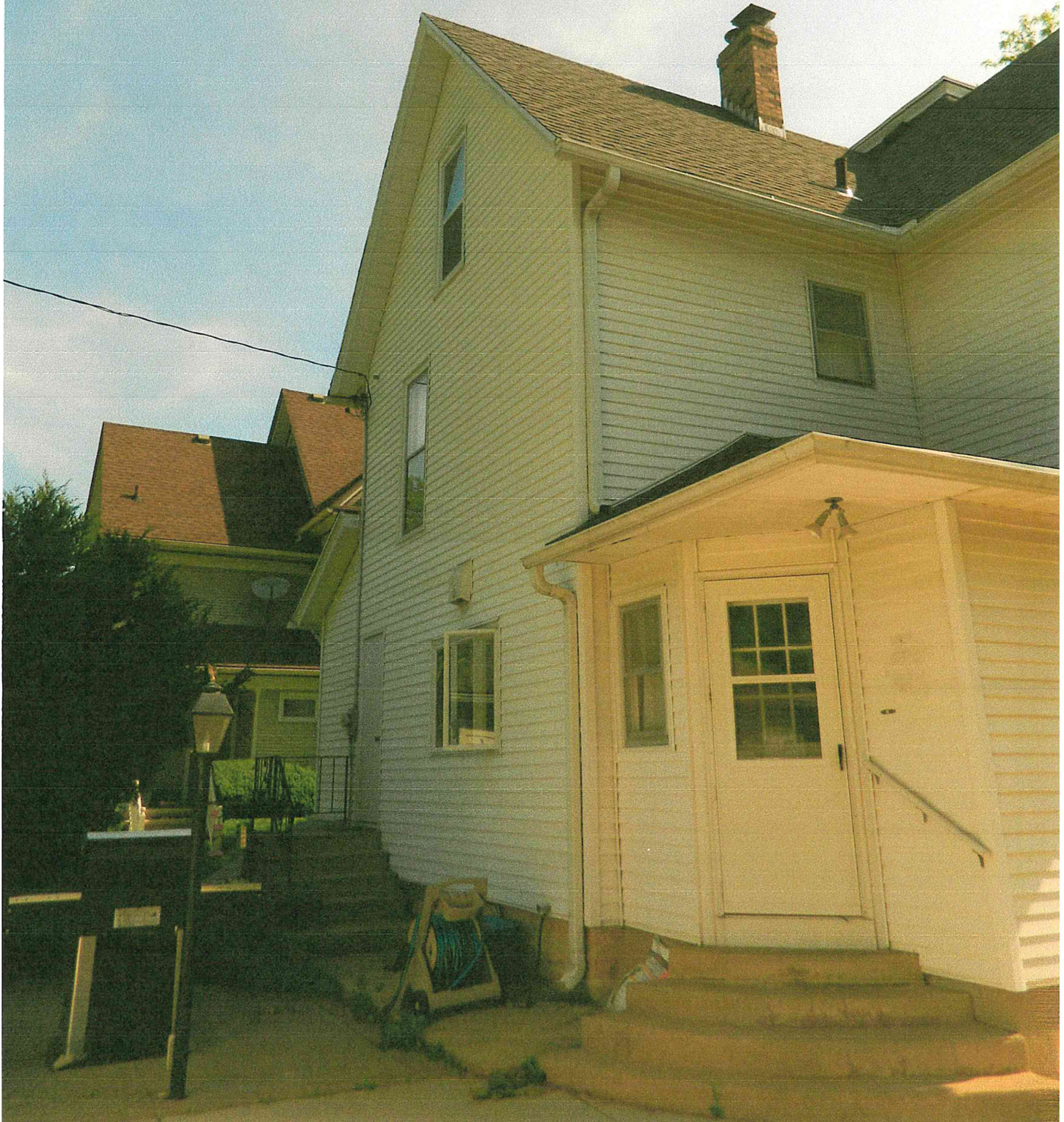
Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

[joe.derose@wisconsinhistory.org](mailto:joe.derose@wisconsinhistory.org)



HPC-2019-22



HPC-2019-22



HPC-2019-22





HPC-2019-22





**DECISION FORM FOR  
 CERTIFICATE OF APPROPRIATENESS**  
 CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
 31 S. Madison St, Evansville, WI 53536

*This decision form will be completed by the chair of the HPC or the Community Development Director.*

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- The proposed work does not have an adverse effect on the immediate site
- The proposed work does not have an adverse effect on adjacent properties
- The proposed work does not have an adverse effect on the entire district
- Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- Original material is severely or significantly deteriorated as defined by the N.P.S.
- Contractor estimate demonstrates the un-repairability of original materials
- Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

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**Certificate of Appropriateness is hereby (check one):**

Approved,  Not approved, or  Approved with the following conditions:

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Approved by: \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

Date: \_\_\_\_\_

HISTORIC PROPERTY INFORMATION	
Historic Property Address: <b>45 N FIRST</b>	Tax ID Number: 222 <b>012009</b>
Historic Property AHI Number: <b>84992</b>	Parcel Number: 6-27- <b>325</b>



# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, PO Box 76, 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 City of Evansville as a historic building or historic site. Complete all sections of this form, it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant name: <i>Sharon George</i>	Date received: <span style="background-color: orange; padding: 2px;">RECEIVED JUN 12 2019 CITY OF EVANSVILLE</span>
	Historic property AHI number: <i>85228</i>	Parcel Tax ID Number: 222 <i>001040</i>
	Historic property address: <i>341 West Main St</i>	Parcel Number: 6-27- <i>43</i>
	Phone: <i>J</i>	Email: <i>sharongeorge5300@gmail.com</i>
	Owner name (if different from above):	Owner Phone (if different): <i>608-882-6761</i>
	Owner address (if different from above):	Owner Email (if different):

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

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

- o Clear photo(s) of any 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 Samples or specifications of proposed materials
- o Site plan (if applicable)

**B. Building Permit**

**C. Sign Application (if applicable)**

All applications are to be submitted ten days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:30pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

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: *Sharon George* DATE: *6-12-2019*  
Owner/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 <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> 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 checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in Dimension or location (Height, Length) <i>NO</i> <input type="checkbox"/> Match Historic materials (Wood, Metal, Glass, etc.) <i>wood trim</i> <input checked="" type="checkbox"/> Use modern material (Plastic, Vinyl aluminum, etc.) <i>He means</i> <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 type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input 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 type="checkbox"/> Signage and Exterior Lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Please also complete and attach a sign application.</u></b> <input type="checkbox"/> New Alternative Materials <input type="checkbox"/> Matching Existing Materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input 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"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>For each Item that was checked in Section 2, please summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p>
	<p><i>Install 8 tempered glass windows - same size as original windows. They match downstairs windows.</i></p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p><i>No. will look better than old ones.</i></p>
	<p>Please 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 <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)</p>
	<p><b>Adherence to the Standards and Guidelines will help assure your property will be eligible for the certification required for available state and federal tax credits.</b></p>
	<p><i>They will add to homes look.</i></p>

PROJECT DESCRIPTION

*new upstairs windows in home*



# BUILDING PERMIT APPLICATION

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE ENFORCEMENT

HPC-2019-24

31 S. Madison St, PO Box 76, Evansville, WI 53536

LARRY SCHALK (608)490-3100

[larry.schalk@ci.evansville.wi.gov](mailto:larry.schalk@ci.evansville.wi.gov)

PERMIT REQUESTED:  CONSTRUCTION  HVAC  ELECTRIC  PLUMBING  OTHER Windows

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<i>Sharon George</i>	<i>341 West Main St</i>	<i>882-6761</i>	<i>sharongeorg53@gmail.com</i>

CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<i>Mad City Windows</i>			

CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA 8 upstairs windows SQ.FT. ESTIMATED PROJECT COST \$ 10,500

I AGREE TO COMPLY WITH ALL APPLICABLE CODES, STATUTES AND ORDINANCES AND WITH THE CONDITIONS OF THIS PERMIT; UNDERSTAND THAT THE ISSUANCE OF THIS PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, ON THE STATE OR MUNICIPALITY; AND CERTIFY THAT ALL THE INFORMATION IS ACCURATE. IF I AM THE OWNER APPLYING, I HAVE READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE *Sharon George* DATE *June 12, 2019*

CONDITIONS OF APPROVAL : THIS PERMIT IS ISSUED PURSUANT TO THE FOLLOWING CONDITIONS . FAILURE TO COMPLY MAY RESULT IN SUSPENSION OR REVOCATION OF THIS PERMIT OR OTHER PENALTY.

PLOT PLAN MUST INCLUDE : LOT LINES , STREETS AND \*EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS - PROPOSED IMPROVEMENTS ( DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES TO PROPERTY LINES AND OTHER STRUCTURES. \* IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE EXISTENCE OF EASEMENTS AND PROPERLY LABEL THEM ON THE PLOT PLAN - STRUCTURES ARE PROHIBITED WITHIN EASEMENTS.

BUILDING PLANS MUST INCLUDE : FLOOR PLAN , CROSS SECTION , COMPLETE CONSTRUCTION DETAILS IN COMPLIANCE WITH SPS 320-325 . DECKS - SEE SPS 320-325 APPENDIX B [dsps.wi.gov/UDC-ADMIN-CODE/](http://dsps.wi.gov/UDC-ADMIN-CODE/)

PERMIT FEE \$ \_\_\_\_\_ CHECK # \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT ISSUED BY : \_\_\_\_\_ CERTIFICATION # \_\_\_\_\_

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### PROPERTY RECORD 341 W MAIN ST

#### Architecture and History Inventory

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#### NAMES

Historic Name:  
Other Name:  
Contributing: **Yes**  
Reference Number: **85228**

#### PROPERTY LOCATION

Location (Address): **341 W MAIN ST**  
County: **Rock**  
City: **Evansville**  
Township/Village:  
Unincorporated Community:  
Town:  
Range:  
Direction:  
Section:  
Quarter Section:  
Quarter/Quarter Section:

#### PROPERTY FEATURES

Year Built:  
Additions:  
Survey Date: **2006**  
Historic Use: **house**  
Architectural Style: **Front Gabled**  
Structural System:  
Wall Material: **Clapboard**  
Architect:  
Other Buildings On Site:  
Demolished?: **No**  
Demolished Date:

#### DESIGNATIONS

National/State Register Listing Name: **Evansville Historic District**  
National Register Listing Date: **11/16/1978 12:00:00 AM**  
State Register Listing Date: **1/1/1989 12:00:00 AM**  
National Register Multiple Property Name:

#### NOTES

**Additional Information:** BUILT BEFORE 1883 ACCORDING TO 1883 BIRD'S EYE VIEW.  
**Bibliographic References:** BIRD'S EYE VIEW OF EVANSVILLE, WI. MADISON: J. J. STONER, 1883.

#### RECORD LOCATION

Wisconsin Architecture and History Inventory, Division of Historic Preservation, Wisconsin Historical Society, Madison, Wisconsin

Have Questions?

If you didn't find the record you were looking for, or have other questions about historic

#### RESOURCE DESCRIPTIONS

##### About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

##### About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

#### RELATED ARTICLES

##### Is Your Property Eligible for the National Register or State Register of Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

#### Related products from our Online Store:

Votes for Women Tote Bag



Price: \$29.95

Retrospect Camera Scarf



Price: \$19.99

Votes for Women Tote Bag



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GENERAL INFORMATION

# Selecting an Appropriate Replacement Window for Your Historic Building

- PRINT
- EMAIL A FRIEND
- FACEBOOK
- TWITTER
- MORE...

If an original window in your historic house or building has deteriorated beyond repair (or is simply missing), you will need to replace it with a window that closely matches the original windows. You should consult a contractor, such as a carpenter or painter who is experienced with historic houses, to determine if your window is deteriorated beyond repair.

When you are working with a window manufacturer to design a replacement window for your historic house or building, you should make certain your replacement window matches these three characteristics of your original windows:

- Design
- Dimensions
- Material (when possible)

## Replacement Window Checklist

The checklist below describes various design considerations for a replacement window. You might find it useful to bring this list with you when you meet with a window manufacturer.

- **Window unit placement.** The location of the window within the wall plane affects the overall appearance of your historic house. If you still have an original window in place, look at the window unit placement in relation to the wall plane.
- **Window frame size and shape.** Your replacement window should be the same size and shape as the original window. Even a slight modification to either the size or shape of the window can greatly impact the overall appearance of your historic house or building. For a wood window, you should also match the original casing, which includes the brick mold, blind stop and sill. Steel windows were nearly always installed while the building's walls were being constructed, so they have very little of their outer frame exposed. Your replacement steel window will need some added dimension, but this added dimension must be minimal.
- **Glass size and divisions.** Historic windows were constructed with single panes of glass held together with wood pieces and glazing compound. These wood pieces formed a grid called a



In this example, notice the replacement windows do not fit the masonry opening of the original window. Instead the new window was reduced in size dramatically changing the historic appearance of this commercial building. Source: Bob Yapp



A replacement window should match the original in design, dimension and, where possible, materials. Here is an excellent example of a replacement window. Source: Bob Yapp

Explore the Category

**Category:**How to Preserve Your Historic Building

**Topics in This Category**

Building Systems

Energy Efficiency

Exterior Features

Financing

Interior Features

Paint

Plan Your Project

Roofs and Gutters

Windows and Doors

Understanding Historic Preservation

Have Questions?

Contact Jen Davel by phone at 608-264-6490 or by email:

[jen.davel@wisconsinhistory.org](mailto:jen.davel@wisconsinhistory.org)



**muntin.** Modern window units have two panes of glass. The appearance of your original window (several small pieces of glass held together with muntins) can be reproduced as simulated divided lights. The reproduction should have an exterior grid, spacer bars between the glass and an interior grid. If the dimensions and profile of the exterior grid are the same as the historic muntin, and the interior and exterior grids are permanently affixed tight to the glass, your replacement window will approximate the original appearance of your historic house or building.

- **Sash elements.** The sash elements of a wood window include the rails, stiles, and muntins. The sash elements of a steel window include the operator frame and muntins. Make certain to use the same sash depth, or thickness, as your original window. The depth of the sash in a double-hung window affects the depth of the offset (the separation between the two panes of glass) at the meeting rail of a hung window, and this depth is perceived through the shadow that it creates. Because a muntin is small, even a slight change in the dimensions of a muntin will also have a noticeable effect on the overall character of a window. The visual effect of a muntin is also affected by its shape.
- **Materials and finish.** It is theoretically possible to match all the significant characteristics of a historic window with a substitute material. However, the finish, profiles, dimensions and details of a window will all be affected by the switch to a substitute material. For example, vinyl-clad or enameled aluminum-clad windows may have joints in the cladding that can make them look very different from a painted wood window. Secondary window elements that do not match the finish or color of the window can also diminish the strength of the match. Some examples of secondary window elements include white vinyl tracks on dark-painted wood windows or wide, black, glazing gaskets on white aluminum windows.
- **Glass characteristics.** A replacement window can have insulated glass as long as it does not compromise other important aspects of the window match. The glass must be clear and nonreflective with a visual light transmittance of 72 or higher.

## Replacing a Window Where No Historic Window Remains

A replacement window for a missing or non-historic window must be compatible with the historic appearance and character of your house or building. If all of your original windows are missing, you should start the process of designing a replacement window by looking for historic photographs. Even one historic photo of your house or building could offer many clues about your original windows.

If you are unable to find a helpful historic photograph, you should follow a few general guidelines to design your replacement window:

- The appearance of the replacement window must be consistent with the general characteristics of a historic window of the type and period of the house or building.
- The replacement window must always fill the original window opening.
- The appropriate type of window, such as industrial steel or wood double-hung, can usually be determined from the period and historic function of the building, and from the proportions of the window openings.



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Office of School Services  
Wisconsin Historical Society Press  
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State Archives & Gov. Publications  
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Journalists  
Legislators  
Local Historians

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Tumblr  
Pinterest



Jason Sergeant &lt;jason.sergeant@ci.evansville.wi.gov&gt;

---

**341 W Main**

2 messages

---

**Jason Sergeant** <jason.sergeant@ci.evansville.wi.gov>

Tue, Jun 18, 2019 at 10:25 AM

To: Sharon George &lt;sharongeorge53@gmail.com&gt;

Sharon,

I received your application last week. I've just had a chance to review it today. Please note the state law has changed so you will need to submit the following:

- photos of areas of the house where work will occur
- sample of proposed windows
- contractor statement or verification existing windows are repairable

I will still place this on the agenda for discussion, but the commission may not be able to take action Wednesday evening.

-J

--

**Jason Sergeant****Community Development Director**

City of Evansville

31 S. Madison Street

PO Box 76

Evansville, WI 53536

**Office: (608)-882-2285****Fax: (608)-882-2282**

Jason.sergeant@ci.evansville.wi.gov

*"Best City for young families in Wisconsin" – nerdwallet.com*

---

**Sharon George** <sharongeorge53@gmail.com>

Tue, Jun 18, 2019 at 10:58 AM

To: Jason Sergeant &lt;jason.sergeant@ci.evansville.wi.gov&gt;

Hi Jason,

I will bring this information and also the details on the deck I want to add. Thank you for keeping me on the agenda.

Sharon

Sent from my iPhone



**DECISION FORM FOR  
CERTIFICATE OF APPROPRIATENESS**  
CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

*This decision form will be completed by the chair of the HPC or the Community Development Director.*

**Certificate of Appropriateness Decision Criteria:**

*The Historic Preservation commission is authorized to grant certificates of appropriateness when the standards found in section 62-36(10) of the municipal ordinances are met:*

- The proposed work does not have an adverse effect on the immediate site*
- The proposed work does not have an adverse effect on adjacent properties*
- The proposed work does not have an adverse effect on the entire district*
- Historic character is preserved*

Summary of work (include reasons why proposal does or does not meet each standard):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Certificate of Appropriateness is hereby:**

- Approved**
- Not approved**
- Approved with conditions:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Approved by:** \_\_\_\_\_  
*Community Development Director or HPC Chairperson Signature*

**Date:** \_\_\_\_\_

HISTORIC PROPERTY INFORMATION	
Historic property address: <u>341 W. Main St.</u>	Tax ID Number: 222 <u>001040</u>
Historic property AHI Number: <u>85228</u>	Parcel Number: 6-27- <u>43</u>





# 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 City of Evansville as a historic building or historic site. Complete all sections of this form – it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov) to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted:
	Jason Sergeant	06/13/2019
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ):	Parcel Tax ID Number: 222 023005
	140940	Parcel Number: 6-27-407
	Historic Property Address:	Phone: (619)-885-1011
	124 Highland Street	Email: <a href="mailto:jasonsergeant@gmail.com">jasonsergeant@gmail.com</a>
	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 Samples or specifications of proposed materials
- o Site plan (if applicable)

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

**3. Sign Application (if applicable)**

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.

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: \_\_\_\_\_

Owner/Applicant Signature

DATE: 06/13/2019

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 <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match historic materials (wood, cement board, etc.) <input checked="" 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 type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input 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 type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Please also complete and attach a sign application.</u></b> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input 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"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>For each Item that was checked in the left-hand column of Section 2, briefly summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p> <p>Siding, trim, window sills, fascia and soffit are severely deteriorated primarily where the materials contact the roof system. The project includes removing all the exterior covering materials at and around each dormer and porch roof on the home. Many siding pieces on the home have been replaced in these locations, the materials may not be original to the structure. The "rear" gable was added in the 1990s and contains non-original materials. <del>waterproofing and flashing systems will be installed then new exterior coverings will be installed and painted to match original. Any siding and trim that come in contact with roof would be replaced with a PVC, cement based, or poly-ash material in a texture to match original. If any millwork cannot be replicated in an alternative material, it will be replaced in-kind with wood.</del></p> <p><i>*(Please note, home is not in the historic overlay district and does not have a deed restriction giving HPC review authority of the structure. However, a plaque has been installed on the home. Review of this project is being requested to best follow likely intention of the plaque being installed.)</i></p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p>The work will replace exterior covering materials on distinctive features (dormers) with new.</p> <p>Please 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 <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)</p> <p><b>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</b></p> <p>Standard 6 applies and will be followed, deteriorated materials will not be able to be repaired. However, they will be replaced and will match the old in design, color, texture and, where possible, materials.</p>





EXHIBIT A: EXISTING DORMER @ FRONT



1. CORNER TRIM CONDITION



2. CORNER TRIM CLOSE-UP



3. "LEFT" SIDE OF DORMER



4. "RIGHT" SIDE OF DORMER

EXHIBIT B: WINDOW & SIDING

HPC-2019-25



1. EXISTING WINDOW



2. SIDING @ PORCH ROOF

# EXHIBIT C: EXISTING HOUSE

## PROJECT AREAS

- ① FRONT DORMER
- ② REAR DORMER



SECTION	SUPPLEMENTAL ATTACHMENTS
5	Use this sheet to attach any additional items. <b>Each attachment should be marked with an exhibit number.</b>



EXHIBIT: **D** "EXISTING" "REAR" DORMER



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## PROPERTY RECORD 124 HIGHLAND ST

### Architecture and History Inventory



#### NAMES ▸

Historic Name: **GILMAN SEARLES HOUSE**  
Other Name:  
Contributing:  
Reference Number: **140940**

#### PROPERTY LOCATION ▸

Location (Address): **124 HIGHLAND ST**  
County: **Rock**  
City: **Evansville**  
Township/Village:  
Unincorporated Community:  
Town:  
Range:  
Direction:  
Section:  
Quarter Section:  
Quarter/Quarter Section:

#### PROPERTY FEATURES ▸

Year Built: **1897**  
Additions:  
Survey Date: **2006**  
Historic Use: **house**  
Architectural Style: **Gabled Ell**  
Structural System:  
Wall Material: **Clapboard**  
Architect:  
Other Buildings On Site: **0**  
Demolished?: **No**  
Demolished Date:

#### DESIGNATIONS ▸

National/State Register Listing Name:  
National Register Listing Date:  
State Register Listing Date:  
National Register Multiple Property Name:

#### NOTES ▸

#### RESOURCE DESCRIPTIONS

##### About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

##### About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

#### RELATED ARTICLES

##### Is Your Property Eligible for the National Register or State Register of Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

#### Related products from our Online Store:

Votes for Women Tote Bag



Price: \$29.95

Retrospect Camera Scarf



**DECISION FORM FOR  
CERTIFICATE OF APPROPRIATENESS**  
CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

This decision form will be completed by the chair of the HPC or the Community Development Director.

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- The proposed work does not have an adverse effect on the immediate site
- The proposed work does not have an adverse effect on adjacent properties
- The proposed work does not have an adverse effect on the entire district
- Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- Original material is severely or significantly deteriorated as defined by the N.P.S.
- Contractor estimate demonstrates the un-repairability of original materials
- Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

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**Certificate of Appropriateness is hereby (check one):**

Approved,  Not approved, or  Approved with the following conditions:

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Approved by: \_\_\_\_\_  
*Community Development Director or HPC Chairperson Signature*

Date: \_\_\_\_\_

HISTORIC PROPERTY INFORMATION	
Historic Property Address: 124 Highland Street	Tax ID Number: 222 <u>023005</u>
Historic Property AHI Number: 140940	Parcel Number: 6-27- <u>407</u>



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GENERAL INFORMATION

Selecting an Appropriate Replacement Window for Your Historic Building

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If an original window in your historic house or building has deteriorated beyond repair (or is simply missing), you will need to replace it with a window that closely matches the original windows. You should consult a contractor, such as a carpenter or painter who is experienced with historic houses, to determine if your window is deteriorated beyond repair.

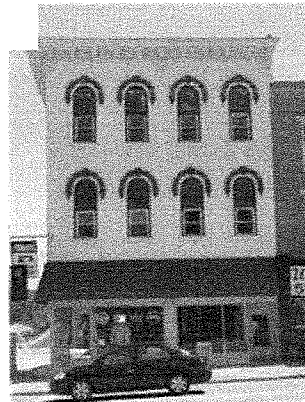
When you are working with a window manufacturer to design a replacement window for your historic house or building, you should make certain your replacement window matches these three characteristics of your original windows:

- Design
• Dimensions
• Material (when possible)

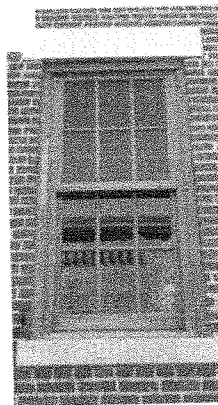
Replacement Window Checklist

The checklist below describes various design considerations for a replacement window. You might find it useful to bring this list with you when you meet with a window manufacturer.

- Window unit placement. The location of the window within the wall plane affects the overall appearance of your historic house. If you still have an original window in place, look at the window unit placement in relation to the wall plane.
• Window frame size and shape. Your replacement window should be the same size and shape as the original window. Even a slight modification to either the size or shape of the window can greatly impact the overall appearance of your historic house or building. For a wood window, you should also match the original casing, which includes the brick mold, blind stop and sill. Steel windows were nearly always installed while the building's walls were being constructed, so they have very little of their outer frame exposed. Your replacement steel window will need some added dimension, but this added dimension must be minimal.
• Glass size and divisions. Historic windows were constructed with single panes of glass held together with wood pieces and glazing compound. These wood pieces formed a grid called a



In this example, notice the replacement windows do not fit the masonry opening of the original window. Instead the new window was reduced in size dramatically changing the historic appearance of this commercial building. Source: Bob Yapp



A replacement window should match the original in design, dimension and, where possible, materials. Here is an excellent example of a replacement window. Source: Bob Yapp

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Category:How to Preserve Your Historic Building

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Understanding Historic Preservation

Have Questions?

Contact Jen Davel by phone at 608-264-6490 or by email:

jen.davel@wisconsinhistory.org

**muntin.** Modern window units have two panes of glass. The appearance of your original window (several small pieces of glass held together with muntins) can be reproduced as simulated divided lights. The reproduction should have an exterior grid, spacer bars between the glass and an interior grid. If the dimensions and profile of the exterior grid are the same as the historic muntin, and the interior and exterior grids are permanently affixed tight to the glass, your replacement window will approximate the original appearance of your historic house or building.

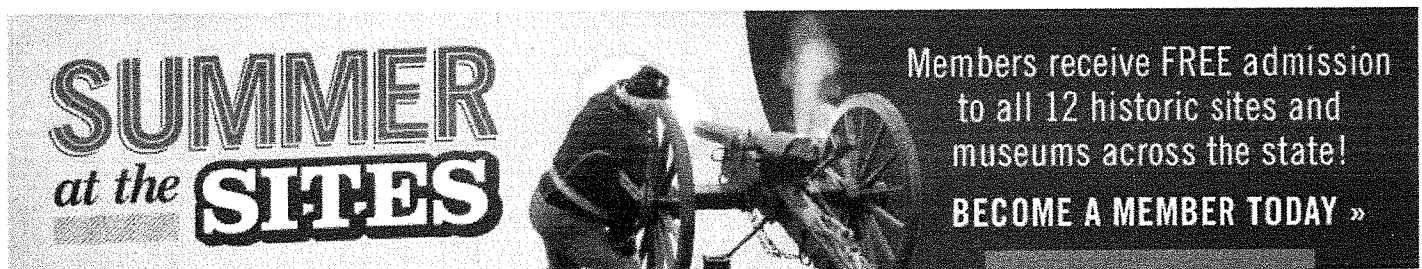
- **Sash elements.** The sash elements of a wood window include the rails, stiles, and muntins. The sash elements of a steel window include the operator frame and muntins. Make certain to use the same sash depth, or thickness, as your original window. The depth of the sash in a double-hung window affects the depth of the offset (the separation between the two panes of glass) at the meeting rail of a hung window, and this depth is perceived through the shadow that it creates. Because a muntin is small, even a slight change in the dimensions of a muntin will also have a noticeable effect on the overall character of a window. The visual effect of a muntin is also affected by its shape.
- **Materials and finish.** It is theoretically possible to match all the significant characteristics of a historic window with a substitute material. However, the finish, profiles, dimensions and details of a window will all be affected by the switch to a substitute material. For example, vinyl-clad or enameled aluminum-clad windows may have joints in the cladding that can make them look very different from a painted wood window. Secondary window elements that do not match the finish or color of the window can also diminish the strength of the match. Some examples of secondary window elements include white vinyl tracks on dark-painted wood windows or wide, black, glazing gaskets on white aluminum windows.
- **Glass characteristics.** A replacement window can have insulated glass as long as it does not compromise other important aspects of the window match. The glass must be clear and nonreflective with a visual light transmittance of 72 or higher.

## Replacing a Window Where No Historic Window Remains

A replacement window for a missing or non-historic window must be compatible with the historic appearance and character of your house or building. If all of your original windows are missing, you should start the process of designing a replacement window by looking for historic photographs. Even one historic photo of your house or building could offer many clues about your original windows.

If you are unable to find a helpful historic photograph, you should follow a few general guidelines to design your replacement window:

- The appearance of the replacement window must be consistent with the general characteristics of a historic window of the type and period of the house or building.
- The replacement window must always fill the original window opening.
- The appropriate type of window, such as industrial steel or wood double-hung, can usually be determined from the period and historic function of the building, and from the proportions of the window openings.



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